

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, June 13, 2024, 9:00 a.m.

Board Present: Allison Krueger – Chair, Sam Baushke – Secretary, Christy Maier, Trevor Woollatt, Katie Jones

Board Absent: Colleen O'Toole – Vice Chair, Justin Hodge, Jenn Cornell, James Harless

Staff: Nathan Voght – OCED

Joining the Meeting: Greg Copp – MAV Development, and Ken Garber – a member of the public, and Brett Border, with Dahlmann Properties, and Andy Andre on Zoom and Bret Stuntz on Zoom.

Handouts: None

1. Call to Order

Chair Krueger called the meeting to order at 9:02 a.m.

2. Public Comment

None.

3. Approval of Agenda

A. Krueger suggested to postpone Business Item #3 to a future meeting, as election of officers needs more board members to be available. K. Jones moved to postpone Business Item #3, (2nd T. Woollatt), and the motion passed unanimously.

4. Approval of May 9th, 2024 Meeting Minutes

C. Maier had several typos to be corrected. C. Maier moved to approved the minutes with the minor corrections (2nd S. Baushke) and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None declared.

6. Business

1. 90 Maple Street Environmental Assessment Grant Application – Action

Staff updated the Board on the proposed redevelopment of the Depot in Depot Town. This project will require many incentives, and the developers are talking to the MEDC, and has met with staff about Brownfield incentives.

This request is to fund 50% of the cost of a Phase I on the Depot, with a Phase II application expected, and will be cost-shared with the Downriver Community Conference. They will switch environmental consultants to one of the ones on retainer with the DCC.

C. Maier asked about the 11 ft. strip of land. Brett Border, with Dahlmann Properties, provided clarification.

Mr. Border continued to discuss the improvements they envision, including a raised area on the north side of the site with a fountain or other amenity.

T. Woollatt made a motion to approve 50% of the cost of the proposed Phase I Environmental Assessment for 90 Maple Street (2nd C. Maier), and the motion passed unanimously.

2. 312/314 Detroit Street Act 381 Work Plan Amendment – Action

The Brownfield Plan was amended in 2023, and an updated Work Plan is needed to submit to the State. Gregg Copp, the developer with MAV Development, updated the Board on the project. 12 of 15 condo units have sold.

Bret Stuntz, with SME, explained what aspects of the work that EGLE would not pay for, which included the remediation of the southern part near the barbecue restaurant. EGLE was ok with all the activities on the northern part of the site. Staff explained in the Board memo in more detail the costs that EGLE would not cover, which were in the original Brownfield Plan.

C. Maier moved to approve the Act 381 Work Plan Amendment (2nd T. Woollatt), and the motion passed unanimously.

3. May 2024 Financial Report – Information

Staff referred to the updated Financial Report, which was for information only.

7. Other Business

There was no other business.

8. Public Comment:

None

9. Adjournment:

C. Maier moved to adjourn the meeting at 9:26 a.m. (2nd K. Jones), and the motion passed unanimously.

C. Maier agreed to replace S. Baushke on the 310 E. Huron Brownfield Plan Review sub-committee, due to potential conflict of interest.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the August 22, 2024 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.