

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

Board Present: Trevor Woollatt – Chair, , Sam Baushke, Colleen O'Toole, Joe Meyers - Secretary, Christy Maier,

Board Absent: James Harless, Sue Shink, Allison Krueger – Vice Chair

Staff: Nathan Voght – OCED

Joining the Meeting: Jill Ferrari and Shannon Morgan – Renovare 220 N. Park, Tom Fitzsimmons and Greg Copp – 330 N. Fifth/312/314 Detroit Street

Handouts: LBRF Projections spreadsheet (previously emailed to the Board)

1. Call to Order

Chair Woollatt called the meeting to order at 9:07 a.m.

2. Public Comment

There was no public comment.

3. Approval of Agenda

J. Meyer moved to approve the agenda, (2nd S. Baushke), and the motion passed unanimously.

4. Approval of June 9th, 2022 Meeting Minutes

J. Meyers moved to approve the June 9th meeting minutes, with the revision noting “Vice Chair Krueger” called the meeting to order, (C. O'Toole), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None disclosed.

6. Business

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

Staff re-introduced the project. The developers previously came to informally present the project. Jill Ferrari, one of the developers from Renovare, discussed the financing for the project, including a \$1M loan from the Ann Arbor Area Community Foundation, and construction financing from Michigan Community Capital.

T. Woollatt asked Ms. Ferrari how much they are having to borrow out of the \$13M project cost, to which she replied everything except the Interest that may accrue, and the potential County ARPA contribution of \$3.6M.

Staff discussed with the Board the substantial public subsidy and support this project requires, including the City giving the property to the developers, the County ARPA funding, and TIF

funding, etc. Given the affordable housing community benefit, he suggested a waiver of the \$5K Brownfield Plan application fee be considered.

T. Woollatt expressed support for waiving the fee, and C. O'Toole did as well.

C. O'Toole moved to approve the Brownfield Plan for 220 N. Park, in the City of Ypsilanti, including a waiver of the County Brownfield Authority \$5,000 Brownfield Plan application fee (2nd J. Meyers), and the motion passed unanimously.

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

N. Voght referred to the LBRF Application in the packet, and stated the developers are seeking a \$1M LBRF Loan to support the 220 N. Park Project. He reminded the Board of the current unobligated LBRF fund balance of about \$2.7 M. Mr. Voght stated that he has reviewed the project, and the community benefits included, as a whole. He's considered the City of Ypsilanti's support for the project, and substantial Community Benefits Ordinance process that resulted in requirements for owner-occupancy and marketing to existing City renters, for example. Finally, the potential for County ARPA funding support, this project is a public/private project, and one that might be considered eligible for a partial LBRF Grant. He's recommending that the Board consider a 50% Loan, and 50% Grant.

J. Meyers stated that he is supportive of a Loan/Grant.

J. Ferrari stated that the County ARPA funding may trigger a Davis/Bacon prevailing wage requirement for the project, so she wondered if the Grant could be designated "up front?" Staff responded that there will be two separate Agreements and that the grant funds are independent of the Loan.

J. Meyers moved to approve a \$500,000 LBRF Loan for 220 N. Park, with loan terms to be negotiated by the developers with staff (2nd C. Maier), and the motion passed unanimously.

C. O'Toole moved to approve a \$500,000 LBRF Grant to 220 N. Park (2nd J. Meyers), and the motion passed unanimously.

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

Staff provided background on the project, with 14 condos and some retail/office space, and underground/surface parking, located in Kerrytown, Downtown Ann Arbor.

T. Woollatt asked the developers, Greg Copp and Tom Fitzsimmons, both in attendance, if they were aware of the large underground storage tank on the property.

The Board discussed the project further, and J. Meyers moved to approve the Brownfield Plan (2nd C. O'Toole), and the motion passed unanimously.

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

Staff referred to the Work Plan in the packet, which has been reviewed and aligns well with the approved Brownfield Plan. The Reimbursement Agreement is in review by the developer's attorney, and we are awaiting potential revisions to our template. Staff recommends the Reimbursement Agreement be postponed to the August meeting.

C. Maier moved to approve the Act 381 Work Plan for 3874 Research Park Drive (2nd J. Meyers), and the motion passed unanimously.

The Board agreed to postpone the Reimbursement Agreement to the August meeting.

5. June Financial Report – Information Only

Staff referred to the Report, which is for information only.

7. Other Business

J. Meyers informed the Board that Senator Jeff Irwin announced a \$4M clean up grant for Water Street, and Senator Debbie Dingell has announced an additional \$4M in clean up for the site. He believes with this funding, the majority, if not all, of the environmental remediation will be completed.

The Board discussed the PCBs on the site, and TSCA requirements.

8. Public Comment:

None.

9. Adjournment:

The meeting was moved by J. Meyers to adjourn at 9:57 a.m. (2nd C. O'Toole), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the August 10, 2022 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.