

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
Tuesday, November 6, 2023, 10:00 a.m.

Board Present: Allison Krueger – Chair, Colleen O'Toole – Vice Chair, Christy Maier, James Harless, Trevor Woollatt, Justin Hodge, Katie Jones, Jenn Cornell

Board Absent: Sam Baushke – Secretary

Staff: Nathan Voght – OCED

Joining the Meeting: Tom Wackerman – ASTI Environmental, Joe Ziolkowski – Main Street Park Alliance, Wendy Carty-Saxon – Avalon Housing, Michael Appel – Avalon Housing, Amanda Carlisle – Washtenaw County Housing Alliance, Paul Montagno – Carlisle/Wortman Associates for City of Chelsea, Martin Colburn – City of Chelsea City Manager, Mark Zayatz – Hydro Logic, David Esau on Zoom – Architect for Avalon Housing, Kathy Keinath – Civil Engineer for Avalon

Handouts: None

1. Call to Order

Chair Krueger called the meeting to order at 10:00 a.m.

2. Public Comment

Amanda Carlisle, Housing Alliance of Washtenaw County, spoke in favor of the Authority granting the LBRF request for 206-210 N. Washington from Avalon Housing.

3. Approval of Agenda

C. O'Toole moved to approve the Agenda (2nd J. Harless), and the motion passed unanimously.

4. Approval of October 17th, 2023 Meeting Minutes

J. Harless requested to revise Business item #1 to add a statement "...this request and the Main Street Park Alliance." He also asked a revision be made in the next paragraph that reflects he thought the Chelsea remediation was a project that Act 381 was intended to address. C. Maier stated "Michael" was misspelled in Business Item #1.

J. Harless moved to approved the minutes as revised (2nd T. Woollatt), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None declared.

6. Business

1. 206-210 N. Washington, Avalon Housing, LBRF Grant Application – Action

The Board discussed how both business items that are requesting LBRF grants be discussed and moved. J. Harless moved to defer action on both Business Items #1 and #2 until discussion on both has finished (2nd C. O'Toole) and the motion passed unanimously.

Michael Appel, from Avalon Housing, presented on their project at 206-210 N. Washington, including the ownership by the City of Ypsilanti, and the City seeking a development partner after acquiring the site from foreclosure. He spoke how Avalon has been working with the City, County and City of Ypsilanti Historic District Commission on the site. They are proposing 22 housing units, 8 of which will be Supportive Housing. The request from Avalon is for \$704,755 in LBRF grant funding.

There are many funding sources, including County HOME funds. Board members C. Maier and A. Krueger asked questions about the project. Board member J. Hodge arrived at the meeting at 10:22 a.m..

2. Main Street Park Alliance, Chelsea, Former Federal Screw Site, LBRF Grant Application – Action

The Board moved on to discussion of the next LBRF application for the Main Street Park Alliance. The request is for \$804,010 in LBRF Grant funding. Joe Ziolkowski, from Main Street Park Alliance, presented on the request. He showed a board with an aerial photo of the site, and the area of NAPL that needs to be excavated and disposed of, prior to development of a City Park. He stated the MSPA has acquired the site, and has a Development Agreement with the City. The Agreement states that after the park is developed, the City will acquire it for \$1.

Mr. Ziolkowski continued saying a RES App has been submitting to EGLE and is being reviewed. A \$1M grant from EGLE has been committed, as well, which will address direct contact concerns for future park users. He stated they've raised \$3M in private donations so far. A study by the City showed a lack of park space for residents, where 50 acres is needed, but there is only 26 acres currently.

The plan is to start the project in summer of 2024. Remediation of the southwest corner first, which would be funded by the LBRF grant request, and then putting a cap on the entire site.

N. Voght asked about the public storm sewer that bisects the site, and that previously it wasn't clear that the City would be able to replace it during excavation and work on the park site by MSPA. The new City Manager for the City of Chelsea, Martin Coburn, was in attendance and stated that the City is coordinating with MSPA and will replace the storm line during park development.

J. Harless asked about the status of the RES App to EGLE. Mr. Ziolkowski stated that Ashley Lesser, from EGLE, is reviewing it now, and has had it for a month. Mr. Harless further asked why is the project proceeding, and an LBRF grant being requested now, prior to RES App approval? Mark Zayatz, from Hydro Logic, the environmental consultant for MSPA, explained that EGLE has not approved the NAPL excavation. The NAPL is critical, as there's evidence it's in utility corridors, under the public sidewalk, and encroaching on the residential property to the south. The MSPA is planning to acquire the house to the south and incorporate the property in the park design.

J. Harless asked if MSPA can wait until fall of 2025 to be reimbursed the \$200K portion of their \$800K request, which the Authority will not have until then. Joe Ziolkowski responded that they could wait. J. Harless also stated that funding Interest is a possibility.

J. Harless moved to approve the LBRF Grant application for the Avalon project at 206-210 N. Washington at the requested amount of \$704,755 (2nd J. Hodge), and the motion passed unanimously.

J. Harless moved to approve the LBRF Grant application for MSPA at the full \$804,010, with the condition and understanding that there will be a delay in full reimbursement until the Authority received projected additional LBRF capture in the fall of 2025, and further that the Authority will help secure a loan guarantee based on future Tax Increment revenue into the LBRF, if necessary (2nd J. Hodge), and the motion passed unanimously.

3. October 2023 Financial Report – Action

The report is for information only.

7. Other Business

J. Hodge updated the Board on the County Land Bank progress. There was a housing strategy presentation in October, and there was concern that the Land Bank would prevent the County from preventing foreclosure. He said more time will be required to sort out and communicate what the role and advantages of a County land bank could be. It's still his goal to establish one before the end of next year.

C. O'Toole asked if letters of support from local units may be useful, and this was discussed further.

8. Public Comment:

Martin Colburn, new Chelsea City Manager, wanted to introduce himself and thank the Board for their support of the MSPA site and future City Park. He also indicated they would like to look at increasing housing supply in the City.

9. Adjournment:

J. Harless moved to adjourn the meeting at 11:08 a.m. (2nd T. Woollatt), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the December 4, 2023 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.