

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 10, 2024, 9:00 a.m.

Board Present: Allison Krueger, Colleen O'Toole – Chair, James Harless, Sam Baushke – Vice Chair, Christy Maier, Katie Jones - Secretary, Trevor Woollatt

Board Absent: Justin Hodge, Jenn Cornell,

Staff: Nathan Voght – OCED

Joining the Meeting: Ken Garber – a member of the public, David DiRitta – Roxbury, Heather Smith – EGLE, Joe Ziolkowski – MSPA on Zoom.

Handouts: None

1. Call to Order

Chair O'Toole called the meeting to order at 9:00 a.m.

2. Public Comment

Ken Garber commented on the Broadway Park Brownfield Plan amendment and the \$20M earmark. Also, ARPA funding was referenced. Will the tax capture be reduced in the Brownfield Plan Amendment?

3. Approval of Agenda

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

4. Approval of August 22nd, 2024 Meeting Minutes

J. Harless mentioned S. Baushke's last name misspelled and a typo in business Item #3 on the third line. T. Woollatt moved to approve the minutes as amended (2nd J. Harless) and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

T. Woollatt declared a conflict with Business Item #1, Dorsey Estates Amended Act 381 Work Plan.

6. Business

1. Dorsey Estates Amended Act 381 Work Plan – Action

T. Woollatt removed himself from the meeting table.

Staff described the Amended Work Plan and the purpose. He gave a project update.

J. Harless moved to approve the Amended Work Plan for submittal to EGLE and the MEDC (2nd C. Maier), and the motion passed unanimously, with one abstention, T. Woollatt.

2. Broadway Park Brownfield Plan Amendment – Form Review Sub-Committee

T. Woollatt rejoined the meeting table.

Staff updated the Board on the proposed Amendment. Mr. DiRitta, with Roxbury, the developer, is here to answer questions, and provided an update on the project.

Staff pulled up the Table 1, Eligible Activities Table, and the comparison between the original 2019 table, and proposed amended Table.

Board members C. Maier, J. Harless, A. Krueger, and S. Baushke volunteered on the sub-committee.

3. Main Street Park Alliance, Federal Screw Works Site, Chelsea, Amend LBRF Grant Budget – Action

Staff indicated the developer would like to reduce the budget in soil removal and add a tank removal category, with overall LBRF Grant budget staying the same. Due to timing, the tanks have already been pulled.

T. Woollatt moved to approve the budget amendment as presented (2nd S. Baushke), and the motion passed unanimously.

4. Maple Oaks Recommendation to BOC to Terminate Brownfield Plan – Action

The Board had discussed how to handle 2024 capture on the project at the last meeting. They had directed staff to determine the process for Brownfield Plan termination, and there is a recommended motion here to set the process in motion. It will go to the City, first, then to the BOC.

A motion was made by C. Maier to recommend to the City of Saline and County Board of Commissioners to take necessary action to Terminate the Maple Oaks Brownfield Plan. The following reasons are in support of this motion: 1) The majority of Eligible Activities are for a future development phase that has not been constructed, nor any application made for necessary Site Plan, Zoning, or other required approvals by the City of Saline; 2) The anticipated start date of construction of the northern phase and initial capture has passed, with no indication of intentions on the part of the developer to submit required plans or permit applications to proceed with this phase; 3) Tax Increment Capture is due for summer 2024, and it is not in the interest of the Authority or taxing jurisdictions to capture taxes where utilization of those taxes to reimburse for Eligible Activities is not imminent and clear; 4) the Termination of this Plan does not prevent the developer from seeking approval of a new Brownfield Plan, if appropriate, and 5) No development activity has occurred in the past 2 years that was contemplated in the Brownfield Plan. (2nd T. Woollatt), and the motion passed unanimously.

5. August/September 2024 Financial Report – Action

T. Woollatt moved to approve the Financial Report and all noted transactions (2nd J. Harless), and the motion passed unanimously.

7. Other Business

The Board asked if Rockwell in Chelsea went to the MEDC. The Scio Twp MSHDA Brownfield Plan for Urban Crossroads was discussed. The old depot in Depot Town at 90 Maple Street was discussed.

8. Public Comment:

Staff introduced Heather Smith, with EGLE, in attendance. She is our Grant representative for the 300 N. Zeeb and 2 W. Michigan Ave. EGLE grants.

9. Adjournment:

J. Harless moved to adjourn the meeting at 9:43 a.m. (2nd C. Maier), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the November 14, 2024 meeting, held at 200 N. Main, lower level small conference room, downtown Ann Arbor.