

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
Monday, June 5, 2023, 10:00 a.m.

Board Present: Trevor Woollatt, Joe Meyers, James Harless, Christy Maier, Allison Krueger – Chair, Justin Hodge

Board Absent: Sam Baushke – Secretary, Colleen O'Toole – Vice Chair

Staff: Nathan Voght – OCED

Joining the Meeting: Anne Jamieson and Daniel Urena – Jamieson Consulting, Heather Seyfarth and Wendy Carty-Saxon – Ann Arbor Housing Commission, Tim Stout – O'Neil Construction, Adrianna Jordan – City of Chelsea, Joe Ziolkowski – Main Street Park Alliance, Troy Helmick – SME, Derric Scott – J24:7 for 124 Pearl Street, Katie Jones – City of Ypsilanti

Handouts: Draft 2021-2022 Annual Brownfield Authority Report, for comment

1. Call to Order

Chair Krueger called the meeting to order at 10:01 a.m.

2. Public Comment

There was no public comment.

3. Approval of Agenda

J. Hodge moved to approve the revised Agenda, with Business Item #4, 124 Pearl Street, added (2nd J. Meyers), and the motion passed unanimously.

4. Approval of May 11th, 2023 Meeting Minutes

J. Meyers moved to approve the May 11th minutes (2nd J. Harless), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None declared.

6. Business

1. Main Street Park Alliance, Federal Screw Works Site, Chelsea, Project Update – Info

Staff introduced Joe Ziolkowski, from the Main Street Park Alliance. He provided a project updated, and ongoing discussions with the City. A Letter of Interest was approved by the City last week. He reported that they've raised \$2.5 from residents, and are looking to EGLE for a \$1M grant and \$650K low interest loan. So, total raised is \$3.5M, but the project budget is about \$6.5M. And only about 5 individuals make up the raised donations so far.

They've spent about \$135K in testing so far, \$65K of which came from the BRA LBRF Grant. A

Res App will be submitted to EGLE in July, to propose an overall clean up criteria that will be protective of public health and the intended use.

They found 3 underground storage tanks, and Magellan is responsible for them. Magellan will be digging test pits and address the tanks. They've confirmed NAPL going down to 24 ft. They plan to go down 10 ft. for clean up and remove contaminants.

The area needing to be remediated of the NAPL is about 100 ft. by 200 ft. Main Street Park Alliance plans to apply for an LBRF grant of about \$700K to do the cleanup, which the Board previously indicated a willingness to consider. They plan to apply at the August Brownfield Authority meeting.

The Board asked Adrianna Jordan, from the City of Chelsea, who was in attendance, for comment on the City's position at this time. She indicated talks are active, and a letter of intent was received last week, and things are going in the right direction. The City has hired the environmental attorney from Miller/Canfield, Matthew Greenberg, who the Board knows well.

The Board thanked Mr. Ziolkowski for the presentation, and they look forward to more discussion and the LBRF application in August.

2. 121 Catherine Street LBRF Application, Ann Arbor Housing Commission – Action

Staff introduced Anne Jamieson and Wendy Carty-Saxon, who were in attendance at the meeting. Staff referred to the LBRF application and accompanying spreadsheet showing breakdowns of various eligible activities, and what is proposed to be funded by the requested LBRF Grant, and a potential EGLE grant. Ms. Jamieson walked the Board through the costs to be covered.

The EGLE grant would be applied for by the Housing Commission, and Ms. Jamieson would assist with administration. J. Meyers asked for the status of City approval, to which Ms. Carty-Saxon replied that the Planning Commission has approved the Plan with staff conditions.

J. Harless asked what Avalon's N. Washington LBRF grant request would be, in the City of Ypsilanti. Ms. Carty-Saxon stated that it will be between \$300,000 and \$700,000, but they are still making a more exact determination.

The Board then discussed all the pending LBRF applications, and current LBRF unobligated balance of about \$1.5M, and expected deposits. Staff included projected deposits through 2027:

2023	<i>No LBRF Capture rest of 2023 calendar year</i>
2024	<i>\$710,000 (Kingsley Condos, 618 S. Main and Arbor Hills, and 4 other projects)</i>
2025	<i>\$1,000,000 (618 and Arbor Hills)</i>
2026	<i>\$200,000 (Various projects)</i>
2027	<i>\$1,000,000 (1140 Broadway)</i>

J. Meyers moved to approve the LBRF Grant application in the amount of \$959,406. C. Maier asked if there was a way to do the project without the excavation, to which Ms. Jamieson responded no. C. Maier further asked if there was a chance at any surprises, to which Ms. Jamieson again responded that it is unlikely as they have done a lot of subsurface investigation, and they know what's underground. J. Hodge then supported the motion made. J. Harless then reminded the applicant that DCC RFL Funding may be possible for the project, and Ms. Jamieson agreed and would consider it. The motion was called and passed unanimously.

3. 124 Pearl Street Phase II Environmental Assessment Grant Application – Action

This agenda item was added by the Board as part of the revised agenda for today's meeting. Mr. Scott, the prospective purchaser, and Mr. Helmick, with SME, are in attendance. Staff referred to the Phase II application, which the Board asked for at the May meeting, when it approved the Phase I, to have more more detail on scope prior to approval.

Mr. Helmick had more information about historic uses, including adjacent dry cleaners and a gas station constructed on the site in the 1950s.

J. Harless moved to approve the Phase II Investigation application, up to a total amount of \$15,000, including the previously approved Phase I, for 124 Pearl Street, (2nd C. Maier), and the motion passed unanimously.

4. May 2023 Financial Report – Information

Staff referred to the Financial Report, which is updated this month, and only for information.

7. **Other Business**

N. Voght stated that MAVD development will be submitting a Brownfield Plan Amendment to add unexpected environmental costs of the project.

J. Harless asked that the BF Plans and Reimbursement Agreement documents be uploaded for all projects on the County webpage. N. Voght stated he would have this done.

The Board discussed the draft 2021-2022 Annual Program Report, and will provide feedback to staff. The Board asked for two additional project highlight pages that are more representative of the typical project. They discussed adding 1140 Broadway and the Leslie Science Center projects.

J. Harless asked about registering for the National Brownfields Conference, and having brownfield funds reimburse him. Staff was supportive, provided the Board agreed.

J. Hodge thanked the Board for moving the meetings to Mondays at 10 a.m. He also provided an update on the ongoing County Land Bank discussions. He asked about wetlands banks that EGLE does as an example, and A. Krueger, who works for County Parks, indicated that's a County parks area of operation.

8. **Public Comment:**

None.

9. **Adjournment:**

J. Meyers moved to adjourn the meeting at 11:18 a.m. (2nd J. Harless), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the July 10th, 2023 meeting, held at 200 N. Main, lower level SMALL conference room, downtown Ann Arbor.