



Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, August 14th 2025 9:00 a.m.

200 N. Main, Ann Arbor, Lower Level Large Conference Room

Zoom Link to Webinar for Public to Join the Meeting:

<https://washtenawcounty.zoom.us/j/85376581877> (updated link for 2025 meetings)

Dial In Number: (number based on your current location):

+1 312 626 6799 US (Chicago) +1 470 250 9358 US (Atlanta) +1 470 381 2552 US (Atlanta) +1 267 831 0333 US (Philadelphia) +1 301 715 8592 US (Washington DC)

1. Call to Order

2. Public Comment*

3. Approval of Agenda

4. Approval of Minutes

- a. May 8th, 2025 Meeting

5. Board Member Conflict of Interest Disclosure

6. Business

- 1. Brownfield Program Support – Increase Contract Compensation – Action
- 2. Arbor South Legal Fees – Discussion/Action
- 3. Emerald Glen East MSHDA Housing TIF Plan Brownfield Plan Review Sub-committee – Action
- 4. 350 S. Fifth Project Introduction and Form Transformational Brownfield Plan Review Sub-Committee - Action
- 5. Federal Screw/Main St. Park Alliance Supplemental LBRF Grant Request – Action
- 6. Broadway Park CMI Grant Proposal – Discussion
- 7. August 2025 Financial Report – Information

7. Other Business

8. Public Comment*

9. Adjournment

*All public comment will be limited to three (3) minutes per person

Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
Meeting held in-person at 200 N. Main, downtown Ann Arbor
Lower Level SMALL Conference Room

DRAFT MEETING MINUTES
Thursday, May 8, 2025, 9:00 a.m.

Board Present: Sam Baushke – Chair, Allison Krueger, Christy Maier – Secretary/Treasurer, James Harless, Katie Jones – Vice-Chair, Trevor Woollatt

Board Absent: Elle Cole, Jenn Cornell, Katie Scott

Staff: Nathan Voght – OCED, Anne Jamieson with Jamieson Development Consulting.

Joining the Meeting: Ken Garber, Jill Ferrari – Renovare, Elizabeth Massering – SME, Ryan Tobias – Urban Crossroads, David DiRita and James Van Dyke – Roxbury Group

Handouts: None

1. Call to Order

Chair Baushke called the meeting to order at 9:05 a.m.

2. Public Comment

Ken Garber spoke about the Broadway Park Brownfield Plan Amendment, referring to the \$20M legislative earmark, \$1M EGLE Grant, and commenting that the additional funding should have reduced the TIF drastically. Mr. Garber also stated the advanced approval by the Brownfield Authority is unusual.

3. Approval of Agenda

Staff requested that a new Business Item #7 be added, DEI Policy. J. Harless moved to approve the agenda as amended, (2nd C. Maier), and the motion passed unanimously.

4. Approval of April 10th, 2025 Meeting Minutes

C. Maier moved to approve the April 10th minutes (2nd K. Jones). J. Harless had several corrections to the Business Items on page 2 and 3 of the minutes. C. Maier had a correction to Business item #1. (2nd K. Scott) and the motion passed unanimously.

The original motion maker and 2nd supported the corrections and affirmed their motion and support, and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None.

6. Business

1. Brownfield Program Support for May/June, Jamieson Development Consulting – Action

Staff asked Ms. Jamieson to introduce herself. Ms. Jamieson discussed her work in the Brownfield arena, and commented she already knows many of the Authority members. Staff

discussed the proposed consulting contract to manage brownfield program projects while staff is on extended vacation. A not to exceed amount for the contract of \$15,000 is proposed.

J. Harless moved to approve the proposed brownfield consulting contract with Jamieson Development Consulting (2nd K. Jones), and the motion passed unanimously.

2. 1140 Broadway Eligible Activity Approval, 4th and Final Request – Action

Staff referred to the submittal by SME. This is the 4th and final submittal for Eligible Activities for the 1140 Broadway/Beekman on Broadway development. This request is for \$513,528.19, which will bring the total activities approved up to the maximum of \$10,898,443.

C. Maier moved to approve \$513,528.19 in Eligible Activities (2nd J. Harless), and the motion passed unanimously.

3. Broadway Park Conditional Approval of Brownfield Plan Amendment – Action

Staff reminded the Authority of the history of the project, with a 2019 Plan approval, originally, and years of delays, and now the project breaking ground in the last couple years. David DiRita, with Roxbury, the developer, provided additional information on the financials of the project, and that even with the 2019 Brownfield Plan, it did not close the financial gap, and they knew they needed to raise millions more in funding. Costs have about doubled for the project. This Plan Amendment reflects the additional ARPA, EGLE and other grant funding sources, which did reduce Eligible Activities in some areas, but other costs, particularly non-environmental, have increased. Interest is added to ensure the \$17.3M in original eligible activities is maintained in the Amendment.

The Authority asked about the \$20M ARPA grant from the State. Mr. DiRita explained those funds helped close the gaps, and because it was for the Conservancy, who will develop, own and maintain the large public recreation areas and facilities on the site, it allowed those public recreation areas to be remediated and developed first. The private part of the development has not even begun yet.

T. Woollatt moved to approve the Brownfield Plan Amendment, on the condition of approval by the City of Ann Arbor City Council, (2nd J. Harless), and the motion passed unanimously.

4. 206 N. Grove Phase II Environmental Assessment Grant, City of Ypsilanti – Action

Staff referred to the AKT Peerless cost estimate for the Phase II, at \$11,750. The Authority already funded the Phase I for \$2,750.

J. Harless asked that the proposed boring locations be added to the Phase II scope.

C. Maier moved to approve the Phase II cost of \$11,750 for 206 N. Grove, (2nd T. Woollatt), and the motion passed unanimously.

5. The Crossroads Brownfield Plan Presentation, Scio Twp – Discussion

Staff introduced Ryan Tobias, the project developer. Mr. Tobias introduced himself and talked about other projects his company has worked on, such as Pacific Rim, The Pardo and Packard Row. The Plan is for about 215 apartments, 43 of which will be affordable at 80% AMI. The Plan went to the Township last year, and has been re-worked. The overall TIF is \$14M, about \$9M of which will be MSHDA housing subsidy. Other costs are Site Preparation and Infrastructure.

Staff indicated the Brownfield Plan may be going back to the Township in the coming months.

6. Dorsey Estates, Approval of Eligible Activities and Reimbursement to IFF – Action

Staff referred to the 2023 and 2024 capture on Dorsey Estates, and the submitted Eligible Activities for the project, which at this point far exceed the proposed reimbursement of \$37,843.73. This amount leaves \$728 in the 3 mills of SET that we will owe the State from 2024 capture.

The reimbursement will be from Site Demolition costs of \$42,135 from Draw #2 on the project.

T. Woollatt approved \$42,135 in Site Demolition costs (2nd K. Jones), and the motion passed unanimously.

T. Woollatt moved to reimburse to IFF \$37,843.73 in Tax Increment Revenues (2nd J. Harless), and the motion passed unanimously.

7. DEI Policy – Discussion/Action

Staff referred to the draft DEI Policy emailed to the Board recently. The Office of Community and Economic Development has been given a directive from County Administration to create a plan for an area of deficiency identified in the County employee survey from 2024. The area of DEI was selected to focus on. The Board discussed the County's current DEI policy, and the Opportunity Index. It's not clear what achievements have been made in these areas, does the County have a report? Staff was not aware of what reporting out has occurred.

The Authority reviewed the policy, and members were invited to provide comments, and a final draft will be completed.

8. May 2025 Financial Report – Action

There is no action this month, just noting an error made in proposed Administrative capture on the previous financial report, which staff fixed when doing the Admin transfers. It's just being noted to the Board at this time.

7. Other Business

None.

8. Public Comment:

There was no public comment.

9. Adjournment:

C. Maier moved to adjourn the meeting at 10:43 a.m. (2nd K. Jones), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the August 14, 2025 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.



Washtenaw County Brownfield Redevelopment Authority

Agenda Summary Memo

REGULAR IN-PERSON MEETING

9:00 a.m. Thursday, August 14th, 2025

200 N. Main, Lower Level Large Conference Room, Ann Arbor

TO: Washtenaw County Brownfield Authority

FROM: Nathan Voght, Washtenaw County Brownfield Coordinator

DATE: August 7th, 2025

This regular board meeting will be held in-person, at 200 N. Main, lower level Large Conference Room, downtown Ann Arbor. Any public wishing to participate can attend the meeting in-person, or use the provided Zoom Webinar link on the meeting agenda.

Business Items:

1. Brownfield Program Support – Increase Contract Compensation – Action

Anne Jamieson, of Jamieson Development Consulting, provided brownfield program support during staff's absence from Mid May to early July. There were more required hours and cost than originally estimated. The original not-to-exceed contract amount of \$15,000 needed to be increased to \$25,000. The final cost was approximately \$24,000, and it has been paid out and contract closed. Ms. Jamieson needed to contract closed to be able to engage in other consulting work.

The final cost for the consulting work highlights the volume of projects being considered at the moment, and their required oversight. It would be beneficial to the program to look for redundancy in staff so that this kind of cost can be avoided in the future.

2. Arbor South Legal Fees – Discussion/Action

The Board previously determined that 3rd party legal fees from Dykema, hired by County, to conduct the review of legal documents and agreements between the County Authority, developer and City of Ann Arbor. The Authority agreed to pay the fees, and seek reimbursement in the Brownfield Plan. To date, \$6K in legal fees have been paid. The project is still being considered by the City of Ann Arbor, and there is still considerable high level negotiation occurring between the City and Developer. Staff wants to discuss this approach one more time, as there is potential for significant more legal fees, and if the project does not proceed, we will not be reimbursed.

The Board should consider asking for these fees to be paid at this time, and potentially an escrow for future legal fees.

3. Emerald Glen East MSHDA Housing TIF Plan Set Brownfield Plan Review Sub-Committee – Action

Allen Edwin Homes proposes 30 single family homes on 14 acres in the City of Manchester. Six of those units are proposed to be rented and restricted to 120% of AMI or lower, for a period of 15 years. Developer reimbursement will be 21 years, and the last 2 years will reimburse the City for \$120,000 in

infrastructure, and LBRF. The developer will be providing a project introduction, and the Board needs to form a Brownfield Plan Review Sub-Committee.

[Here is the draft Brownfield Plan](#)

[Here are the Brownfield Plan Attachments](#)

[Here is the MSHDA Housing Subsidy Calculation](#)



4. 350 S. Fifth, Ann Arbor, Project Introduction and Form Transformational Brownfield Plan Review Sub-Committee – Action

This site is the former YMCA adjacent to the Blake Transit Center in downtown Ann Arbor. The YMCA was demolished in 2008, and had 100 affordable housing units located within. The Ann Arbor Housing Commission purchased the site from the City in 2023, and is partnering with Related to construct

approximately 130 affordable housing units between 30% and 80% AMI. A Transformational Brownfield is being considered, and the MEDC has already given the project a Notice to Proceed.

Here is an [informational presentation on the project](#) from June. A draft Transformational Brownfield Plan is forthcoming.

5. Federal Screw/Main St. Park Alliance Supplemental LBRF Grant Request – Action

The Authority granted \$804,010 in activities, then an additional \$207,000 in activities on the Main Street Park Alliance public park site. A total of \$315,529.98 of the total of both LBRF grant remains unreimbursed. Final response and due care activities resumed this spring, and there is an additional \$128,436.08 that the MSPA is seeking to cover with an LBRF grant.

The MSPA is requesting approval and reimbursement of \$315,529.98 in remaining LBRF Grant funds for the current LBRF Grant, and an increase in the LBRF grant of \$128,436.08. Reimbursement of existing LBRF grant funds would occur once the grantee pays all invoices.

[Here are the back up invoices for the actions above.](#)

6. Broadway Park CMI Grant Proposal – Discussion

The County previously secured a \$499,000 CMI grant to assist the Lower Town Conservancy with remediation activities associated with the large public recreation area of the development. EGLE has invited the County to secure the remaining \$501,000 to conduct additional soil remediation activities. The authorization to apply to EGLE was approved by the County Board of Commissioners on August 6th, and the application will be signed by the County Administrator this week.

EGLE required this timeline to use the funds from the State's current fiscal year, therefore staff, nor Anne Jamieson, was able to bring this any sooner to the Board.

[Here is the EGLE CMI Grant Project Application](#)

7. August 2025 Financial Report – Information

Please see the updated financial report for August. There are no transactions for approval at this time, other than noted above.

		Developer Reimbursement Complete																																				
Project	Maple Shoppes	Zingerman's	Arbor Hills	618 S. Main	544 Detroit	Water Street	Kingsley Condos - 221 Felch	Grand View Commons-Dexter	1140 Broadway-A2	Thompson Block	309 N. Ashley	Broadway Park-Roxbury	Maple Oaks-Saline	Dorsey Estates	4025 Packard Road	303 N. Fifth/312-314 Detroit	3874 Research Park Drive/Sartorius	Village of Ann Arbor	300 N. Zeeb																			
Project Parameters																																						
*Brownfield Plan - Total Approved Elig Activities	\$	1,209,027.00	\$	1,233,937.00	\$	5,400,000.00	\$	4,628,636.00	\$	698,773.00	\$	22,874,634.00	\$	5,109,420.00	\$	3,370,613.00	\$	13,159,069.00	\$	1,651,241.00	\$	2,739,022.00	\$	18,689,046.00	\$	781,957.00			\$	4,192,837.00	\$	3,455,087.00						
Brownfield Plan - Maximum Developer Reimbursement	\$	1,010,042.00	\$	817,265.00	\$	5,400,000.00	\$	3,708,031.00	\$	414,668.00	\$	4,000,000.00	\$	2,799,046.00	\$	10,898,443.00	\$	1,332,613.00	\$	2,039,022.00	\$	17,336,999.00	\$	550,000.00			\$	3,298,995.00	\$	2,735,438.00								
Actual Approved Eligible Activity Expenses	\$	1,010,042.00	\$	600,218.85	\$	4,384,556.00	\$	2,726,826.00	\$	383,368.00	\$	4,000,000.00	\$	2,044,368.00	\$	10,397,721.10	\$	975,696.00	\$	1,876,130.05	\$	-	\$	176,469.06														
Approved Eligible Activity Expense Reimbursed to Date	\$	984,172.60	\$	436,801.71	\$	4,384,556.00	\$	2,726,826.00	\$	295,202.19	\$	4,000,000.00	\$	1,236,805.44	\$	8,437,068.17	\$	65,866.77	\$	1,067,417.22	\$	-	\$	102,397.50														
Remaining Approved Eligible Activity Expenses	\$	25,869.40	\$	163,417.14	\$	-	\$	-	\$	88,165.81	\$	-	\$	807,562.56	\$	1,960,652.93	\$	909,829.23	\$	808,712.83	\$	-	\$	74,071.56	\$	-	\$	-	\$	-	\$	-						
Approved Interest to be Reimbursed	\$	41,282.00	\$	229,072.15	\$	1,015,444.00	\$	508,800.85	\$	70,648.00			\$	368,621.11																								
Interest Reimbursed to Date				\$	1,015,444.00	\$	508,800.85																															
Remaining Interest to be Reimbursed	\$	41,282.00	\$	229,072.15	\$	-	\$	-	\$	70,648.00			\$	368,621.11																								
Project Financial Activity																																						
12/31/24 Fund Balance	\$	-	\$	5,000.00	\$	-	\$	-		\$	250,348.83	\$	78,743.34		0.50		\$	(2,026.00)	\$	-	\$	19,489.88	\$	58,995.28		20,041.51	\$	543.49		\$	360,392.25							
TOTAL 2025 REVENUES																																						
Application Fee	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																
Interest Revenue*																																						
TIF Revenue/Capture	\$	19,601.38	\$	22,138.35	\$	45,532.95	\$	221,876.16	\$	11,247.61	\$	39,691.64		\$	167,316.56	\$	657,493.40	\$	17,808.46	\$	89,645.77	\$	3,348.16		\$	18,530.22		\$	58,695.84	\$	884.77	\$	4,618.21					
Total Revenues	\$	19,601.38	\$	22,138.35	\$	45,532.95	\$	221,876.16	\$	11,247.61	\$	39,691.64		\$	167,316.56	\$	657,493.40	\$	17,808.46	\$	89,645.77	\$	3,348.16	\$	-	\$	18,530.22	\$	-	\$	-	\$	58,695.84	\$	884.77	\$	4,618.21	
2025 EXPENDITURES																																						
Certified Expense Reimbursement	\$	16,412.38	\$	935.35			\$	8,651.61		\$	145,995.06	\$	562,419.40	\$	15,782.46	\$	34,950.77	\$	-							\$	389,753.09											
Administrative Fee Transfer	\$	3,189.00	\$	10,481.00			\$	2,596.00	\$	3,946.00	\$	78,743.34	\$	21,322.00	\$	-	\$	54,695.00	\$	1,127.00	\$	6,095.28		\$	60.00		\$	29,335.00	\$	88.00	\$	462.00						
LBRF Revenue or Deposit	\$	-	\$	15,722.00	\$	45,532.95	\$	221,876.16	\$	-	\$	-	\$	-	\$	95,074.00	\$	-	\$	-																		
State of MI Brownfield Fund (Approved after 2014)																																						
Total Expenditures	\$	19,601.38	\$	27,138.35	\$	45,532.95	\$	221,876.16	\$	11,247.61	\$	3,946.00	\$	78,743.34	\$	167,317.06	\$	657,493.40	\$	15,782.46	\$	89,645.77	\$	1,287.00	\$	6,095.28	\$	-	\$	60.00	\$	-	\$	419,088.09	\$	88.00	\$	462.00
Misc Refund																																						
Current Brownfield Account Balance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	286,094.47	\$	-	\$	-	\$	-	\$	-	\$	21,551.04	\$	52,900.00	\$	38,571.73	\$	483.49	\$	-	\$	-	\$	796.77	\$	4,156.21		
* Includes Admin and LBRF Funds																																						
Total of all 2025 CY Tax Increment Revenues	\$	1,378,831.51																																				
Total of all 2024 CY TIF Reimburse Transfers	\$	5,183,898.42																																				
Total 2024 CY LBRF Capture	\$	875,979.86																																				
Total 2023 CY LBRF CAPTURE	\$	211,548.00																																				
Total of all CY 2025 Admin from 2024 Tax Year	\$	212,179.62																																				
Total of all CY 2024 Admin Transfers (from 23 tax year)	\$	247,490.00	16 Active Projects																																			
Total of all CY 2023 Admin Transfers (From 2022 Tax Year)	\$	192,500.00	16 Active Projects																																			
Total of all CY 2022 Admin Transfers	\$	192,500.00	16 Active Projects																																			
Total of all CY 2019 Admin Transfers	\$	165,000.00	15 Active Projects																																			
Total of all CY 2018 Admin Transfers	\$	164,999.72	15 Active Projects																																			
Total of all CY 2017 Admin Transfers	\$	164,113.00	15 Active Projects																																			
Total of all CY 2016 Admin Transfers	\$	150,739.88	ACCOUNT BALANCES SUMMARY																																			
Total of all CY 2015 Admin Transfers	\$	114,437.35	Admin Fund Cash Reserves as of 4-18-25																																			
Total of all CY 2014 Admin Transfers	\$	87,198.19	LBRF Interest earned since 2017 as of 4-18-25 (inc. in bal. below)																																			
2024 LBRF Capture Running Current Yr Total	\$	378,205.11	LBRF Balance as of 4-18-25																																			

PROJECT						NOTES
FOR INFO ONLY	Current Account Balance	Total 2024 Capture	Proposed Admin	Proposed LBRF	Developer Reimbursement	



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

Washtenaw County Brownfield Redevelopment Authority Project Application Form

This application form must be completed by the applicant to initiate the brownfield process by the Washtenaw County Brownfield Redevelopment Authority (WCBRA). The completed application will then be submitted to the appropriate representative of the local municipality within which the proposed project is located. There are no deadlines for the submittal of applications -- applications will be accepted on an ongoing basis.

NOTE: The Project Concept Application (Application) is the first step for all brownfield redevelopment projects coming through the WCBRA. The Project Application is part of our commitment to partner with each Municipal Member throughout the brownfield redevelopment process.

Approval of the Application by the local municipality is **NOT approval of the brownfield project/plan** and the requested Tax Increment Financing (TIF). Approval gives Staff permission to assist the developer in creating a Brownfield Plan.

If a local municipality initially approves a project application, it is not obligated to approve the brownfield plan.

A County Application Fee is due upon submittal of the brownfield application and required checklist items. A separate County Processing Fee is due subsequent to approval of the Brownfield Plan by the Washtenaw County Board of Commissioners. Please refer to the Application Fee Schedule Attachment for required fees.

Additional Application Fee for Projects within the City of Ann Arbor, due to administrative review costs associated with the Financial Proforma Return on Investment Analysis and review of environmental criteria above the County process:

\$2,000: If no environmental activities are proposed, and no City environmental consultant review is needed

\$4,000: If environmental activities are proposed that require City environmental consultant review

Submit a PDF of the completed application form and any supplemental materials must be submitted to the Washtenaw County Office of Community and Economic Development, Brownfield Program, 415 W. Michigan Ave., Ste 2200, Ypsilanti, MI 48197.

For assistance in completing this application form, please contact the Washtenaw County Office of Community and Economic Development:

Nathan Voght, Brownfield Redevelopment Coordinator
voghtn@washtenaw.org

(734) 660-1061 phone
(734) 544-6749 fax

Additional information regarding Brownfield Applications and the Washtenaw County Brownfield Authority process is available online at <http://www.washtenaw.org/brownfields>.

Before submitting a project application, please make sure all items on the attached checklist are included. Project Application will not be reviewed until items are completed.



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

PROJECT APPLICANT INFORMATION

Date:

June 11, 2025

**Project Applicant
Name:**

Allen Edwin Homes

Mailing Address:

2186 East Centre Avenue
Portage, MI 49002

**Contact Person for
Applicant:**

Brian Farkas, Director of Workforce Housing

**Telephone/Fax
Numbers:**

248.412.3407

E-mail Address:

bfarkas@allenedwin.com

Property Owner Name:

MW-EG Land, LLC

Mailing Address:

1419 Burgundy
Ann Arbor, MI 48105

**Contact Person for
Property Owner:**

Santosh Mehra

**Telephone/Fax
Numbers:**

E-mail Address:

smehra@mehrainvest.com

PROJECT INFORMATION

Project Address:

716 Sandborn Rd
Manchester, MI 48158

Parcel ID Number(s):

16-16-11-226-018

Legal Description:

M.D. L4328 P886 "REMAINDER" ANNEXED INTO VILLAGE FROM P -16-11-200-008 03/02/01OWNER REQUEST MA 11-3A-1 PCL "I" COM AT E 1/4 COR SEC 10, TH N 88-06-38 E 468.45 FT TO POB, TH N 88-06-38 E 463.27 FT, TH N 02-21-31 W 416.72 FT, TH N 20-47-30 E 300.00 FT, TH N 88-03-32 E 123.05 FT, TH N 02-21-31 W 414.53 FT, TH S 87-38-29 W 458.89 FT, TH 318.93 FT ALNG CURV RT RDA=425.00 FT CH=S 28-11-46 W 311.50 FT, TH S 49-41-40 W 463.55 FT, TH S 40-18-20 E 114.95 FT TH S 54-16-37 E 117.52 FT, TH S 78-48-08 E 121.66 FT, TH S 01-53-22 E 357.46 FT TO POB. PT OF NW 1/4 SEC. 11, T4S-R3E. 14.80 AC. MORE OR LESS SPLIT ON 10/16/2000 FROM PM-16-11-226-015,PM-16-11-226-017,PM-16-10-105-001;

Located within WCBRA Member Municipality: ☒ YES

☐ NO



OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

Is the project located within a Downtown Development Authority (DDA)?

No

If yes, has the DDA been contacted? Do they support the project? If so, what level of support has been identified?

Not Applicable.

Proposed Project Description:

The proposed redevelopment consists of one vacant parcel totaling approximately 14.3 acres in the City of Manchester. The project will involve preparing the site for development to make way for 30 single family homes. The project will include a mix home single-family home designs, including options for a 2,085-square foot two-story home with 5 bedrooms and 2.5 bathrooms, a 1,190-square foot two story home with 4 bedrooms and 2.5 bathrooms, and an 1,800-square foot bi-level home with 3 bedrooms and 2.5 bathrooms. All homes are expected to include a 2-stall garage and 2 car driveways. The project intends to income restrict 6 units at 120% of area median income ("AMI") or lower and sell the balance of the units (24 total units for sale). The development will include preparing the site for development and will complement the existing housing development on the other side of Galloway Drive. The project will include the construction of "Emerald Ridge Drive" off of Galloway Drive that will enter the site, and branch into two cul-de-sac drives through the center of the property. The total capital investment on the project is expected to be approximately \$12,600,000. Construction on the project is planned to begin in the summer of 2025 and will be completed by fall of 2028.

- ☐ *Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.*

Proposed Redevelopment Use(s):

Housing Property

Anticipated Project Schedule/Critical Dates:

The project has site plan approval, and is expected to start construction this year following local approval of a Brownfield Plan. The 30 units are expected to be delivered on a 3-year build schedule, with approximately 10 homes coming online each year. The income restricted rental units are expected to be brought to market in the first year.

Status of Development Permits and Applications:

Site plan has been approved on the site. The Developer has not yet pulled building permits, and anticipates pulling building permits following local approval of a Brownfield Plan.



Description of Known or Suspected Environmental Contamination Concerns

A Phase I Environmental Site Assessment was completed on the subject property by Fishbeck dated December 20, 2024. The assessment revealed no evidence of RECs, HRECs, or CRECs in connection with the subject property.

- ☒ Attach environmental reports sufficient to document brownfield eligibility, such as Facility status, site history, and current site conditions. (i.e. Phase I, Phase II, BEA, etc)

Needed Eligible Activities and Projected Costs (if known):

- ☒ *Attach a copy of Eligible Activity Table.*
- ☐ *Attach additional pages if needed and supporting documentation or reports if available.*

Projected Private Investment in Redevelopment:

Estimated investment in the project is approximately \$9.7M.

For City of Ann Arbor Projects:

- ☐ *Prepare to provide, upon request, under separate cover, detailed proforma and project budget illustrating all related project expenses, sources of financing, and project financing gap.*

Anticipated Job Creation or Retention Impacts:

The project will be residential in nature, and is not expected to create meaningful jobs directly as a result of the project. However, the creation of housing is expected to allow existing and future employers attract and retain talent that may otherwise be difficult as a result of the housing shortage in Washtenaw County.



Other Significant Project Information:

Green Development Ventures, LLC, a wholly owned subsidiary LLC of Allen Edwin Homes that's primary purpose is land acquisition, has an executed purchase agreement for the property. Allen Edwin Homes has not yet closed on the property.

The Project proposes 6 units (20% of total units) to be income restricted at or below 120% of Area Median Income ("AMI") income. The project rents for the income restricted units are expected to be approximately \$2,500, which is far below 100% AMI rents for a 4-bedroom housing unit in Washtenaw County. MSHDA Control Rent in 2025, based on HUD's 40th percentile Fair Market Rent, is \$5,328 for a 4-bedroom unit. As a result of the high variance in rents across Washtenaw County, the control rent for this project was set at 100% AMI rent for a 4-bedroom unit, lower than MSHDA's standard control rent. The units are expected to be income restricted for a period of 15 years.

PROJECT APPLICATION CHECKLIST

Before submitting the project application, please make sure all items on the checklist are included. Project Application will not be reviewed until items are completed.

Ownership Documentation

- ☒ If the project applicant does not own the property,, please attach documentation to adequately demonstrate authorization to proceed with development planning, such as a purchase or development agreement or notarized letter, to submit this application form for consideration by the WCBRA.
or;
- ☐ Attach copy of current title commitment and proof of ownership.

Site Plan

- ☒ Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.

Financial Information and Eligible Activities

- ☒ Attach a copy of Eligible Activity Table and TIF Table broken down by taxing jurisdiction.

For City of Ann Arbor Projects:

- ☐ *Prepare to provide, upon request, under separate cover, detailed proforma and project budget illustrating all related project expenses, sources of financing, and project financing gap.*

Environmental Work Completed

- ☒ Attach or otherwise provide access to environmental reports sufficient to document brownfield eligibility, such as Facility Status, site history, and current site conditions. (i.e. Phase I, Phase II, BEA, , etc)



Application Fee Schedule

Adopted March 13, 2025

Brownfield Plan Fee Schedule	
Application Fee*	\$2,500
Processing Fee**	1% of Developer-Reimbursable Eligible Activities in Approved Brownfield Plan.
Minimum Processing Fee Per Project	\$3,000
Maximum Processing Fee Per Project	\$15,000

Housing Tax Increment Financing Brownfield Plan Fee Schedule	
Application Fee*	\$5,000
Processing Fee**	1% of Developer-Reimbursable Eligible Activities in Approved Brownfield Plan.
Minimum Processing Fee Per Project	\$3,000
Maximum Processing Fee Per Project	\$30,000

Transformational Brownfield Plan Fee Schedule	
Application Fee*	\$7,500
Processing Fee**	1% of Developer-Reimbursable Eligible Activities in Approved Brownfield Plan.
Minimum Processing Fee Per Project	\$3,000
Maximum Processing Fee Per Project	\$50,000

* A one-time, non-refundable Application Fee is due at the time of application.

** A one-time, non-refundable Processing Fee is due subsequent to the Washtenaw County Board of Commissioners' approval of the Brownfield Plan.

WCBRA GRANT for \$804,010 - APPROVED OCTOBER 10, 2024
ADDITIONAL GRANT FUNDS \$207,000 - APPROVED 2025
MSPA - FORMER FEDERAL SCREW WORKS PROPERTY, CHELSEA, MICHIGAN
HYDRO-LOGIC PROJECT No. 21-603
JULY 31, 2025

PROJECT TASK		APPROVED TASK BUDGET AMOUNTS	INVOICE AMOUNTS	REMAINING BUDGET AMOUNT
TASK 1: Delineation of Extent of On-Site Soil Contamination		\$9,300.00		
TASK 2: Waste Characterization and Waste Profile Activities		<u>\$16,825.00</u>		
TASKS 1 & 2 TOTAL		\$26,125.00		
05/16/23 HLA INV #14437 PAID MSPA CK #2038			\$19,071.23	
06/22/23 HLA INV #14443 PAID MSPA CK #2042			\$7,141.75	
10/10/23 HLA INV #14458 PAID MSPA CK #2050			<u>\$920.50</u>	
TOTAL TASKS 1 & 2 INVOICES			\$27,133.48	
TASKS 1 & 2 REMAINING BUDGET				-\$1,008.48
TASK 3: Access Contaminated Soil-Concrete Flatwork Demolition and Disposal Activities; and				
TASK 4: Access Contaminated Soil-Concrete Retaining Wall Demolition and Disposal Activities (SW Dig Area ONLY)				
TASK 5: Contaminated Soil Excavation and Disposal Activities		\$106,500.00		
TASKS 3, 4, & 5 TOTAL		<u>\$620,010.00</u>		
07/10/24 HLA INV #14508 PAID MSPA CK #2002			\$13,156.20	
10/12/24 HLA INV #14519 PAID MSPA CK #2012			\$27,813.84	
11/25/24 HLA INV #14526 PAID MSPA CK #2106			\$44,187.39	
09/30/24 PARKS INV #1994			\$22,250.00	
10/07/24 PARKS INV #1997			\$41,669.46	
10/14/24 PARKS INV #1998			\$129,723.35	
10/21/24 PARKS INV #1999			\$87,421.07	
11/26/24 PARKS INV #2012			<u>\$253,779.45</u>	
TOTAL TASKS 3, 4, & 5 INVOICES			\$620,000.76	
TASKS 3, 4, & 5 REMAINING BUDGET				\$106,509.24
TASK 6: Excavate & Dispose of (3) Existing USTs (NEW)		<u>\$51,375.00</u>		
11/25/24 HLA INV #14527 PAID MSPA CK #2109			\$11,704.65	
10/07/24 PARKS INV #1996			<u>\$36,641.13</u>	
TOTAL TASK 6 INVOICES			\$48,345.78	
TASK 6 REMAINING BUDGET				<u>\$3,029.22</u>
TOTAL APPROVED BUDGET AMOUNT - 2024		\$804,010.00		
TOTAL INVOICES for 2024			\$695,480.02	
TOTAL REMAINING WORK PLAN BUDGET as of 11/2024				<u>\$108,529.98</u>
ADDITIONAL WCBRA GRANT FUNDS RECEIVED - APPROVED 2025		\$207,000.00		
CURRENT WORK PLAN BUDGET AVAILABLE as of JULY 2025				\$315,529.98
HM ENVIRONMENTAL SERVICES INV #36477	\$614,243.71			
2025 LESS: REMAINING EGLE GRANT REIMBURSEMENT	<u>-\$299,965.40</u>			
06/06/25 HM INV #36477 BALANCE UNPAID			\$314,278.31	
06/29/25 CONSTRUCTION DESIGN SERVICES, INC. INV #8265			\$89,172.75	
07/08/25 HLA INV #14572 PAID MSPA CK #			<u>\$40,515.00</u>	
TOTAL INVOICES for 2025			\$443,966.06	
TOTAL REMAINING WORK PLAN BUDGET as of 07/2025				-\$128,436.08