



Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, July 14th 2022 9:00 a.m.

200 N. Main, Ann Arbor, Lower Level Conference Room

Zoom Link to Webinar for Public to Join the Meeting:

<https://washtenawcounty.zoom.us/j/88190242596?pwd=L2pwNy9PT3d1TkY2OU1Ga0MvVXFWdz09>
Passcode: 733219

Join Webinar by Telephone:

US: +1 470 381 2552 or +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 470 250 9358 or +1 206 337 9723 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 881 9024 2596 Passcode: 733219

1. Call to Order

2. Public Comment*

3. Approval of Agenda

4. Approval of Minutes

a. June 9, 2022 Meeting

5. Board Member Conflict of Interest Disclosure

6. Business

1. 220 N. Park, Renovare, Brownfield Plan – Action
2. 220 N. Park, Renovare, LBRF Loan Application – Action
3. 330 N. Fifth/312-314 Detroit Street Brownfield Plan – Action
4. 3874 Research Park Drive, Sartorius, Act 381 Work Plan and Reimbursement Agreement – Action
5. June 2022 Financial Report – Information Only

7. Other Business

8. Public Comment*

9. Adjournment

*All public comment will be limited to three (3) minutes per person

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

DRAFT 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 Zayatz – 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

Chair Woollatt 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 _____, 2022 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.



Washtenaw County Brownfield Redevelopment Authority

Agenda Summary Memo REGULAR IN-PERSON MEETING

9:00 a.m. Thursday, July 14th, 2022

200 N. Main, Lower Level Conference Room, Ann Arbor

TO: Washtenaw County Brownfield Authority

FROM: Nathan Voght, Washtenaw County Brownfield Coordinator

DATE: July 8, 2022

This regular board meeting will be held in-person, at 200 N. Main, lower level Conference Room, downtown Ann Arbor. Masks are now optional, but strongly recommended, according to current Washtenaw County policy. Any public wishing to participate can attend the meeting in-person, or use the provided Zoom Webinar link on the meeting agenda.

Business Items:

1. 220 N. Park, Renovare, Brownfield Plan – Action

Please see the proposed Brownfield Plan and Application in the packet. [Here is a link to the Phase II Investigation](#). The Plan was approved by Ypsilanti City Council on June 21st, as well as the Community Benefits Ordinance and [Planned Unit Development](#). The site is owned by the City of Ypsilanti, and under Purchase Agreement for redevelopment by Renovare, the developer.

The Brownfield Authority Sub-Committee, with members J. Harless, J. Meyers, S. Baushke, and A. Krueger, reviewed the Plan on Friday June 17th, and was able to make last-minute revisions, which were incorporated by the developer, sent to Joe Meyers, and distributed to City Council.

The proposed development is 46 for-sale residential attached, and detached homes, 23 of which will be affordable to individuals and families with incomes from 40% to 80% of the Area Median Income. The affordability period is 99 years. Please refer to the “Renovare Ypsilanti Homes” project summary in the Brownfield Plan for more detailed information. The Community Benefits Ordinance approved by Council resulted in a requirement that the units be owner-occupied.

Improvements to the property include new sidewalks, roads, landscaping and stormwater management facilities. The stormwater improvements will be owned and maintained by the City of Ypsilanti in perpetuity, therefore are included as an Eligible Public Infrastructure improvement. Staff discussed this with Rob Garza, of MEDC, to confirm that it will be eligible, subject to detailed review of the Act 381 Work Plan.

A total of \$3,585,244 in developer-reimbursable Eligible Activities is proposed, and an additional \$537,787 included for LBRF deposit, as a lump sum equal to 15% of the developer Eligible Activities in the Plan, after full developer TIF reimbursement. The Plan is projected to take 18 years to fully reimburse all costs, with the last two years being LBRF capture. Due to complicated financing, construction, and costs related to

deliver the affordable housing at the price points desired by the City, the developer has requested that annual 10% capture of Admin/LBRF be eliminated, in favor of the lump sum capture at the end of the Plan. Staff is supportive of this deviation from the usual LBRF capture policy, given the significant and unique community benefit this project provides. Finally, as the units will be for-sale, and the City's Community Benefits Ordinance requires they be owner-occupied, there is no School Operating Tax Capture in the TIF Table, except the first two years during construction, before the ownership reverts from the developer to the Condominium Association.

The Developer is requesting 5% Interest on unreimbursed Eligible Activities, projected to be \$873,563, which will help cover borrowing costs for the project. However, the interest is calculated on the amount needed to be borrowed, and not the additional grants and other public financing.

Here is the Non-Environmental Eligible Activity Table from the Plan:

Act 381 MSF Eligible Activities Costs and Schedule 220 N Park Street, Ypsilanti Michigan Washtenaw County Brownfield Redevelopment Authority		
MSF Eligible Activities	Cost	Completion Season/Year
Demolition		
Site demolition - Removals (fences, sidewalks, former recreation equipment)	\$ 42,135	Summer 2022
<i>Subtotal</i>	\$ 42,135	
Site Preparation		Summer 2022
Temporary erosion control	\$ 24,325	
Clearing and Grubbing	\$ 41,550	
Grading	\$ 28,000	
Fill - unstable soils	\$ 180,000	
<i>Subtotal</i>	\$ 273,875	
Soft Costs		Summer 2022
Civil Engineering	\$ 8,000	
Architect	\$ 10,920	
Legal (general)	\$ 20,000	
Legal (condo)	\$ 1,000	
<i>Subtotal</i>	\$ 39,920	
Public Infrastructure Improvements		Fall 2022
Right of Way and Publicly-Owned Improvements	\$ 1,214,667	
Fencing and safety measures along rail ROW	\$ 25,000	
<i>Subtotal</i>	\$ 1,280,587	
Assistance with Disposition for Economic Development Purposes		
Homebuyer assistance counseling	\$ 50,000	Summer 2023
Downpayment Assistance (construction subsidy)	\$ 680,000	Summer 2023
<i>Subtotal</i>	\$ 730,000	
SUBTOTAL MSF ELIGIBLE ACTIVITIES	\$ 2,366,517	
Contingency 10%	\$ 236,652	
Interest*	\$ 838,620	
Brownfield Plan/Act 381 Work Plan Preparation	\$ 20,000	
Brownfield Plan/Act 381 Work Plan Implementation	\$ 10,000	
TOTAL		
TOTAL MSF	\$ 3,471,788	
* Assumes a portion of Eligible Activities will be privately financed and a portion will be publicly financed through grants and low to no-interest loans		

Below is the Environmental Eligible Activity Table:

Act 381 EGLE Eligible Activities Costs and Schedule 220 North Park Street, Ypsilanti Michigan Washtenaw County Brownfield Redevelopment Authority		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities		Summer 2022
Due Care Activities		Spring/Summer 2022
Due Care Investigation	\$ 9,250	
BEA and Section 7A Compliance Analysis	\$ 2,500	
Subtotal	\$ 11,750	
Proper Handling of Contaminated Soils		Summer 2022
Excavation, transportation and disposal	\$ 50,000	
Subtotal	\$ 50,000	
EGLE Eligible Activities Subtotal	\$ 61,750	
Contingency (15%)	\$ 9,263	
EGLE Eligible Activities Subtotal	\$ 71,013	
Interest*	\$ 34,943	
EGLE Eligible Activities Total Costs	\$ 105,956	
Act 381 Work Plan Technical Writing	\$ 2,500	Spring/Summer 2022
Work Plan Implementation	\$ 5,000	on-going
EGLE Eligible Activities Total Costs	\$ 113,456	
* Assumes that a portion of the Eligible Activities will be privately financed and a portion will be publicly financed through grants and low to no-interest loans		

Note the Non-Environmental Activity “Assistance with Disposition for Economic Development Purposes” cost of \$730,000, the majority of which (\$680,000) is Down Payment Assistance, but effectively being used to offset construction costs to allow the developer to sell the units at a lower price. This is an Eligible Activity under the special provision of Act 381, discussed previously with the Board, that allows Core Communities to include costs that assist with property disposition in ways that advance economic development goals. In this case, the goal of providing housing that meets the need of a community. This cost will be “LOCAL ONLY” as MEDC support for this provision has not been established.

Additional public funding is being requested by the developer in the amount of \$3.6M from Washtenaw County’s American Rescue Plan Act (ARPA) funding allocation, under “housing access” category, which was approved on First Reading at the July 7th County Board of Commissioners Meeting, and will be considered for final approval at the August 3rd County BOC Meeting. Washtenaw County was allocated \$71M in ARPA funding in total, and has been funding a wide variety of programs and projects around the region to address the impacts of the pandemic.

The requested ARPA funding is intended to close an overall large financial gap in the project, overall. A portion of an additional \$1M of County ARPA funding would be for “Down Payment Assistance” increasing

housing access by lowering even further the amount needed to borrow by the home-buyers. This DPA funding is not dedicated solely to 220 N. Park, but throughout the County. So, the DPA would be used on the “Purchasers’ side” and given to the purchasers of the affordable units to lower the amount of their mortgage. (Distinct from the \$680K in TIF, which defrays construction costs, and \$3.6 M in ARPA to close the overall financial gap).

Finally, the developer has applied for an LBRF Loan of \$1 million, which would be paid back and guaranteed through TIF. This is the next agenda item on the meeting.

The developer is requesting a reduction in the \$5,000 Brownfield Application fee the Authority charges for projects with over \$10 million in private investment. Considering the large public involvement and direct investment in this project, staff supports a reduction, or complete waiver of the \$5,000 application fee.

Staff recommends approval of the Brownfield Plan as submitted and waiver of the \$5,000 application fee.

2. 220 N. Park, Renovare, LBRF Loan Application – Action

Please see enclosed an LBRF Loan Application for \$1 million, to support the 220 N. Park development. The Board’s current LBRF policy only makes loans available to private developers. Here are guidelines for LBRF Loan terms in the adopted policy:

- 1. Repayment within 15 years, generally*
- 2. Grace period on first repayment up to 3 years to the first year of TIF capture, which may be longer with WCBRA approval*
- 3. Interest rate shall be 50% of the Wall Street Journal Prime Rate on the date of loan closing*

Given the units will be for-sale, it will be important to ensure there is adequate TIF to repay all debt on the project, including any LBRF loan. What portion of annual TIF will be dedicated to construction loan repayment vs. LBRF loan repayment?

Please also see the adopted LBRF Policy in the packet, for reference to approval criteria. In review of the Program Requirements and Funding Review Criteria, staff believes the project well-aligned with the affordable housing, Smart Growth, and location near an existing commercial area criteria of the LBRF program policy.

Given the substantial public funding for the project, including potential significant County ARPA funding, staff recommends the Board consider a commensurate portion of the \$1 million loan request be considered a grant.

Staff recommends approval of the LBRF Loan Application for \$1,000,000, a portion of which that generally reflective of the public investment in the project be converted to a grant. This approval should be subject to loan terms being negotiated by a Sub-Committee, with final details subject to full Board approval.

Staff requests a Sub-Committee be formed to assist with negotiating the final loan terms with the developer.

3. 330 N. Fifth Ave./312-314 Detroit Street Brownfield Plan – Action

Please refer to the proposed [Brownfield Plan](#) for this project, located in the City of Ann Arbor. The Plan was approved by Ann Arbor City Council on July 5th, and a Resolution was passed by the County Board of Commissioners on July 6th, to set a Public Hearing on August 3rd, and approval is scheduled for that same night, assuming Brownfield Authority approval of the Plan in July.

The project would redevelop several parcels in Kerrytown, downtown Ann Arbor, totaling 0.2 acres, into a 30,000 s.f. mixed-use building with a small 1,900 s.f. ground floor office or retail space, and 14 condominiums above ground. One level of underground parking is proposed, with 13 spaces.

The developer is seeking \$2.764 million in Eligible Environmental Activities. No Non-Environmental Activities are included, therefore the Affordable Housing requirement of the City's Brownfield Policy is not applicable.

Ten (10%) Annual LBRF/Admin capture is included, and a lump sum LBRF capture after developer reimbursement, pursuant to the Board's recently updated policy, which will result in \$750,776 in Administrative and LBRF capture over the life of the Plan. It's projected to take 9 years to reimburse all costs, and the City of Ann Arbor has capped the Plan at maximum 12 years of reimbursement.

Staff recommends approval of the Brownfield Plan.

4. 3874 Research Park Drive, Sartorius, Act 381 Work Plan and Reimbursement Agreement – Action

Please follow this link to the proposed Act 381 Work Plan:

<https://drive.google.com/file/d/1TBAJOSUF0I2JD1b7KW7vV8hEugTBF-p0/view?usp=sharing>

The [Brownfield Plan](#) for the project was adopted in early June by the County Board of Commissioners. Staff has reviewed the Work Plan, and all costs, Eligible Activities, and TIF Tables are identical to the approved Brownfield Plan. Staff recommends approval of the Work Plan.

The developer's attorney has requested revisions to the Authority's standard Reimbursement Agreement, which are being reviewed by County Corporation Counsel. Staff intends to have a final draft of the Agreement to the Board via email to the Board next week, provided any changes requested by the developer can be resolved by all parties, with final review by the Board.

Staff updates:

1. EGLE has still not been given access to the Phase II investigation completed by Federal Screw.
2. Staff met at Gault Village with Ypsilanti Township officials, and representatives from EGLE, County Environmental Health, the Township Fire Department, and others, to assist the Township to develop a

plan that may eventually result in the Township owning the property. The Township is requesting a demolition order be approved by a Judge, and it's assumed the owner will not conduct any demolition, therefore the Township may attempt to proceed with demolition, and lien the property. This could ultimately result in the Township taking ownership.

Staff advised that the Brownfield Authority has incentive programs to assist the Township, and a Brownfield Plan could be put in place, as well. A team has been formed to develop strategy with the Township moving forward to result in redevelopment of the property in the long-term.

3. 4025 Packard Road: This project is the redevelopment of the former gas station at Packard and Carpenter, into a commercial strip center. Staff presented to the Pittsfield Township Board of Trustees on June 8th, providing an overview of the Brownfield program and process. The Township's Finance Director and Assessor reviewed a ProForma submitted by the Developer, and appear to be satisfied that there is a financial gap in the project. The Board of Trustees authorized the Brownfield Plan to proceed with consideration at their mid-August meeting. Staff is working with the Township's Planning Consultant, Carlisle/Wortman Associates, to complete a Staff Report and Recommendation. I anticipate the Brownfield Authority will take up the Plan in either August or September.
4. 2000 S. Industrial: The Ann Arbor Housing Commission attended the May Board meeting, requesting assistance with due diligence on this site for affordable housing. The Board tabled the request, and directed the Housing Commission to the DCC. Staff has been working with the Housing Commission and the DCC has assigned ECT to coordinate an assessment scope on the property. Included in the packet is the DCC application for Site Assessment for \$20,000, which went out to email vote last week, and was approved.
5. 2 W. Michigan Ave., City of Ypsilanti, Materials Unlimited: SME completed the Phase II field work the last week of June, and we anticipate results in the coming weeks. The DCC is funding the Phase II work, and the BRA Assessment Grant will fund the Due Care Planning, Vapor Mitigation design, etc. The Developer has extended the Purchase Agreement by 60 days.
6. Water Street: This 38 acre redevelopment site owned by the City of Ypsilanti along the Huron River has been planned for redevelopment for over 20 years. Various remediation projects have occurred over the years, the most recent planned remediation was for Lead, which the Brownfield Authority supported through a \$125,000 LBRF Grant. However, that lead remediation has been delayed. It was just announced that it appears the site will receive at least \$4 million, and as much as \$8 million, in grants to further help conduct environmental remediation.
7. 1140 Broadway/Beekman on Broadway: The developer has quickly begun Phase II of the development, several hundred more apartments. The pre-fabricated construction technique has meant very fast construction, and the apartments are anticipated to be occupied in late spring 2023. Staff is coordinating with the developer on the location/placement of the final 7 affordable housing units within this phase.

8. Platt Road/Veridian Development: This 13 acre site was owned by the County, and sold to Veridian and Avalon for a sustainable, mixed-income housing development, including 50 affordable housing units by Avalon. Staff attended the ribbon cutting ceremony held on June 19th, with numerous people in attendance celebrating the breaking ground of the market-rate part of the development. Avalon secured a \$1.5 million tax credit for the 50 affordable units, which will break ground later this year. The Board assisted with an Environmental Assessment Grant for the site.



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

Washtenaw County Brownfield Redevelopment Authority Project Application Form

This application form must be completed by the applicant to initiate the brownfield process by the Washtenaw County Brownfield Redevelopment Authority (WCBRA). The completed application will then be submitted to the appropriate representative of the local municipality within which the proposed project is located. There are no deadlines for the submittal of applications -- applications will be accepted on an ongoing basis.

NOTE: The Project Concept Application (Application) is the first step for all brownfield redevelopment projects coming through the WCBRA. The Project Application is part of our commitment to partner with each Municipal Member throughout the brownfield redevelopment process.

Approval of the Application by the local municipality is **NOT approval of the brownfield project/plan** and the requested Tax Increment Financing (TIF). Approval gives Staff permission to assist the developer in creating a Brownfield Plan.

If a local municipality initially approves a project application, it is not obligated to approve the brownfield plan.

The following separate application fees are due upon processing and acceptance of the brownfield application.

County Brownfield Authority Fee, based on total project investment:

**\$0- \$5Million = \$3,000;
\$5M - \$10M = \$4,000; and
\$10 M and over = \$5,000**

Additional Application Fee for Projects within the City of Ann Arbor, due to administrative review costs associated with the Financial Proforma Return on Investment Analysis and review of environmental criteria above the County process:

\$4,200

Submit a PDF of the completed application form and any supplemental materials must be submitted to the Washtenaw County Office of Community and Economic Development, Brownfield Program, 415 W. Michigan Ave., 2nd Floor, Ypsilanti, MI 48197.

For assistance in completing this application form, please contact the Washtenaw County Office of Community and Economic Development:

Nathan Voght, Brownfield Redevelopment Coordinator
voghtn@washtenaw.org

(734) 544-3055 phone
(734) 544-6749 fax

Additional information regarding Brownfield Applications and the Washtenaw County Brownfield Authority process is available online at <http://www.washtenaw.org/brownfields> .

Before submitting a project application, please make sure all items on the attached checklist are included. Project Application will not be reviewed until items are completed.



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

PROJECT APPLICANT INFORMATION

Date: 7-6-22

Project Applicant Name: Renovare Ypsilanti Homes, LLC

Mailing Address: 42 Watson Street, Suite B Detroit, MI 48201

Contact Person for Applicant: Jill Ferrari

Telephone/Fax Numbers: 313-348-7236

E-mail Address: jill@renovaredevelopment.com

Property Owner Name: City of Ypsilanti

Mailing Address: 1 South Huron Street, Ypsilanti MI

Contact Person for Property Owner: Joe Myers

Telephone/Fax Numbers: 734-483-1100

E-mail Address: jmeyers@cityofypsilanti.com

PROJECT INFORMATION

Project Address: 220 North Park Street and 206 North Grove Street, Ypsilanti MI

Parcel ID Number(s): Parcel 1 - 11-11-09-111-004 & Parcel 2 - 11-11-09-112-010

Legal Description: SEE ATTCHED

Located within WCBRA Member Municipality: ☒ YES ☐ NO



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

Is the project located within a Downtown Development Authority (DDA)?

NO

If yes, has the DDA been contacted? Do they support the project? If so, what level of support has been identified?

--

Proposed Project Description:

Renovare Ypsilanti Homes proposes to construct 46 single family homes at 220 North Park Street in Ypsilanti. The site is a “facility” due to a limited area of contamination on the southern portion of the site. The project has significant site constraints, including the requirement for a new stormwater management system.
--

- ☐ *Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.*

Proposed Redevelopment Use(s):

The Developer will conduct spot removal of the contaminated soils, conduct site demolition and preparation activities to prepare the site for development. The project will include public infrastructure and new assets, including public walkways through the uniquely designed urban stormwater system, which will act as an environmental education resource for the community.
--

Fifty percent of the units will be set aside for families between 40% and 80% of area median income. Act 381 will be utilized to support this, as the property is owned by a qualified local unit of government, and this is an economic development initiative for the City of Ypsilanti.

Anticipated Project Schedule/Critical Dates:

The developer anticipates breaking ground in October 2022, with a 24-month construction schedule.
--

Status of Development Permits and Applications:

The site has received approval from the City of Ypsilanti for PUD, and Community Benefits.

The project has passed the first reading for funding from Washtenaw County for \$3.6 Million.
--



Description of Known or Suspected Environmental Contamination Concerns

A Phase II subsurface investigation was conducted on the site that revealed elevated levels of arsenic and selenium above GRCC in a limited area of the site within five feet of the surface.

These soils will be further delineated, then removed and disposed prior to closing.

- ☐ Attach the environmental reports sufficient to document brownfield eligibility, such as Facility status, site history, and current site conditions. (i.e. Phase I, Phase II, BEA, etc.)

Needed Eligible Activities and Projected Costs (if known):

- ☐ Attach a copy of Eligible Activity Table.

- ☐ Attach additional pages if needed and supporting documentation or reports if available.

Projected Private Investment in Redevelopment:

Please see attached Sources and Uses

Because a large portion of the project is financed publicly, we are seeking a reduction in application fees.

For City of Ann Arbor Projects:

- ☐ Prepare to provide, upon request, under separate cover, detailed proforma and project budget illustrating all related project expenses, sources of financing, and project financing gap.

Anticipated Job Creation or Retention Impacts:

While the project will not create permanent jobs directly, the opportunity for job retention is significant. Each home will potentially allow an existing resident or Ypsilanti employee to remain close to their workplace. This fosters retention.

Other Significant Project Information:



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

PROJECT APPLICATION CHECKLIST

Before submitting the project application, please make sure all items on the checklist are included. Project Application will not be reviewed until items are completed.

Ownership Documentation

- ☐ If the project applicant does not own the property, please attach documentation to adequately demonstrate authorization to proceed with development planning, such as a purchase or development agreement or notarized letter, to submit this application form for consideration by the WCBRA.
or;
- ☐ Attach copy of current title commitment and proof of ownership.

Site Plan

- ☐ Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.

Financial Information and Eligible Activities

- ☐ Attach a copy of Eligible Activity Table and TIF Table broken down by taxing jurisdiction.

For City of Ann Arbor Projects:

- ☐ *Prepare to provide, upon request, under separate cover, detailed proforma and project budget illustrating all related project expenses, sources of financing, and project financing gap.*

Environmental Work Completed

- ☐ Attach or otherwise provide access to environmental reports sufficient to document brownfield eligibility, such as Facility Status, site history, and current site conditions. (i.e. Phase I, Phase II, BEA, , etc)

WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY

DRAFT
BROWNFIELD PLAN
FOR THE
RENOVARE YPSILANTI HOMES
REDEVELOPMENT PROJECT
220 N PARK STREET
YPSILANTI, MICHIGAN

Prepared by:

RENOVARE DEVELOPMENT, LLC
o/b/o Renovare Ypsilanti Homes, LLC
42 Watson, Suite B
Ypsilanti, MI 48201
Contact Person: Jill Ferrari
Phone: 313-348-7236

June 19, 2022

**WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

TABLE OF CONTENTS

I.	INTRODUCTION	4
II.	GENERAL PROVISIONS	
	A. Description of Eligible Property	5
	B. Basis of Eligibility	7
	C. Summary of Eligible Activities	8
	D. Estimate of Captured Taxable Value and Tax Increment Revenues; Impact of Tax Increment Financing on Taxing Jurisdictions	9
	E. Plan of Financing; Maximum Amount Of Indebtedness	10
	F. Duration of Plan	10
	G. Displacement/Relocation of Individuals On Eligible Property	11
	H. Local Brownfield Revolving Fund (LBRF)	11
	I. Brownfield Redevelopment Fund	11
	J. Obligations, Representations and Warrants	11
III.	ATTACHMENTS	
	A. Site Map	A-1
	B. Legal Description(s)	B-1
	C. Project Description	C-1
	D. Supportive Letters	D-1

E. Estimated Cost of Eligible Activities	E-1
F. TIF Tables	F-#

I. INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the County of Washtenaw, Michigan (the “County”), the County has established the Washtenaw County Brownfield Redevelopment Authority (the “WCBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the County. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the WCBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381.

This Plan describes the project to be completed (see Attachment C) and contains all of the information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and the Project

The property comprising the eligible property consists of one parcel. The eligible property, commonly known as 220 North Park Street, is a “facility” as defined by Part 201 of the Michigan Natural Resources and Environmental Protection Act (NREPA). The parcel and all tangible personal property located thereon will comprise the eligible property and are collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located southeast of Ypsilanti’s Depot Town in the Historic District. The Property is bounded by North Park Street to the west, High Street to the north, railroad tracks to the south and North Grove Street to the east.

The Property is vacant and void of structures.

Parcel information is outlined below.

Address	220 North Park Street
Parcel ID	11-11-09-111-004
Owner	City of Ypsilanti (under Land Contract to Renovare Ypsilanti Homes, LLC)
Legal Description	11E-29A-1 LOT 60 GILBERT'S ADDITION, EXC BEG AT NE COR LOT 60, TH S 00-40-00 W 175.00 FT, TH S 89-50-50 W 147.63 FT, TH N 46-18-30 W 83.72 FT, TH S 89-50-50 W 82.16 FT, TH N 00-40-00 E 117.00 FT, TH N 89-50-50 E 291.00 FT TO THE POB, ALSO BEG AT ELY ROW LN OF PARK ST AT SW COR LOT 60 GILBERT'S ADDITION TO CITY OF YPSI, TH 669.09 FT ALNG ARC OF CURV-LFT-RAD 1945.58 FT - CH S 52-50-00 E 665.80 FT, TH S 00-2-30 W 45.57 FT, TH 660.01 FT ALNG ARC OF CURV-RT-RAD 1986.74 FT - CH N 53-51-20 W 656.98 FT, TH NLY ALNG ROW 60.30 FT TO THE POB. PT OF NE 1/4 SEC 9, T3S-R7E. 0.63 AC, PT OF LOT 60 GILBERT'S ADDITION. 221 N. GROVE *, COMBINED ON 07/28/2014 FROM 11-11-09-111-001, 11-11-09-111-003

Renovare Ypsilanti Homes, LLC is the project developer (“Developer”). The project involves the new construction of 46 attached and detached single-family homes and correlating site improvements at the site located at 220 North Park Street in the City of Ypsilanti.

Renovare Ypsilanti Homes currently has an option, approved by the City of Ypsilanti City Council for the Property and intends to close on a Land Contract in July, 2022 and begin construction immediately thereafter.

Eligible activities are anticipated to be completed within 24 months of commencement. The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by WCBRA in its sole discretion, to the project description are subject to the approval of the WCBRA and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a description of the project to be completed at the Property (the "Project").

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (o))

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial purpose; (b) it is located within the City of Ypsilanti, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a "facility" per Part 201 of the Natural Resources and Environmental Protection Act (NREPA), as defined by Act 381.

The site qualifies as a "facility" as defined by Part 201 of the Natural Resources and Environmental Protection Act. Subsurface investigations conducted by AKT Peerless in 2021 have revealed the presence of several hazardous substances in soil at concentrations above the EGLE Part 201 Generic Residential Cleanup Criteria (GRCC). A "facility" is defined as any area, place, parcel or parcels of property, or portion of a parcel of property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located. A Baseline Environmental Assessment and Due Care analysis are currently being prepared.

C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381, because they include the following:

Department Specific Activities

Due Care Activities

The Developer will complete an additional subsurface investigation to evaluate specific due care obligations in the limited area of identified contamination on Parcel 1. An estimate has been provided for removal and proper handling of contaminated soils in this area. A Baseline Environmental Assessment and Due Care Plan are also being prepared.

Preparation of a Brownfield Plan and 381 Work Plan

The eligible activities include preparation of the required Brownfield Plan and Act 381 Work Plan.

Michigan Strategic Fund (MSF) Eligible Activities

Demolition

Site demolition activities include the removal of existing improvements such as sidewalks, light poles, fencing, franchise utilities and other items.

Site Preparation

Site Preparation activities include temporary erosion control, clearing and grubbing, grading, and replacing unstable fill materials.

Soft Costs

Soft costs include the civil engineering, architectural and legal costs associated with the portion of the site that is included in public infrastructure.

Infrastructure Improvements

Public infrastructure improvements include right of way improvements for sanitary sewer, storm sewer, water, lighting, sidewalks, landscaping and other site improvements, as well as publicly-owned and managed storm water management system in the southern portion of the site. This system was designed by Midwestern Consultants, Inc. (MCI) The proposed system makes use of the natural grade of the property to capture stormwater runoff in basins located near the southern property line. The basins are 'dry' basins that treat the stormwater, removing sediments and convey it to the City's stormwater system. The basins and the open area surrounding them will be utilized as a 'linear park' with pathways meandering through the undulating topography surrounded by proposed plantings of native deciduous, evergreen and ornamental tree plantings, shrubs and grasses. The linear park will be further provided with seating, play and park features that will be open to the public. This area will be owned and managed by the City of Ypsilanti. Fencing and safety measures will be constructed along the railroad right of way (ROW).

Assistance with Economic Development

In accordance with Act 381, Section 125.2652(o)(iii)(C) of Act 381 "Assistance to a qualified local governmental unit or authority in clearing or quieting title to, or selling or otherwise conveying, property owned by or under the control of a qualified local governmental unit or authority or the acquisition of property by a qualified local governmental unit or authority if the acquisition of the property is for economic development purposes," is included as an eligible activity. This cost is proposed to be reimbursed using capture from local taxing jurisdictions only ("Local Only").

The City of Ypsilanti recognizes housing attainability as an economic development priority and has established housing attainability as a Community Benefit under their Community Benefits Ordinance. In order to meet the Community Benefit, the Developer intends to set aside 50% of the proposed units for low to middle-income individuals and families. In order to support these attainable home sales and build generational wealth, the

Developer, in partnership with the City of Ypsilanti, intends to include the following costs as Act 381 eligible activities: Homebuyer counseling for qualified buyers, and a subsidy per unit for the attainable units.

Preparation of a Brownfield Plan and 381 Work Plan

The eligible activities include preparation of the required Brownfield Plan and Act 381 Work Plan.

Interest

The Brownfield Plan includes 5% interest, generated annually at the end of the year as simple interest on the total approved, unreimbursed developer Eligible Activities.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the table attached hereto as Attachment E.

Tax increment revenue generated by the Property will be captured by the WCBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the WCBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the WCBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line-item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section 13(2)(f); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F.

Except for those activities identified in this Plan as eligible for reimbursement only with incremental local taxes, if EGLE elects not to participate in this Project, or declines to approve certain eligible activities for reimbursement with incremental state school taxes, the other taxing entities will contribute only that proportionate share of capture (the local taxes) and reimbursement that would be contributed if EGLE had approved capture of state school taxes.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of WCBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the WCBRA's Local Brownfield Revolving Fund, as follows:

<u>220 North Park Street</u>	<u>TOTAL CAPTURE</u>	<u>Percentage</u>	<u>Reimbursement Costs</u>	<u>LBRE</u>	<u>State Fund</u>
			68%	10%	4%
School Operating Tax	\$ 51,892.50	1%	\$ 35,132.09	\$ 5,269.78	\$ 2,314.88
State Education Tax	\$ 540,186.17	10%	\$ 365,715.02	\$ 54,856.95	\$ 24,097.24
City Operating	\$ 1,590,281.07	30%	\$ 1,076,646.73	\$ 161,496.11	\$ 70,941.07
Police and Fire Pension	\$ 831,535.58	16%	\$ 562,963.41	\$ 84,444.04	\$ 37,094.09
Public Transit	\$ 81,820.20	2%	\$ 55,393.63	\$ 8,309.00	\$ 3,649.93
Sanitation	\$ 232,514.13	4%	\$ 157,415.93	\$ 23,612.26	\$ 10,372.26
Washtenaw County Summer	\$ 394,155.84	7%	\$ 266,850.06	\$ 40,027.29	\$ 17,582.95
AAATA	\$ 61,779.29	1%	\$ 41,825.61	\$ 6,273.81	\$ 2,755.92
Library	\$ 224,609.41	4%	\$ 152,064.31	\$ 22,809.52	\$ 10,019.63
WCC	\$ 303,935.75	6%	\$ 205,769.56	\$ 30,865.26	\$ 13,558.31
WISD	\$ 474,616.57	9%	\$ 321,323.31	\$ 48,198.23	\$ 21,172.24
PARKS	\$ 64,516.23	1%	\$ 43,678.56	\$ 6,551.75	\$ 2,878.01
EECS 800 MHZ	\$ 17,303.96	0%	\$ 11,715.07	\$ 1,757.25	\$ 771.91
Roads	\$ 44,844.46	1%	\$ 30,360.44	\$ 4,554.04	\$ 2,000.47
Vet Relief	\$ 8,697.00	0%	\$ 5,888.01	\$ 883.20	\$ 387.97
HCMA	\$ 18,807.48	0%	\$ 12,732.98	\$ 1,909.94	\$ 838.99
MH&Public Safety	\$ 87,807.26	2%	\$ 59,446.98	\$ 8,917.00	\$ 3,917.01
Conservation	\$ 1,791.62	0%	\$ 1,212.95	\$ 181.94	\$ 79.92
School Sinking Fund	\$ 264,556.18	5%	\$ 179,108.93	\$ 26,866.19	\$ 11,801.62
TOTAL SUM	\$ 5,295,650.69	100%	\$ 3,585,244	\$ 537,784	\$ 236,234
In addition, the following taxes are projected to be generated <u>but shall not be captured</u> during the life of this Plan:					
	Millage	Amount			
WISD	0.3700	\$ 33,311.48			
Water Street 2016A	1.9483	\$ 175,407.45			
School Debt	7.0000	\$ 630,217.20			
Total Non-Capturable Taxes	9.3183				

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. The beginning date of capture is estimated to be January 1, 2023. Further, in no event shall the beginning date of the capture of tax increment revenues be

later than five (5) years after the date of the governing body's resolution approving this Plan.

Local only capture will apply to activities that fall under Section 125.2652(o)(iii)(C) of Act 381, "Assistance to a qualified local governmental unit or authority in clearing or quieting title to, or selling or otherwise conveying, property owned by or under the control of a qualified local governmental unit or authority or the acquisition of property by a qualified local governmental unit or authority if the acquisition of the property is for economic development purposes."

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))

The Developer is seeking financing through the WCBRA Local Brownfield Revolving Loan Fund for a portion of the eligible activities. The remaining eligible activities are to be financed solely by the Developer through a private loan to be repaid with TIR generated by and captured from the redevelopment. The security provided for the loan must be expressly agreed upon by both the Developer, the City of Ypsilanti and the WCBRA. Tax Increment Revenues will be utilized to repay the LBRF Loan given to finance certain Eligible Activities. The terms of the LBRF Loan, including interest rate, grace period, and terms of repayment shall be governed by a separate LBRF Loan Agreement.

The WCBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property, and not including payments made for the LBRF Loan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan.

F. Duration of Plan (Section 13(2)(f))

This Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does

both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

G. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))

There are no persons or businesses residing on the eligible property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

H. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))

The WCBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the WCBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The Developer is seeking to partially finance the eligible activities on the Project through a loan from the LBRF that will be secured and repaid through TIR generated and captured from the Project.

The amount of tax increment revenue authorized for capture and deposit in the LBRF shall be \$537,787, consisting of a lump sum after developer reimbursement equal to 15% of the total developer-reimbursable Eligible Activities included in the approved Brownfield Plan. All funds deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

I. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

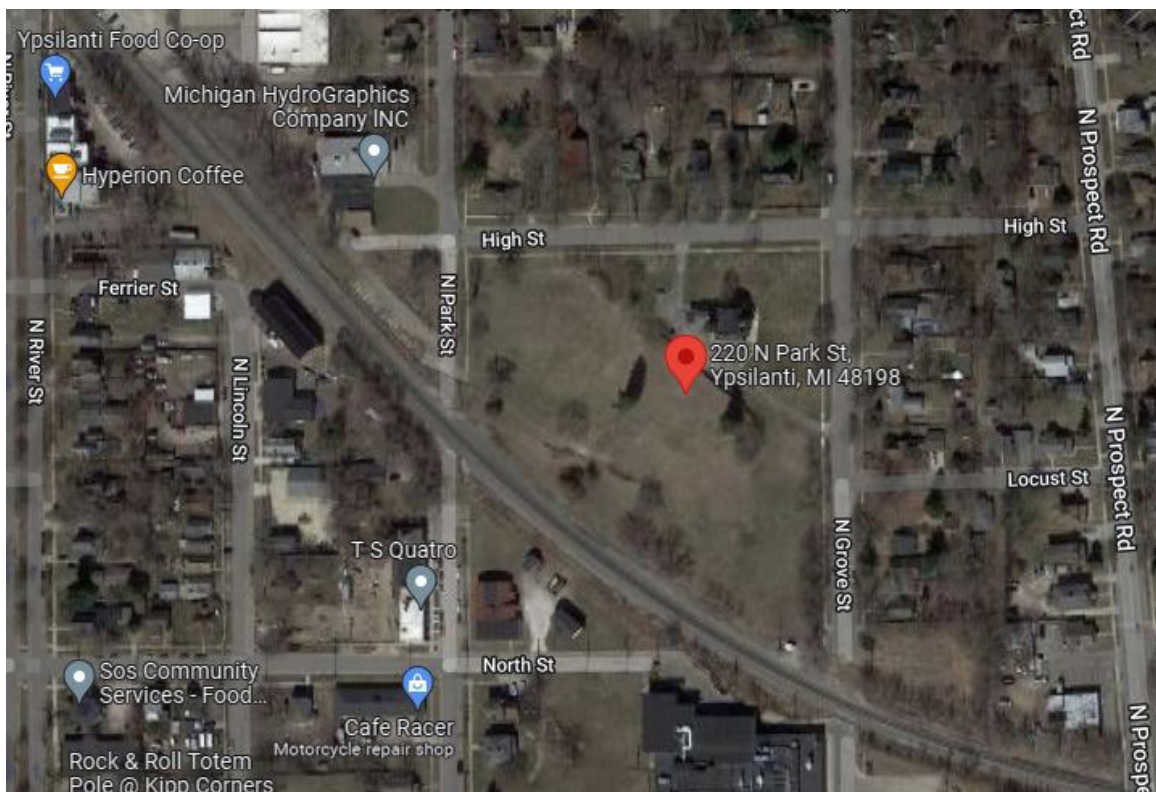
The WCBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan.

J. Obligations, Representations and Warrants

The WCBRA will not capture TIR for administrative purposes and will not fund the LBRF until the reimbursement of the privately financed activities is complete.

III. ATTACHMENTS

ATTACHMENT A
Site Location and Parcel Maps



ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

220 N Park Street

Parcel 1: 11E-29A-1 LOT 60 GILBERT'S ADDITION, EXC BEG AT NE COR LOT 60, TH S 00-40-00 W 175.00 FT, TH S 89-50-50 W 147.63 FT, TH N 46-18-30 W 83.72 FT, TH S 89-50-50 W 82.16 FT, TH N 00-40-00 E 117.00 FT, TH N 89-50-50 E 291.00 FT TO THE POB, ALSO BEG AT ELY ROW LN OF PARK ST AT SW COR LOT 60 GILBERT'S ADDITION TO CITY OF YPSI, TH 669.09 FT ALNG ARC OF CURV-LFT-RAD 1945.58 FT - CH S 52-50-00 E 665.80 FT, TH S 00-2-30 W 45.57 FT, TH 660.01 FT ALNG ARC OF CURV-RT-RAD 1986.74 FT - CH N 53-51-20 W 656.98 FT, TH NLY ALNG ROW 60.30 FT TO THE POB. PT OF NE 1/4 SEC 9, T3S-R7E. 0.63 AC, PT OF LOT 60 GILBERT'S ADDITION. 221 N. GROVE *, COMBINED ON 07/28/2014 FROM 11-11-09-111-001, 11-11-09-111-003

ATTACHMENT C

Attached Project Description

RENOVARE YPSILANTI HOMES

Renovare Ypsilanti Homes proposes to construct **46 for-sale single family residential units** at 220 North Park Street, a publicly owned site near Depot Town in the City of Ypsilanti. The project is designed as a dense, walkable community with **Environmental, Social and Governance (ESG)** components. **Fifty-percent of the housing units will be set aside for qualified individuals and families making 40% to 80% of area median income (AMI)**. This mixed-income approach will target Michigan's working families and help create a more sustainable community.

This project includes the following mix of missing middle single-family product types:

Unit Type	Bedrooms	Baths	Square Footage	Number
D-Row	2	1 1/2	1000	19
Duplex/Town	2	1 1/2	1200	27

A portion of the site will include an **environmentally sustainable stormwater management system** with carefully landscaped plantings that is open to the public. This area will include environmental education features explaining the purpose of each system within the system and its relation to the overall initiative to maintain clean water in Washtenaw County.

The project is expected to close in the **third quarter of 2022** with construction estimated at **24 months**.

Fifty percent of the units will be set aside for households between 40% AMI and 120% AMI through an innovative workforce housing financing program that will offer substantial down payment assistance. The DPA will be allocated on a sliding scale based on multiple factors:

- The DPA may take a 3rd position lien so buyers under 80% AMI will qualify for MSHDA statewide DPA
- DPA will be increased to accommodate lower income households 40-80%
- Ypsilanti city employees and residents will qualify for additional assistance
- All final terms will be outlined in a Program Guideline Manual and Homebuyer Application Form

This approach to equitable development will provide an opportunity for residents to invest in their community and in their futures. The city will also work with local realtors and the housing commission to target outreach for marketing on this project and allow for creative financing such as the HCV Homeownership program.

Ypsilanti is home to Eastern Michigan University. It is a creative and diverse community of 20,000 people clustered in a historic 4.51 miles section of Southeast Michigan, located just 30 miles from Detroit and 15 minutes from the University of Michigan Campus in Ann Arbor. In 2018, the City of Ypsilanti had an estimated population of 20,939. With a median age of 24.2, Ypsilanti residents

RENOVARE YPSILANTI HOMES

are younger, on average, than residents of Michigan, Washtenaw County, and Ann Arbor. After the crash of the housing market in 2008, Ypsilanti saw a steep decline in housing prices, accompanied by an increase in foreclosures and a decline in the homeownership rate due to an influx of “house flipping,” whereby landlords and speculators purchased foreclosed homes and converted them into investment properties.

For-sale housing prices remained low for several years post-crisis before starting to pick up again in 2012-2013. Since then, available housing stock has dried up, leading to a very low vacancy rate, increases in demand, and higher prices for both rental and for-sale housing. Based on the Michigan Statewide Housing Plan the average sales price for a home in Michigan has increased by 84% since 2013. Michigan's housing market faces numerous long-standing inequities that make it difficult for residents to obtain safe, healthy, and attainable housing. The Covid-19 pandemic has amplified existing disparities in housing access as well as other indicators of health and quality of life. These disparities are higher in many urban LMI census tracts.

New construction has become restrained due to skyrocketing construction costs, lack of available trades and supply chain challenges, which is why the project is seeking gap financing through resources allocated with American Rescue Plan Funding.

ATTACHMENT E

ESTIMATED COSTS OF ELIGIBLE ACTIVITIES

Act 381 MSF Eligible Activities Costs and Schedule 220 N Park Street, Ypsilanti Michigan Washtenaw County Brownfield Redevelopment Authority		
MSF Eligible Activities	Cost	Completion Season/Year
Demolition		
Site demolition - Removals (fences, sidewalks, former recreation equipment)	\$ 42,135	Summer 2022
<i>Subtotal</i>	\$ 42,135	
Site Preparation		Summer 2022
Temporary erosion control	\$ 24,325	
Clearing and Grubbing	\$ 41,550	
Grading	\$ 28,000	
Fill - unstable soils	\$ 180,000	
<i>Subtotal</i>	\$ 273,875	
Soft Costs		Summer 2022
Civil Engineering	\$ 8,000	
Architect	\$ 10,920	
Legal (general)	\$ 20,000	
Legal (condo)	\$ 1,000	
<i>Subtotal</i>	\$ 39,920	
Public Infrastructure Improvements		Fall 2022
Right of Way and Publicly-Owned Improvements	\$ 1,214,667	
Fencing and safety measures along rail ROW	\$ 25,000	
<i>Subtotal</i>	\$ 1,280,587	
Assistance with Disposition for Economic Development Purposes		
Homebuyer assistance counseling	\$ 50,000	Summer 2023
Downpayment Assistance (construction subsidy)	\$ 680,000	Summer 2023
<i>Subtotal</i>	\$ 730,000	
SUBTOTAL MSF ELIGIBLE ACTIVITIES	\$ 2,366,517	
Contingency 10%	\$ 236,652	
Interest*	\$ 838,620	
Brownfield Plan/Act 381 Work Plan Preparation	\$ 20,000	
Brownfield Plan/Act 381 Work Plan Implementation	\$ 10,000	
TOTAL		
TOTAL MSF	\$ 3,471,788	
* Assumes a portion of Eligible Activities will be privately financed and a portion will be publicly financed through grants and low to no-interest loans		

Act 381 EGLE Eligible Activities Costs and Schedule 220 North Park Street, Ypsilanti Michigan Washtenaw County Brownfield Redevelopment Authority		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities		Summer 2022
<i>Due Care Activities</i>		Spring/Summer 2022
Due Care Investigation	\$ 9,250	
BEA and Section 7A Compliance Analysis	\$ 2,500	
<i>Subtotal</i>	\$ 11,750	
<i>Proper Handling of Contaminated Soils</i>		Summer 2022
Excavation, transportation and disposal	\$ 50,000	
<i>Subtotal</i>	\$ 50,000	
EGLE Eligible Activities Subtotal	\$ 61,750	
Contingency (15%)	\$ 9,263	
EGLE Eligible Activities Subtotal	\$ 71,013	
Interest*	\$ 34,943	
EGLE Eligible Activities Total Costs	\$ 105,956	
Act 381 Work Plan Technical Writing	\$ 2,500	Spring/Summer 2022
Work Plan Implementation	\$ 5,000	on-going
EGLE Eligible Activities Total Costs	\$ 113,456	
* Assumes that a portion of the Eligible Activities will be privately financed and a portion will be publicly financed through grants and low to no-interest loans		

ATTACHMENT F

TIF Tables

220 North Park Street
Brownfield Plan

6/19/2022

Tax Increment Revenue Reimbursement Allocation Table
Renovare Ypsilanti Homes
Ypsilanti, Michigan
6/19/2022

230 North Park Street Broomfield Plan T1P TABLE	Developer Maximum Reimbursement	Proportionality	School & Local Taxes		Local Only Taxes	Total
	State	8.44%	\$	240,850	-	\$ 240,850
	Local	91.56%	\$	2,614,394	730,000	\$ 3,344,394
	TOTAL					
	EGLE	3%	\$	113,456	-	\$ 113,456
	MSF	75%	\$	2,741,788	-	\$ 2,741,788
	Local Only	20.4%		\$ 730,000		\$ 730,000

\$ 3,585,244

Estimated Total
Years of Plan: 18

Estimated TOTAL Capture \$ 4,638,297.20
LBRF \$ 537,784
State Bldg Redevelopment Fund \$ 236,234

Total Reimbursement for Eligible
Activities \$ 3,585,244

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	TOTAL
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Total State Incremental Revenue	\$ 16,280	\$ 52,910	\$ 24,420	\$ 24,908	\$ 25,407	\$ 25,915	\$ 26,433	\$ 26,962	\$ 27,501	\$ 28,051	\$ 28,612	\$ 29,184	\$ 29,768	\$ 30,363	\$ 30,970	\$ 31,590	\$ 32,222	\$ 32,866	\$ 524,363
State Brownfield Redevelopment Fund (50% of SET)	\$ 2,035	\$ 6,614	\$ 12,210	\$ 12,454	\$ 12,703	\$ 12,957	\$ 13,216	\$ 13,481	\$ 13,750	\$ 14,025	\$ 14,306	\$ 14,592	\$ 14,884	\$ 15,182	\$ 15,485	\$ 15,795	\$ 16,111	\$ 16,433	\$ 236,234
State TIR Available for Reimbursement	\$ 14,245	\$ 46,296	\$ 12,210	\$ 12,454	\$ 12,703	\$ 12,957	\$ 13,216	\$ 13,481	\$ 13,750	\$ 14,025	\$ 14,306	\$ 14,592	\$ 14,884	\$ 15,182	\$ 15,485	\$ 15,795	\$ 16,111	\$ 16,433	\$ 288,127
Total Local Incremental Revenue	\$ 35,439	\$ 115,176	\$ 212,633	\$ 216,885	\$ 221,223	\$ 225,647	\$ 230,160	\$ 234,764	\$ 239,459	\$ 244,248	\$ 249,133	\$ 254,116	\$ 259,198	\$ 264,382	\$ 269,670	\$ 275,063	\$ 280,564	\$ 286,176	\$ 4,113,936
Admin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ 35,439	\$ 115,176	\$ 212,633	\$ 216,885	\$ 221,223	\$ 225,647	\$ 230,160	\$ 234,764	\$ 239,459	\$ 244,248	\$ 249,133	\$ 254,116	\$ 259,198	\$ 264,382	\$ 269,670	\$ 275,063	\$ 280,564	\$ 286,176	\$ 4,113,936
Total State & Local TIR Available for Reimbursement (Excludes LBRF Capture Below)	\$ 49,684	\$ 161,472	\$ 224,843	\$ 229,340	\$ 233,926	\$ 238,605	\$ 243,377	\$ 248,244	\$ 253,209	\$ 258,274	\$ 263,439	\$ 268,708	\$ 274,082	\$ 279,564	\$ 285,155	\$ 290,858	\$ 296,675	\$ 302,609	\$ 4,402,063
REIMBURSEMENT																			
Reimbursement Balance	\$ 3,585,244	\$ 3,535,108	\$ 3,373,636	\$ 3,146,793	\$ 2,919,454	\$ 2,685,627	\$ 2,446,923	\$ 2,203,546	\$ 1,955,301	\$ 1,702,092	\$ 1,443,818	\$ 1,180,379	\$ 911,671	\$ 637,589	\$ 358,026	\$ 72,871	\$ 7,791	\$ -	\$ -
MSF Non-Environmental Costs																			
State Tax Reimbursement	\$ 14,241	\$ 44,444	\$ 11,722	\$ 11,956	\$ 12,195	\$ 12,439	\$ 12,688	\$ 12,942	\$ 13,200	\$ 13,464	\$ 13,734	\$ 14,008	\$ 14,289	\$ 14,574	\$ 14,866	\$ 15,165	\$ 15,471	\$ 15,784	\$ 231,354
Local Tax Reimbursement	\$ 27,100	\$ 88,075	\$ 162,600	\$ 165,852	\$ 169,169	\$ 172,553	\$ 176,004	\$ 179,524	\$ 183,114	\$ 186,777	\$ 190,512	\$ 194,322	\$ 198,209	\$ 202,173	\$ 206,216	\$ 206,216	\$ 206,216	\$ 206,216	\$ 2,510,432
Total MSF Reimbursement Balance	\$ 2,700,447	\$ 2,567,927	\$ 2,393,605	\$ 2,315,797	\$ 2,094,433	\$ 1,849,441	\$ 1,660,750	\$ 1,468,384	\$ 1,271,920	\$ 1,075,729	\$ 887,483	\$ 698,152	\$ 508,798	\$ 319,248	\$ 128,492	\$ 65,655	\$ 17,287	\$ -	\$ -
EGLE Environmental Costs																			
State Tax Reimbursement	\$ 456	\$ 1,852	\$ 488	\$ 498	\$ 508	\$ 518	\$ 529	\$ 539	\$ 550	\$ 561	\$ 572	\$ 584	\$ 595	\$ 607	\$ 619	\$ 631	\$ 643	\$ 655	\$ 9,694
Local Tax Reimbursement	\$ 1,123	\$ 3,651	\$ 6,740	\$ 6,871	\$ 7,013	\$ 7,155	\$ 7,296	\$ 7,442	\$ 7,591	\$ 7,743	\$ 7,898	\$ 8,055	\$ 8,217	\$ 8,381	\$ 8,549	\$ 8,721	\$ 8,897	\$ 9,076	\$ 103,961
Total EGLE Reimbursement Balance	\$ 1,111,877	\$ 106,374	\$ 99,145	\$ 91,772	\$ 84,251	\$ 76,579	\$ 68,755	\$ 60,773	\$ 52,632	\$ 44,329	\$ 35,839	\$ 27,220	\$ 18,408	\$ 9,420	\$ 252	\$ -	\$ -	\$ -	\$ -
Local Only Costs																			
State Tax Reimbursement	\$ 7,215	\$ 23,450	\$ 43,292	\$ 44,158	\$ 45,041	\$ 45,942	\$ 46,861	\$ 47,798	\$ 48,754	\$ 49,729	\$ 50,723	\$ 51,738	\$ 52,773	\$ 53,828	\$ 54,905	\$ 56,003	\$ 57,124	\$ 58,269	\$ 730,000
Total Local Reimbursement Balance	\$ 722,785	\$ 699,335	\$ 656,043	\$ 611,885	\$ 566,844	\$ 520,902	\$ 474,041	\$ 426,244	\$ 377,490	\$ 327,761	\$ 277,037	\$ 225,299	\$ 172,527	\$ 118,698	\$ 63,794	\$ 7,791	\$ -	\$ -	\$ -
Total Annual Reimbursement	\$ 3,585,244	\$ 50,135	\$ 161,472	\$ 224,843	\$ 229,340	\$ 233,926	\$ 238,605	\$ 243,377	\$ 248,244	\$ 253,209	\$ 258,274	\$ 263,439	\$ 268,708	\$ 274,082	\$ 279,564	\$ 285,155	\$ 290,858	\$ 296,675	\$ 3,585,244
LOCAL BROWNFIELD REVOLVING FUND																			
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Annual Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LUMP SUM Payments (15% of EA)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 537,787																			

Footnotes:
Assumes that a portion of the eligible activities are privately financed, and a portion are funded through grants and public financing
5% interest is embedded, or part of the totals within the MSF and EGLE



WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Local Brownfield Revolving Fund
Grant and Loan APPLICATION FORM

Please return the completed form and attachments to:

Nathan Voght
Economic Development Specialist
Washtenaw County Office of Community and Economic Development
415 W. Michigan Ave.
Ypsilanti, MI 48197
734-544-3055
voghtn@ewashtenaw.org

Type of Application

- ☒ Loan (Available to all entities)
☐ Grant (Only available to Local Units of Government and Non-Profits)

Applicant Information

Applicant Renovare Ypsilanti Homes, LLC (Land Contract Holder)
Contact: Jill Ferrari
Address: 42 Watson Street, Suite B Detroit, MI 48201 Phone No.: 313-348-7236
Type of Ownership: X Private Public Developer (Entity) Name: Renovare Development, LLC
Property Owner: City of Ypsilanti Contact: Joe Meyers

X Brownfield Plan Approved (or expected to be approved) on this date: City approval was on June 21st,
Brownfield Authority planned for July 14th

Project/Property Information

Project Name: 220 North Park Street
Project Description: 46-unit single family development
Address/Location: 220 N Park Street, Ypsilanti, MI
No. Buildings: 46 Square Footage of Buildings: 1,000 to 1,200 s.f.
Property Acreage: 4
Parcel Identification No(s): 11-11-09-111-004
Zoning: Public, PUD Pending Surrounding Land Use: Residential
Previous Owners: City of Ypsilanti



Historic Property Uses: Boys and Girls Club

Eligible Activities

Please describe eligible activities proposed to be funded by LBRF: Site assessment, site preparation, public infrastructure, private infrastructure, assistance with disposition

Anticipated Cost: \$2,700,000 (\$1,000,000 LBRF Loan Request)

Previous Environmental Activities Completed

X Phase I X Phase II ☐ BEA ☐ Remediation ☐ None ☐ Unknown

Please describe environmental conditions: A small amount of contamination exists near the southern border of the property. Delineation and removal will be required.

Please provide cloud links to any relevant environmental reports.

Application Information

Please describe how the request satisfies the current LBRF policy standards related to Smart Growth Principles, 2015 Housing and Affordability and Economic Equity Analysis, potential for new tax base, location within a downtown or existing commercial or industrial areas, new job creation, positive environmental impact, and blight removal: The project will create 46 housing units. 50% of the units will be set aside for families at or below 80% AMI. While the remaining units are not restricted, they will still be below market rate, or "Attainable."

Please provide a Site Map, Aerial, and/or Site Plan for the redevelopment.



Community Impact

Please describe the impact you feel your proposal will have on the community: _____

This project will provide much-needed affordable housing to Ypsilanti. It will allow current renters to purchase in the area, and retain employees for local employers.

Need for LBRF Funding

Please describe why this funding is necessary for project feasibility: _____

The large amount of eligible activities required for the project (\$2,714,180.65) make private financing for the total TIF amount infeasible.

Project Funding

See attached

Has funding been secured? X Yes ☐ No

Please list types and amounts.

Source of Funds: Michigan Community Capital Amount: \$ 7,622,495

Source of Funds: Ann Arbor Area Community Foundation Amount: \$ 1,000,000

Source of Funds: Washtenaw County ARPA Amount: \$ 4,600,000 (inc.a PORTION of \$1M as DPA to buyers)

MEDC CRP: ☐ Yes ☐ No Amount: \$ _____

Brownfield Grant/Loan: ☐ Yes ☐ No Amount: \$ _____

Washtenaw County LBRF Funds: Yes Amount: \$ 1,000,000

		Developer Reimbursement Complete																																		
Project	Maple Shoppes	Michigan Inn	Zingerman's	Arbor Hills	618 S. Main	Jiffy Warehouse/140 Buchanan	544 Detroit	Packard Square	Water Street	Kingsley Condos - 221 Felch	615 S. Main -A2	Grand View Commons-Dexter	1140 Broadway-A2	Thompson Block	309 N. Ashley	Broadway Park-Roxbury		Maple Oaks-Saline																		
Project Parameters																																				
*Brownfield Plan - Total Approved Elig Activities	\$	1,209,027.00	\$	655,640.00	\$	1,233,937.00	\$	5,400,000.00	\$	4,628,636.00	\$	580,676.00	\$	698,773.00	\$	3,582,222.00	\$	22,874,634.00	\$	5,109,420.00	\$	4,489,510.00	\$	3,370,613.00	\$	13,159,069.00		\$	2,739,022.00							
Brownfield Plan - Maximum Developer Reimburseme	\$	1,010,042.00	\$	569,414.00									\$	4,000,000.00						\$	4,000,000.00							\$	2,039,022.00							
Actual Approved Eligible Activity Expenses	\$	1,010,042.00	\$	397,839.13	\$	600,218.85	\$	4,384,556.00	\$	2,726,826.00	\$	298,463.97	\$	383,368.00	\$	3,431,092.00				\$	4,000,000.00	\$	2,609,663.57	\$	1,552,678.00	\$	6,787,385.93		\$	1,876,130.05		\$	68,267.50			
Approved Eligible Activity Expense Reimbursed to Dat	\$	715,592.41	\$	397,839.13	\$	257,929.41	\$	4,230,383.96	\$	1,452,203.00	\$	298,463.97	\$	168,770.92	\$	3,431,092.00				\$	2,400,545.77	\$	2,609,663.57	\$	190,530.43	\$	2,123,450.99		\$	22,885.43		\$	49,563.19			
Remaining Approved Eligible Activity Expenses	\$	294,449.59	\$	-	\$	342,289.44	\$	154,172.04	\$	1,274,623.00	\$	-	\$	214,597.08	\$	-	\$	-	\$	-	\$	1,599,454.23	\$	-	\$	1,362,147.57	\$	4,663,934.94	\$	-	\$	1,853,244.62	\$	-	\$	18,704.31
Approved Interest to be Reimbursed	\$	41,282.00	\$	36,964.00	\$	212,171.16	\$	1,015,444.00	\$	457,335.21	\$	-	\$	67,833.69		53,331.18									213,705.45											
Interest Reimbursed to Date			\$	36,964.00												53,331.18																				
Remaining Interest to be Reimbursed	\$	41,282.00	\$	-	\$	212,171.16	\$	1,015,444.00	\$	457,335.21			\$	67,833.69		-									213,705.45											
Project Financial Activity																																				
12/31/21 Fund Balance	\$	-	\$	-	\$	5,000.00	\$	-	\$	-			\$	5,000.00			\$	156,495.82	\$	-	\$	77,639.00	\$	118,713.82	\$	-	\$	6,876.68	\$	-	\$	1,574.03	\$	-		
TOTAL 2022 REVENUES																																				
Application Fee	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		
Interest Revenue*																																				
TIF Revenue/Capture	\$	16,419.79	\$	11,743.77	\$	202.28	\$	118,304.11	\$	76,351.01	\$	38,993.50	\$	2,475.00			\$	34,137.70	\$	205,396.92			\$	78,775.36	\$	324,448.31	\$	15,341.94	\$	5,288.63	\$	244.96	\$	1,397.71		
Total Revenues	\$	16,419.79	\$	11,743.77	\$	202.28	\$	118,304.11	\$	76,351.01	\$	38,993.50	\$	2,475.00	\$	-	\$	34,137.70	\$	205,396.92	\$	-	\$	78,775.36	\$	324,448.31	\$	15,341.94	\$	5,288.63	\$	244.96	\$	1,397.71		
2022 EXPENDITURES																																				
Certified Expense Reimbursement	\$	13,230.79				65,873.11	\$	52,417.01	\$	-	\$	2,960.00	\$	-	\$	-	\$	74,481.92			\$	179,540.18	\$	245,879.44	\$	21,402.62	\$	2,999.63	\$	-						
Administrative Fee Transfer	\$	3,189.00	\$	1,847.00	\$	3,089.00	\$	52,431.00	\$	23,934.00	\$	6,368.00	\$	2,596.00			\$	3,100.00	\$	84,680.00			\$	8,977.00	\$	-	\$	-	\$	2,289.00	\$	-	\$	-		
LBRF Revenue or Deposit	\$	-	\$	9,896.77	\$	5,097.00	\$	-	\$	-	\$	28,980.50	\$	-			\$	-	\$	-			\$	-	\$	45,573.87	\$	-	\$	-	\$	81.62	\$	2,548.00		
State of MI Brownfield Fund (Approved after 2014)										\$	3,645.00	\$	1,919.00				\$	1,248.00	\$	46,235.00	\$	38,583.00	\$	8,972.00	\$	32,995.00	\$	816.00	\$	-	\$	32.50	\$	-		
Total Expenditures	\$	16,419.79	\$	11,743.77	\$	8,186.00	\$	118,304.11	\$	76,351.01	\$	38,993.50	\$	7,475.00	\$	-	\$	4,348.00	\$	205,396.92	\$	38,583.00	\$	197,489.18	\$	324,448.31	\$	22,218.62	\$	5,288.63	\$	114.12	\$	2,548.00		
Misc Refund																																				
Current Brownfield Account Balance	\$	-	\$	-	\$	(2,983.72)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	186,285.52	\$	-	\$	39,056.00	\$	-	\$	-	\$	-	\$	-	\$	1,704.87	\$	(1,150.29)		
* Includes Admin and LBRF Funds																																				
Total of all 2021 CY TIF Reimburse Transfers	\$	634,382.45																																		
Total 2022 CY LBRF CAPTURE	\$	92,177.76																																		
Total of all CY 2022 Admin Transfers (from 2021 TY)	\$	192,500.00		16 Active Projects																																
Total of all CY 2019 Admin Transfers	\$	165,000.00		15 Active Projects																																
Total of all CY 2018 Admin Transfers	\$	164,999.72		15 Active Projects																																
Total of all CY 2017 Admin Transfers	\$	164,113.00		15 Active Projects																																
Total of all CY 2016 Admin Transfers	\$	150,739.88		ACCOUNT BALANCES SUMMARY																																
Total of all CY 2015 Admin Transfers	\$	114,437.35		Admin Fund Cash Reserves as of 5-6-22*			\$	186,745	* Less than the \$192,500 transferred in April due to \$20K negative balance due to transfer error in 2021																											
Total of all CY 2014 Admin Transfers	\$	87,198.19		LBRF Interest earned since 2017 as of 1-10-22 (inc. in bal. below)			\$	63,221																												
2022 LBRF Capture Running Current Yr Total	\$	92,177.76		LBRF Balance as of 5-6-22			\$	2,817,256																												

TRANSACTION APPROVALS REQUESTED

PROJECT					
	Total TIF Capture	Current Balance	Prop 2021 Admin	LBRF	Developer Reimbursement
Maple Shoppes					
Michigan Inn					
Zingerman's					
Arbor Hills					
618 S. Main					
Jiffy/140 Buchanan					
544 Detroit St					
Kingsley Condos					(error in winter 2021 capture left \$3,000 in account - need to reimburse)
615 S. Main					
1140 Broadway -Beekman on Broadway					
309 N. Ashley					
Broadway Park					
Grandview Commons					
Water Street					
Thompson Block					
Maple Oaks					
Grand Total	\$ -	\$ -	\$ -	\$ -	\$ -



Washtenaw County Brownfield Redevelopment Authority

Local Brownfield Revolving Fund (LBRF) Policy

Purpose: The Washtenaw County Brownfield Redevelopment Authority (WCBRA) established a Local Brownfield Revolving Fund (LBRF) to assist with brownfield projects in WCBRA member communities. This policy is hereby adopted to guide review of applications for LBRF loan or grant funds in support of brownfield activities.

The WCBRA intends to utilize LBRF funds to most effectively advance the goals of the program, stated herein. The Local Brownfield Revolving Fund is capitalized from dedicated tax increment revenue (TIR) captured from projects within member communities of the Washtenaw County Brownfield Authority. Therefore, revenues accruing to the LBRF may not necessarily be awarded geographically in the same proportion as the LBRF TIR was captured.

The WCBRA may seek reimbursement of some or all grant funds using Tax Increment Financing as part of the approved Brownfield Plan for the project, and will utilize Tax Increment revenues for repayment of loans.

Application Eligibility

Below is a table that indicates program eligibility for different organizations. Please note that of all the eligible entities below, private developers are not eligible for grants.

LBRF Eligibility Table

	Local Unit of Government	Non-Profit Organization	Economic Development Organization	Land Bank	Private Developer
Grant	Yes	Yes	Yes	Yes	No
Loan	Yes	Yes	Yes	Yes	Yes

Eligible Activities

The LBRF will be used to further the purpose of the Program, which is to facilitate the redevelopment of previously developed sites classified as a “facility”, historic resource, functionally obsolete or blighted, or as otherwise eligible, as defined in PA 381 of 1996, as amended (Act 381).

The LBRF may be used only to pay the costs of eligible activities on eligible property that is included in an approved Brownfield Plan, as defined in Act 381. The WCBRA may



Washtenaw County Brownfield Redevelopment Authority

prioritize applications for available funds, is under no obligation to fund all or any projects, and shall review each application on a case-by-case basis.

LBRF Program Requirements

- LBRF *grant* and *revolving loan* funds may only be used to support redevelopment of brownfields in Washtenaw County communities that have joined the WCBRA.
- LBRF funds may be used by the WCBRA to conduct eligible activities when such use is deemed necessary to encourage redevelopment of a brownfield site.
- The awarding of loans or grants, and the amount of the award, shall be solely at the discretion of the WCBRA.
- Grants may be awarded to an eligible entity only to finance Act 381 eligible activities on sites that will be tax-exempt after redevelopment.
- Grant and loan recipients must not be a liable party, as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (PA 451 of 1994, as amended).
- All awards of LBRF funds are contingent on successful adoption of a Brownfield Plan, which establishes site eligibility and includes all eligible activities and costs that will be funded by the LBRF grant or loan.
- LBRF Grants and Loans will not exceed the current maximum amount as established from time to time by the WCBRA and will be prioritized to fund mitigation of conditions that pose an imminent public health threat, environmental response activities, due care activities, due care assessments, and environmental due diligence, in that order.
- In addition to general requirements, the following apply to LBRF loans:
 - LBRF loans are intended to support development projects that are demonstrated to be economically viable to the satisfaction of the WCBRA, and will create additional tax base for the host community and County. The WCBRA may request project financial information suitable for project and developer viability evaluations.
 - Only one loan will be awarded to each project.



Washtenaw County Brownfield Redevelopment Authority

- o No loan for any project will be issued in an amount exceeding \$1,000,000 or the amount available in the LBRF, whichever is less.
- o The repayment period for each loan will be negotiated, but generally will not exceed 15 years. The loan interest rate, amortized over the loan period from the date of first payment, shall be 50 percent of the Wall Street Journal Prime Rate on the date of loan closing. To accommodate project economics, the date of first payment may be deferred up to the date of first TIR reimbursement of eligible costs under the approved Brownfield plan, but deferral shall not exceed three years after the loan closing date without prior approval of the WCBRA.
- o Any Loan approval is contingent upon execution of a Loan Agreement and Security Agreement between the applicant and the WCBRA that details all aspects of the loan.

LBRF Funding Review Criteria

- o The extent to which the project reduces the extent, migration, and/or exposure to environmental contamination.
- o The project will remove significant blight from a property.
- o The extent to which the project effectively addresses or intervenes in an immediate real or potential public health threat.
- o The extent to which the funds support stated affordable housing goals in the [2015 Housing Affordability and Economic Equity Analysis](#), as applicable.
- o The degree to which the project meets [Smart Growth Principles](http://smartgrowth.org/smart-growth-principles).
smartgrowth.org/smart-growth-principles
- o Funding or funding commitments sufficient to complete the project are available.
- The following additional criteria will be used for LBRF loans:
 - o Additional financial security may also be requested by the WCBRA for loans.
 - o Location of the site within traditional downtowns and existing commercial and industrial areas.
 - o The number of local temporary and permanent jobs created as a result of the redevelopment.



Washtenaw County Brownfield Redevelopment Authority

LBRF Application:

- o An [LBRF application](#), which must provide a project description and how funding is critical to the project and consistent with [WCBRA policies and procedures](#) (link: <http://bit.ly/1P4hnFA>), is required for any LBRF request.
- o For LBRF loans, a non-refundable application fee of \$1,000 is required.

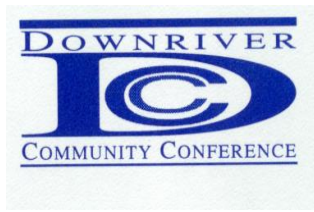
Adopted August 7, 2014 by the Washtenaw County Brownfield Redevelopment Authority

Revised and Re-Adopted December 3, 2015

Revised and Re-Adopted March 3, 2016

Revised and Re-Adopted May 4, 2017

Revised and Re-Adopted August 2, 2018



**DOWNRIVER COMMUNITY CONFERENCE BROWNFIELD CONSORTIUM
USEPA ASSESSMENT GRANT
APPLICATION**

Please return the completed form and attachments to:

John D'Addona
Brownfield Program Manager
Downriver Community Conference
15100 Northline Road, Suite 121
Southgate, MI 48195
(734) 362-3477 Fax (734) 281-0265
John.DAddona@dccwf.org

Application Information

Developer: Ann Arbor Housing Development Corporation Contact: Darren McKinnon, DMC Real Estate Services

Address: 2000 South Industrial Highway, Ann Arbor, MI 48104 Phone No.: 734-845-9199

Email Address: dmckinnon@dmc-res.com

Type of Ownership: ☐ Private ☒ Public Owner (Entity) Name: City of Ann Arbor

Property Access Agreement In-place: ☒ Yes ☐ No ***Proof of access required before project can be approved***

Property Information

Project Name: 2000-2050 South Industrial Highway Property Acreage: Approx. 4 acres

Address/Location: 2000-2050 South Industrial Highway, Ann Arbor, Michigan 48104

No. Buildings: Two Square Footage of Buildings: 9100-square foot and 7,700 square foot

Parcel Identification No(s): 09-12-04-200-013

Zoning: Commercial

Surrounding Land Use: Commercial/light-industrial with residential to the northeast

Current Owner: City of Ann Arbor

Previous Owners: City of Ann Arbor since 1964; prior to, occupied by farmsteads/nurseries

Historic Property Uses: Farming, municipal services including garage/maintenance shop, and recycling center

Assessment Grant Request

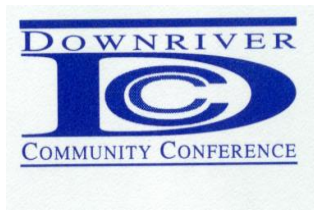
☐ Phase I ☒ Phase II ☒ BEA/Due Care ☐ Hazardous Materials Survey ☒ Other subsurface investigation

Anticipated Cost: \$20,000

Previous Environmental Activities Completed

☒ Phase I ☒ Phase II ☐ BEA ☐ Remediation ☐ None ☐ Unknown

Please provide copies of any available environmental reports.



Personal knowledge/common knowledge of environmental issues on the site:

Numerous underground storage tanks, automotive maintenance activities, recycling of oils and batteries, fill material, and historic railroad spurs. Prior investigations have indicated the presence of soil and groundwater contamination of various volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and heavy metals.

Potential Environmental Concerns

- | | | |
|--|--|--|
| ☐ Former Gasoline Station | ☐ Asbestos/Lead | ☐ Industrial Property |
| ✓ Tanks (Above/Below Ground) | ☐ Drums | ☐ Abandoned Buildings |
| ✓ Other Potential Environmental Hazards: | <u>Potential hydraulic lifts, automotive maintenance activities, fill material, and recycling of oils and batteries.</u> | |

Potential for Redevelopment

Planned Reuse: Redevelopment for residential affordable housing

- | | |
|---|---|
| ☐ Existing Development Agreement | ☐ Developer actively pursuing the property |
| ☐ Interest has been expressed in property | ✓ City/Township is actively pursuing redevelopment |
| ☐ High potential for redevelopment once it is cleared and/or response activities taken | |

Comments: _____

Please provide site plans for redevelopment, if available.

Community Impact

Please describe the impact you feel your proposal will have on the community.

Creation of numerous affordable housing units within the City of Ann Arbor in addition to the remediation of many RECs on city owned land.

Capital Investment and Economic Impact

Total Project Investment: TBD Anticipated Project Development Date: TBD

Total Estimated New Taxes Generated: TBD Anticipated Project Completion Date: TBD

Estimated Permanent Jobs Created: TBD Estimated Temporary Jobs Created: TBD

Has funding been secured? ☐ Yes ☐ No Please list types and amounts.

Source of Funds: City Affordable Housing Millage Funds Amount: TBD

Source of Funds: _____ Amount: \$ _____

Source of Funds: _____ Amount: \$ _____

Brownfield TIF: ☐ Yes ✓ No Potential Amount: \$ _____

Brownfield Grant/Loan: ✓ Yes ☐ No Amount: \$20,000