

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, October 6, 2022, 9:00 a.m.

Board Present: Trevor Woollatt – Chair, James Harless, Sam Baushke, Christy Maier, Sue Shink, Joe Meyers – Secretary, Colleen O'Toole 9:17 a.m.

Board Absent: Allison Krueger – Vice Chair

Staff: Nathan Voght – OCED, Jacques Jones – OCED Planning and Policy Intern

Joining the Meeting: Patti McCall – TetraTech, for 237-247 Monroe Saline LBRF Grant, Nicholas G. Maloof – Associated Environmental for 5135 Plymouth Road, Jill Ferrari – Renovare (on Zoom)

Handouts: None

1. Call to Order

Chair Woollatt called the meeting to order at 9:06 a.m.

2. Public Comment

There was no public comment.

3. Approval of Agenda

J. Harless moved to approve the agenda, (2nd J. Meyers), and the motion passed unanimously.

4. Approval of September 8th, 2022 Meeting Minutes

J. Meyers moved to approve the September 8th meeting minutes (2nd S. Baushke), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None disclosed.

6. Business

1. 220 N. Park Collateral Agreement – Action

Staff referred to the sample Collateral Agreement in the packet, which is a template we previously approved, but explained that the construction lender's loan and LBRF Loan repayment details need to be finalized before this agreement can be signed. Staff asked the Board to authorize staff to work with the developers and County Corporation Counsel to finalize the details.

J. Meyers moved to authorize staff to negotiate final details of the Collateral Agreement with the developer and County Corporation Counsel, and execute the Agreement (2nd S. Shink), and the motion passed unanimously.

2. 237-247 Monroe, City of Saline, Request Increase to LBRF Grant and Approve LBRF Grant Costs for Reimbursement – Action

N. Voght stated the Board previously approved about \$78,000 in funding previously. The City proceeded with the work, and there were significant cost overruns in several tasks. The final costs ended up at almost \$200,000.

Patti McCall, from TetraTech was on hand and discussed the project budget. Board member Colleen O'Toole, Saline City Manager, providing information as well. After additional questions and discussion, the Board was supportive of approving and reimbursing the final project amount requested.

J. Meyers move to approve an increase in the LBRF Grant Award to \$199,778.83, and approve a final reimbursement amount that would be due, after the increase, of \$164,618.86 (2nd C. Maier), and the motion passed unanimously.

3. 5135 Plymouth Road, Phase II Env. Assessment Grant Application – Action

Staff referred to the application for Phase II for this property, proposed for an art and antique gallery. The site is a former gas station and located in Superior Township. Staff talked to Superior Township Manager, Ken Schwartz, about the application and he had no concerns with the Authority considering the request.

Nick Maloof, with Associated Environmental, was in attendance at the meeting and discussed the specific scope of the investigation. He provided a range of cost estimate from about \$15K to \$25K. He stated the site is a Facility, but the data is 15 years old. In 2013 benzene was discovered at concentrations that exceeded criteria.

J. Harless moved to approve 50% of the maximum allowed \$15,000 for a private site for the Phase II investigation (2nd C. Maier), and the motion passed unanimously.

4. Discuss Introduced Senate Bills Amending Act 381 to Allow Affordable Housing Costs as Eligible Activity

Staff referred to the introduced Senate Bills, and the history of the State Land Bank presenting to the Board in March of 2020 on using the existing provisions to include housing costs in a Brownfield Plan to support the disposition of municipal-owned land for economic development purposes.

The 220 N. Park project includes \$730,000 of housing costs in the Brownfield Plan, to support the construction of the 23 affordable units. However, as the MEDC does not support this, these costs are Local Only in the Plan.

Staff has various concerns upon first reading of the Bills, including adding MSHDA as another state reviewing entity for Brownfield Plans. A meeting of Brownfield Authorities is scheduled to review the amendments and provide feedback. Members J. Harless, T. Woollatt, and S. Baushke expressed an interest in attending. Staff would ask the other Authorities about including the Board members.

S. Shink expressed concern that these amendments would increase the chances that more demolition of homes would be encouraged and potential displacement of people and families making them homeless. N. Voght stated that he didn't see anything in the amendments that would increase that likelihood, and further, there are existing provisions in the Act that requires the Plan to disclose if any individuals or families will be displaced.

5. September Financial Report – Action

Staff referred to the Report, with additional summer 2022 reimbursements for Michigan Inn, Grandview Commons in Dexter, Maple Oaks in Saline, and 1140 Broadway in Ann Arbor.

Michigan Inn will be fully paid out, including all LBRF capture, with this final transaction. The 1140 Broadway TIR is Personal Property TIR, which had not been captured yet.

J. Meyers moved to approve the noted transactions (2nd J. Harless), and the motion passed unanimously.

7. **Other Business**

J. Harless provided an update to the Board on a recent call with Main Street Park Alliance regarding the Federal Screw Site. The scope of the Phase II was expanded beyond what is necessary for the proposed use, so the Park Alliance was told that the scope the Authority can fund is more narrow than the investigation they appear to want to conduct.

They are drilling in October for the work the Authority is funding, and will have to fund some additional investigation they feel they need by themselves.

8. **Public Comment:**

None.

9. **Adjournment:**

The meeting was moved by J. Harless to adjourn at 10:18 a.m. (2nd S. Shink), and the motion passed unanimously.

The Board realized they had not approved the State of Michigan 3 mills SET invoice, to J. Meyers moved to re-convene the meeting (2nd J. Harless), and the motion passed.

J. Meyers moved to approve the State of Michigan 3 mills SET invoice for the 2021 tax year (2nd J. Harless), and the motion passed unanimously.

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