

Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
Meeting held in-person at 200 N. Main, downtown Ann Arbor
Lower Level Large Conference Room

APPROVED MEETING MINUTES
Thursday, June 9, 2022, 9:00 a.m.

Board Present: Allison Krueger – Vice Chair, James Harless, Colleen O'Toole, Sue Shink, James Harless, Joe Meyers - Secretary, Christy Maier,

Board Absent: Trevor Woollatt – Chair, Morgan Foreman, Sam Baushke (Attended Via Zoom)

Staff: Nathan Voght – OCED

Joining the Meeting: Mark Zayat – Hydro-Logic, Mark Smith – 300 N. Zeeb Road, Abbey Hurst and Jess Spike – Main Street Park Alliance, Amanda Garber – Interim City Manager, City of Chelsea (via Zoom), Ashley Lesser (EGLE), (via Zoom)

Handouts: None

1. Call to Order

Vice Chair Krueger called the meeting to order at 9:03 a.m.

2. Public Comment

There was no public comment.

3. Approval of Agenda

J. Harless moved to approve the revised agenda, adding Business Item #3, 175 N. Main (Vacant) Phase I Environmental Assessment Grant Application, Washtenaw County, (2nd S. Shink), and the motion passed unanimously.

4. Approval of May 12th, 2022 Meeting Minutes

J. Harless had some revisions to the draft minutes, Item 6 1), on Page 2, and a typo on Page 3 “is” . J. Meyers moved to approve the minutes as amended (2nd J. Harless), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None disclosed.

6. Business

1. Federal Screw/Main Street Park Alliance Environmental Assessment Grant/LBRF Application – Action

Staff introduced two board members in attendance with the Main Street Park Alliance, the non-profit proposing to redevelop the site as a park. Staff reminded the Board that this item was tabled, pending City support of the grant application, either through resolution, or the City appearing to offer support.

J. Harless asked what the City's position was on taking ownership of the site. Amanda Garber, City of Chelsea Interim City Manager, is attending via Zoom. She indicated that they need to see a Purchase Agreement, and the additional environmental testing is needed.

Ashley Lesser, with EGLE, indicated they expect to be provided data from Federal Screw in mid-June.

Mark Zayatz, from Hydrologic, the environmental consultant for the Main Street Park Alliance, stated they have not been able to get the data from Federal Screw.

J. Meyers is supportive of the grant request, and moves to approve the LBRF grant for \$64,695 to the Main Street Park Alliance to conduct a Phase II investigation (2nd S. Shink), and the motion passed unanimously.

2. 300 N. Zeeb, Scio Township, Environmental Assessment Grant Application – Action

N. Voght stated this was tabled last month, for more information from PM Environmental. Mark Smith, the developer, was present and explained the scope.

J. Harless stated he's in favor, but not the Due Care Planning at this time. T. Woollatt asked Mr. Smith why he is including Due Care Planning at this stage, to which he replied that he wants a living document that would evolve with the project.

The Due Care Planning is \$2,000 of the overall costs of \$12,980.

The Board further discussed whether these costs should be given as a grant, or included in an upcoming Brownfield Plan for TIF reimbursement. J. Meyers stated that the Authority will recoup these costs in Administrative Fees on the project anyway.

J. Harless moved to approve the application, without the Due Care Planning costs of \$2,000, for \$10,980 (2nd C. O'Toole), and the motion passed unanimously.

3. 175 N. Main (Vacant) Phase I Environmental Assessment Grant Application, Washtenaw County – Action

Staff provided background on the Office of Community and Economic Development's work with the City of Ann Arbor to explore the use of City-owned sites for affordable housing. They are also working with Washtenaw County leadership on exploring County-owned sites, including 175 N. Main, at the southwest corner of Ann Street.

Staff will seek a cost proposal from ECT to conduct a Phase I and Title Work, similar to the Ypsilanti Community Schools properties. Staff is asking for a maximum of \$3,500, but the cost may be \$3,000, if previous cost proposals are an indication.

J. Meyers moved to approve an assessment grant application for Washtenaw County for Phase I and Title Work, up to \$3,500 (2nd J. Harless), and the motion passed unanimously.

4. Resolution of Support for Bridge Brownfield Funding Grant Program – Action

Staff stated he was involved in discussions with MEDC and other Brownfield Authorities, on developing a grant program that would fund Eligible Activities directly through Brownfield Authorities.

This program became the “Brownfield Bridge Fund” and was not funded in the last budget approval. MEDC suggests urging elected officials to fund it, therefore staff is requesting a Resolution be approved by the Authority to send to our elected representatives.

S. Shink asked that staff send her the Resolution for her review and consideration for the Board of Commissioners, and J. Harless asked to be included, too.

J. Meyers moved to adopt the Resolution (2nd S. Shink), and the motion passed unanimously.

5. May Financial Report - Action

Staff referred to the Report, with one transaction request for Kingsley Condominiums.

C. Maier moved to approve the Report (2nd J. Meyers), and the motion passed unanimously.

7. Other Business

J. Meyers informed the Board that 220 N. Park will go to City Council for PUD and Brownfield Plan approval later in June. The Community Benefits Ordinance will also be considered.

The Board discussed getting the final Brownfield Plan for 220 N. Park for the Sub-Committee to do a final review. Staff will set up the meeting.

J. Meyers also mentioned a reorganization by the MEDC.

A. Krueger commented on the Assessment Grant tracking spreadsheet in the packet. Staff will prepare one for LBRF grants, as well, for next month.

8. Public Comment:

None.

9. Adjournment:

The meeting was moved by J Harless to adjourn at 10:10 a.m. (2nd J. Meyers), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the July 14, 2022 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.