Washtenaw County Brownfield Redevelopment Authority

IN-PERSON MEETING AGENDA

Thursday, October 9th 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):
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1. **Call to Order**
2. **Public Comment***
3. **Approval of Agenda**
4. **Approval of Minutes**
    a. September 11th, 2025 Meeting
5. **Board Member Conflict of Interest Disclosure**
6. **Business**
    1. Allen Edwin Homes 716 Sandborn Road, Manchester, MSHDA Housing TIF Brownfield Plan – Action
    2. City of Dexter DDA TIF Policy discussion with City Staff – Discussion
    3. 303 N. Fifth/Detroit, Approve Eligible Activities – Action
    4. LBRF Brownfield Authority Policy, review updated Draft – Discussion
    5. October 2025 Financial Report – Action
7. **Other Business**
8. **Public Comment***
9. **Adjournment**

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

For more information on this agenda please contact Nathan Voght, Washtenaw County Office of Community and Economic Development at (734) 660-1061 or voghtn@washtenaw.org.

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, September 11, 2025, 9:00 a.m.

Board Present: Allison Krueger, Elle Cole, Christy Maier – Secretary/Treasurer, James Harless, Katie Scott, Katie Jones – Vice-Chair

Board Absent: Jenn Cornell, Trevor Woollatt

Staff: Nathan Voght – OCED

Joining the Meeting: Latitia Sharp, Washtenaw County Treasurer
.
Handouts: None

1. Call to Order

Vice-Chair Jones called the meeting to order at 9:06 a.m.

2. Public Comment

None.

3. Approval of Agenda

Staff requested that a new Business Item #5 be removed.

J. Harless move to approve the Agenda removing Business Item #5 (2nd C. Maier), and the motion passed unanimously.

4. Approval of August 14th, 2025 Meeting Minutes

J. Harless made a motion to approve the minutes, revising Business Item #4 to indicate the T. Woollatt was volunteered to serve, as he was not present, (2nd A. Krueger), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None.

6. Business

1. Board Officer Elections, Appoint New Chair – Action

   Staff indicated elections are required as Sam Baushke, the current Chair, resigned from the Authority last month.

   J. Harless nominated Katie Jones as Chair, seconded by E. Cole, and the motion passed unanimously.

   C. Maier nominated Elle Cole to be Vice-Chair, seconded by J. Harless, and the motion passed unanimously.

2. <u>1155 Old Manchester Rd. Chelsea, Environmental Assessment Grant Application – Action</u>

   Staff introduced Sean McMickle, on Zoom, who is the applicant and proposed developer of the site, currently owned by the City of Chelsea. Mr. McMickle provided an overview of the proposed development. They were selected from 8 other developers, and propose 92 units of affordable housing. It will be a Tax Credit project. There is some historical dumping that occurred on the site.

   Geo Tech studies showed unsuitable fill, as well.

   Katie Scott arrived at 9:19 a.m.

   The developer is active in 6 states, and showed examples on the powerpoint. Coldwater is the closest location.

   The proposed Phase I cost is $5,000, due to MSHDA requirements.

   J. Harless moved to approve Phase I, II, and BEA, up to $15,000, matching DCC funding, pending approval of scope and cost of Phase II and BEA (2nd K. Scott), and the motion passed unanimously.

3. <u>2023-2024 Draft Biennial Brownfield Program Report – Discussion</u>

   Staff and the Board reviewed changes to the draft report. Additional edits will be sent via email to staff.

   The Board discussed how to distribute the report. Sending to all City Managers and Township Supervisors, EGLE, MEDC, MSDHA, and the Washtenaw delegation in Lansing was discussed. Staff will offer to present on the program to elected officials, as well.

4. <u>LBRF Brownfield Authority Policy – Discussion</u>

   At the last meeting, two LBRF applications were discussed, and some questions arose about the Authority’s policy on LBRF grants and loans. It was requested to add this to the agenda this month for further discussion.

   The Board debated LBRF grant limits, and if they should be raised. Should Affordable Housing be highlighted more as a criterion for approval? How much should the Authority set guidelines about what is considered affordable when awarding LBRF Funding, without infringing on the rights of local units to make their own determination?

   The Authority expressed interest on recruiting a housing expert to replace Mr. Baushke. Staff will reach out to Jennifer Hall, of the Ann Arbor Housing Commission for referrals. Also, the Board asked if MSHDA staff could attend a future meeting to discuss the Housing TIF program.

   Staff will add future LBRF revenue projections out to 2030 to understand better where balances will be. The Board next discussed the LBRF approval criteria, loan criteria, increasing the cap to 1.25M. Revisions were discussed, and staff will update and re-distribute.

5. <u>September 2025 Financial Report – Action</u>

   Staff noted the Ann Arbor Summer distribution has been received, and there are various transactions requested at this time.

K. Scott moved to approve the September 2025 Financial Report and all noted transactions (2nd E. Cole), and the motion passed unanimously.

7. Other Business

None.

8. Public Comment:

There was no public comment.
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9. Adjournment:

C. Maier moved to adjourn the meeting at 10:56 a.m. (2nd K. Jones), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the ___________, 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, October 9th, 2025

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

TO: Washtenaw County Brownfield Authority
FROM: Nathan Voght, Washtenaw County Brownfield Coordinator
DATE: October 2nd, 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. **Allen Edwin Homes 716 Sandborn Road, Manchester, MSHDA Housing TIF Brownfield Plan – Action**

   Please find a link to the Brownfield Application and proposed Brownfield Plan, dated September 19, 2025. This is proposed as a MSHDA Housing TIF Brownfield Plan. Allen Edwin Homes previously presented their proposed 30 unit single family home development, with 6 affordable rental homes, several months ago. The developer proposes a 120% Area Median Income limit to qualified households, but a maximum 100% AMI rent. This allows more room to find potential renters, where if income and rent limits are both set at 100% of AMI, this creates a "goldilocks" scenario in finding qualified renters. The Plan will go to Manchester City Council on Monday, October 6th for consideration.

   The Sub-Committee met to discuss the Plan on August 26th. The Plan was subsequently updated several times, and this final version reflects several more comments that staff provided, and the developer responded to in red, which were incorporated in the final Draft:

   1. *Has the City reviewed/vetted the projected Taxable Values of the homes? We like to be on the conservative side of these estimates, so that if anything, the plan pays off more quickly. Michael has indicated $175,000/home is reasonable – no changes here.*

   2. *First page of the Plan: "Approved by the Washtenaw County Brownfield Redevelopment Authority on…." "Approved by the Washtenaw County Board of Commissioners on…" This has been updated.*

   3. *Section 2.1, 2nd paragraph, states that total cost of elig activities are $3,474,908 and the interest is $1,070,746, which totals **$4,545,654**. But the total in the Eligible Activities Table for these items is $5,000 less ($,4,540,654). Can we find this discrepancy and fix it? I refer to the latter figure in my edit below in #4. Sorry, I am not seeing this issue in Table 1 – Eligible Activities Table, unless there is an older version referenced or we have not sent the most recent table. Apologies if so. Please let us know where this error is and we will update. The total at the bottom of the eligible activities table now shows $4,536,175 as a result of interest accrual changes below.*

   4. *Section 2.2.4 of the Plan, reword the 2nd and 3rd sentences: This plan allows for 5% simple interest rate, to be calculated on the unreimbursed developer Eligible Activities at the end of every calendar year. The total interest associated with eligible activities is anticipated to be $1,070,746, but could be higher or lower depending on rate of capture and reimbursement. However, total developer and City reimbursement for all Eligible Activities and Interest shall not exceed **$4,545,654**, pursuant to the Eligible Activities Table. Language has been updated. Based on the millage changes addressed below, the interest accrual has changed to $1,061,267. That is the updated number referenced in the Plan.*

5. *Section 2.13, the LBRF section, revise 2nd paragraph:*

    a. *Ten (10%) of the annual gross incremental Tax Increment Revenue will be captured by the Authority for either LBRF and/or Administrative operations, at the discretion of the Authority. In addition, a lump sum amount of $365,562 will be captured, after the developer and City reimbursement period, for the LBRF. The lump sum amount is based on 15% of the developer-reimbursable Eligible Activities in the Plan, excluding housing subsidy and interest. The LBRF funds will be used to support future redevelopment of brownfield sites within Washtenaw County.* *Paragraph has been updated.*

6. *The 10% annual Admin/LBRF capture is only calculated on the Local Tax Capture. It needs to be based on the gross total capture, including State. I know this will change the numbers, and we'll have to update the numbers for Admin, etc. in the Plan, but the Authority always calculates it this way. So, for example, in year 1, the Admin/LBRF capture should be $8,364, not $5,425.* *Understood. We added a BRA admin fee under state revenues.*

7. *On the TIF Capture table, the WISD millage of 5.4889 includes a partial debt millage (0.25 mills), which needs to be backed out of the capture. Can you list your total County millages down below in a footnote, to show how you got to 7.5495? Did you include the new Senior Millage of 0.5 mills?* *We were showing 2025 Winter and 2024 Summer County millages from BS&A shown on the attached. It looks like the 2025 County millages have changed here. We have updated County millages to what is shown on the link and broken out County Operating and County Special Purpose millages. County special purpose millages are annotated in footnotes. Notes from Michael have also been addressed (elimination of Bridge Bond millage and increase of the Fire millage to 1.65). We have pulled out 0.25 of WISD into non-capturable Debt.*

8. *What projections for Homestead Exemption rates for the 24 market rate homes for sale that you've built in to your capture assumptions? Based on School Operating projections, It appears you've built in a close to 100% exemption for the 24 market rate homes? Can you confirm? Correct. 6 income restricted rentals and 24 market-rate for sale homes. We are assuming all of the 24 market-rate for sale homes will be primary residences and eligible for the exemption. To the extent there are second home purchases or non-homestead exemptions, capture will increase, so we are taking the conservative assumption here. We are also assuming the 6 rentals will be brought online in year 1 of the total 10 homes in the first year, so the proportion of homestead exemption is 40%, then 70% in Year 2 (14/20), then stabilized at 20% upon full buildout.*

9. *Related to the above, the asterisk on "Base Taxable Value" in row 5, speaks to any loss of homestead will "decrease" the duration of the Plan. That's not guaranteed, as Taxable Values could wipe out any loss of homestead. Also, the asterisk should be put next to "Estimated New TV," right (row 6)? We're not referring to the base values. In the footnote, please just delete the last clause "….and the duration of the plan will decrease." We know TIF capture will increase, but it's not a sure thing the duration of the plan will decrease. Updated the footnote statement and moved the asterisk to Estimated New TV*

Below is the Eligible Activity Table from the proposed Plan:

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	**Cost**	**Completion Season/Year**
Department Specific Activities Sub-Total	**$ 5,000**	**Spring 2025**
Phase I Environmental Site Assessments	$ 5,000	
EGLE Eligible Activities Sub-Total	**$ 5,000**	
MSDHA Housing Development Activities Costs and Schedule		
MSHDA Eligible Activities	**Cost**	**Completion Season/Year**
Developer Infrastructure Sub-Total	**$ 1,617,868**	**Fall 2028**
Pipework, Roadwork, Sidewalks	$ 1,119,652	
Watermain Tap-In Fee	$ 30,000	
Sewermain Tap-In Fee	$ 87,000	
Home Meter Fee	$ 8,250	
Sewer and Water Home Tie In	$ 75,240	
Driveways	$ 111,726	
Gas and Electric	$ 90,000	
Site Lighting	$ 15,000	
Design, Engineering, and Inspections of Above	$ 81,000	
City Public Infrastructure Sub-Total	**$ 120,000**	
City Sidewalk Improvements	$ 120,000	
Site Preparation Sub-Total	**$ 300,000**	**Fall 2028**
Site Preparation, Earthwork/sand import, permit and inspections of above	$ 300,000	
Affordable Housing Financing Gap	**$ 1,044,360**	
Brownfield Plan/Act 381 Work Plan Preparation	**$ 20,000**	**Summer 2025**
Brownfield Plan Implementation - BRA	**$ 30,000**	
Brownfield Plan Implementation - Developer	**$ 50,000**	
MSHDA Eligible Activities Sub-Total	**$ 3,182,228**	
Contingency (15%)	**$ 287,680**	
Interest	**$ 1,061,267**	
Total Brownfield Eligible Activities	**$ 4,536,175**	

There is $2,000 per year in Authority Implementation fees included in the above. An additional $586,252 in annual LBRF/Administrative fees is projected, and an LBRF Lump Sum amount of $365,562 at the end of the reimbursement period. Total projected reimbursement period is 23 years.

Total projected MSHDA Rent Loss is $1,044,360 ($69,624 X 15 yrs), with detailed calculations here, and summarized below.

MSHDA Rent Loss Calculations

Number of Bedrooms	2025 HUD Fair Market Rent (40th Percential Rents)	MSHDA Calculated Control Rent	Project Control Rent		Project rent		Potential Rent Loss		Income qualified units		Total Annual Project rent loss		Life of Affordability	15
1	1346						$0		0		$0		$0	
2	1607		$ 2,690.00				$32,280		0		$0		$0	
3	1936		$ 3,107.00				$37,284		0		$0		$0	
4	2131	5327.5	$ 3,467.00		$ 2,500		$11,604		6		$69,624		$0	
5			$ 3,825.00				$45,900				$0		$0	

The proposed affordability period is 15 years. While the Authority expressed concern that the affordability period is not at least as long as the projected reimbursement period, in consultation with MSHDA staff, this is permitted under their guidance, and they do not share our concern. Ultimately, this goes back to the question of the nature of our role as the County, administering and supporting projects that local units of government approve.

The developer will be responsible for compliance of the affordable rental homes, and reporting to the Authority annually. The Authority is responsible for reporting on all affordable units approved in MSHDA Housing Brownfield Plans. A Reimbursement Agreement with affordable housing provisions will include all necessary provisions. Staff is working on a draft and it will be placed on a upcoming agenda for discussion.

Staff looks forward to further discussion and action on the Plan.

2. City of Dexter DDA TIF Policy discussion with City Staff – Discussion

Please see the City of Dexter's new TIF Policy adopted in May of this year. Michelle Aniol, the City's Community Development Director, will attend the meeting to discuss the new policy with the Board.

3. 303 N. Fifth/312-314 Detroit St. Eligible Activity Approval – Action

Please see the September 19, 2025 submittal for Eligible Activities for this project here. The Brownfield Plan was approved originally in 2022, with a maximum of $2.674 million in environmental Eligible Activities. Upon submittal of a Work Plan to EGLE, there were several costs not supported by EGLE, thereby reducing the EGLE-approved Work Plan Eligible Activities to only $1,745,360. The project broke ground, and additional sheeting/shoring and excavation were required due to cobbles discovered while driving piles. SME provided notice to EGLE of "Unanticipated Response Activities" (pursuant to Statute to allow unexpected costs to be able to be eligible for TIF Reimbursement) to allow the costs to be included in a future Brownfield Plan and Work Plan, but not stop construction on the site in the meantime. The additional costs needed to be incorporated in an updated Plan, so a Brownfield Plan Amendment was approved by the County in November 2023, with an increase in proposed Eligible Activities to $3.298 million in Eligible Activities.

Brett Stuntz, with SME, worked with EGLE in 2024, to determine how to structure an updated Work Plan to include the Unanticipated Response Activities' costs to be eligible for TIF reimbursement. Mr. Stuntz presented an updated Work Plan to the Authority in April, which he believed was settled and agreed to with EGLE. However, upon submittal to EGLE, they responded that the Work Plan was not approvable.

In July and August SME is continuing to work with EGLE staff to get the additional costs in a format and substance that EGLE would accept. This work continues and an updated draft Work Plan was submitted by SME to EGLE on 9/15 (see the Draft Work Plan starting on page 782 of the PDF submittal).

What is currently being submitted for approval is:

- $2,250,318.72 in TOTAL Eligible Activities
    - $1,087,050.83 in State/Local reimbursement
    - $1,163,267.89 in Local Only reimbursement

Note, pursuant to the Authority's standard language and approach in Brownfield Plans, the "Local Only" portion of the request above would be funded proportionally to the State/Local tax capture split in the Brownfield Plan Amendment, which is 22.93%/77.07%. ("Local Only" is misleading, as this term is usually reserved for funding an activity 100% with local taxes). Therefore, assuming the entire amount is approved, $1,163,267.89 * .7707 = <u>$896,530.56</u> would be reimbursed.

According to the submittal, the Local Only amount above represents the following activities that EGLE would not support for TIF reimbursement using State capture:

- ***Grade beams, as it relates to shoring to support the excavation of contaminated soils***
- ***Shoring activities not located on the 314 Detroit Street parcel***
- ***Backfill activities not located on the 314 Detroit Street parcel***

The Reimbursement Agreement requires Eligible Activities to be submitted within 24 months of the activity:

> *Eligible Activities being submitted for reimbursement shall not have occurred more than 24 months prior to the submittal date, with the exception of environmental assessments, BEA, and Due Care Planning Activities, if conducted prior to approval of the Brownfield Plan.*

An Eligible Activity submittal of $100,125.05 was made on April 1st, consisting of SME Invoices for various activities, such environmental due diligence/BEA activities, hazardous materials assessment, and due care response activity planning, and Brownfield Plan/Work Plan preparation costs. Staff reviewed that submittal and requested hard costs be included. The activities submitted on April 1^{st} are exempt from the 24 month deadline, and were rolled over and included in this current submittal.

In reviewing the spreadsheet of all costs and invoice dates, many of the invoices exceed the 24 month deadline. Considering the history of the project regarding unanticipated response activities, complexities with working with EGLE on approvable costs, and necessary Brownfield Plan and Work Plan Amendments, it's recommended the Authority consider the possibility of allowing the costs. A 36 month time-frame could be incorporated into a Reimbursement Agreement amendment, which is still required anyway due to the Brownfield Plan Amendment.

Staff is still reviewing the submittal and back-up documentation, and will be prepared to discuss in more detail at the meeting.

4. LBRF Brownfield Policy, review updated draft – Discussion

Please see attached revisions to the LBRF policy, based on the discussion at the last meeting. Staff will update the LBRF cash flow to include up to 2030 projections, and will distribute early next week.

5. October Financial Report – Action

All project accounts have been updated with transactions approved last month. NOTE: 3 mills of SET had been reserved for the four projects listed below, but these are not subject to 3 mills SET capture. Therefore, those amounts will become LBRF deposits, and additional developer reimbursement for Zingerman's. Approval is needed for these four transactions.

Washtenaw County Brownfield Redevelopment Authority

DRAFT REVISIONS Local Brownfield Revolving Fund (LBRF) Policy

Purpose: The Washtenaw County Brownfield Redevelopment Authority (WCBRA) established a Local Brownfield Revolving Fund (LBRF) to assist with brownfield projects in WCBRA member communities. This policy is hereby adopted to guide review of applications for LBRF loan or grant funds in support of brownfield activities.

The WCBRA intends to utilize LBRF funds to most effectively advance the goals of the program, stated herein. The Local Brownfield Revolving Fund is capitalized from dedicated tax increment revenue (TIR) captured from projects within member communities of the Washtenaw County Brownfield Authority. Therefore, revenues accruing to the LBRF may not necessarily be awarded geographically in the same proportion as the LBRF TIR was captured.

The WCBRA may seek reimbursement of some or all grant funds using Tax Increment Financing as part of the approved Brownfield Plan for the project, and will utilize Tax Increment revenues for repayment of loans.

Application Eligibility

Below is a table that indicates program eligibility for different organizations. Please note that of all the eligible entities below, private developers are not eligible for grants.

LBRF Eligibility Table

	Local Unit of Government	Non-Profit Organization	Economic Development Organization	Land Bank	Private Developer
Grant	Yes	Yes	Yes	Yes	No
Loan	Yes	Yes	Yes	Yes	Yes

Eligible Activities

The LBRF will be used to further the purpose of the Program, which is to facilitate the redevelopment of previously developed sites classified as a “facility”, historic resource, functionally obsolete or blighted, or as otherwise eligible, as defined in PA 381 of 1996, as amended (Act 381).

The LBRF may be used only to pay the costs of eligible activities on eligible property that is included in an approved Brownfield Plan, as defined in Act 381. The WCBRA may prioritize applications for available funds, is under no obligation to fund all or any projects, and shall review each application on a case-by-case basis.

LBRF Program Requirements

- LBRF *grant* and *revolving loan* funds may only be used to support redevelopment of brownfields in Washtenaw County communities that have joined the WCBRA.
- LBRF funds may be used by the WCBRA to conduct eligible activities when such use is deemed necessary to encourage redevelopment of a brownfield site.
- The awarding of loans or grants, and the amount of the award, shall be solely at the discretion of the WCBRA.
  - The maximum loan award is $1 million
  - The maximum grant award is $1.25 million
- ~~Grants may be awarded to an eligible entity only to finance Act 381 eligible activities on sites that will be tax-exempt after redevelopment.~~
- Grant and loan recipients must not be a liable party, as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (PA 451 of 1994, as amended).
- ~~All awards of LBRF funds are contingent on successful adoption of a Brownfield Plan, which establishes site eligibility and includes all eligible activities and costs that will be funded by the LBRF grant or loan.~~
- ~~LBRF Grants and Loans will not exceed the current maximum amount as established from time to time by the WCBRA and will be prioritized to fund mitigation of conditions that pose an imminent public health threat, environmental response activities, due care activities, due care assessments, and environmental due diligence, in that order.~~
- LBRF Grant and Loan funds may be obligated that are not currently available, therefore, funds will only be disbursed as they become available.

- In addition to general requirements, the following apply to LBRF loans:
  - LBRF loans are intended to support development projects that are demonstrated to be economically viable to the satisfaction of the WCBRA, and will create additional tax base for the host community and County. The

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WCBRA may request project financial information suitable for project and developer viability evaluations.

- Only one loan will be awarded to each project.
- No loan for any project will be issued in an amount exceeding $1,000,000 or the amount available in the LBRF, whichever is less.
- The repayment period for each loan will be negotiated, but generally will not exceed 15 years. The loan interest rate, amortized over the loan period from the date of first payment, shall be 50 percent of the Wall Street Journal Prime Rate on the date of loan closing. To accommodate project economics, the date of first payment may be deferred up to the date of first TIR reimbursement of eligible costs under the approved Brownfield plan, but deferral shall not exceed three years after the loan closing date without prior approval of the WCBRA.
- Any Loan approval is contingent upon execution of a Loan Agreement and Security Agreement between the applicant and the WCBRA that details all aspects of the loan.

LBRF Funding Review Criteria

- ~~The extent to which the project reduces the extent, migration, and/or exposure to environmental contamination.~~
- ~~The project will remove significant blight from a property.~~
- The extent to which the project effectively addresses or intervenes in an immediate real or potential public health threat, and/or environmental response activities.
- The extent to which the funds support stated affordable housing goals in the 2015 Housing Affordability and Economic Equity Analysis, as applicable.
- The degree to which the project meets Smart Growth Principles. ~~smartgrowth.org/smart-growth-principles~~ smartgrowthamerica.org/smart-growth/key-principles
- Funding or funding commitments sufficient to complete the project are available.

Field Code Changed

Field Code Changed

- ~~The following additional criteria will be used for LBRF loans:~~
  - ~~Additional financial security may also be requested by the WCBRA for loans.~~

- ~~Location of the site within traditional downtowns and existing commercial and industrial areas.~~
- ~~The number of local temporary and permanent jobs created as a result of the redevelopment.~~

LBRF Application:

- An LBRF application, which must provide a project description and how funding is critical to the project and consistent with WCBRA policies and procedures (link: http://bit.ly/1P4hnFA), is required for any LBRF request.
- For LBRF loans, a non-refundable application fee of $1,000 is required.

Field Code Changed

Field Code Changed

Adopted August 7, 2014 by the Washtenaw County Brownfield Redevelopment Authority

Revised and Re-Adopted December 3, 2015

Revised and Re-Adopted March 3, 2016

Revised and Re-Adopted May 4, 2017

Revised and Re-Adopted August 2, 2018

Proposed revisions October 2, 2025

WCBRA Financial Report - October 2025

Developer Reimbursement Complete (Arbor Hills, 618 S. Main)

Project	Maple Shoppes	Zingerman's	Arbor Hills	618 S. Main	544 Detroit	Water Street	Kingsley Condos - 221 Felch
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
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
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
Approved Eligible Activity Expense Reimbursed to Date	$ 1,010,042.00	$ 436,801.71	$ 4,384,556.00	$ 2,726,826.00	$ 339,310.32		$ 4,000,000.00
Remaining Approved Eligible Activity Expenses	$ -	$ 163,417.14	$ -	$ -	$ 44,057.68	$ -	$ -
Approved Interest to be Reimbursed	$ 41,282.00	$ 229,072.15	$ 1,015,444.00	$ 508,800.85	$ 70,648.00		
Interest Reimbursed to Date	$ 41,282.00		$ 1,015,444.00	$ 508,800.85			
Remaining Interest to be Reimbursed	$ -	$ 229,072.15	$ -	$ -	$ 70,648.00		
Project Financial Activity							
12/31/24 Fund Balance	$ -	$ 5,000.00	$ -	$ -		$ 250,348.83	$ 78,743.34
TOTAL 2025 REVENUES							
Application Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Revenue*							
TIF Revenue/Capture	$ 98,791.32	$ 108,009.85	$ 363,388.79	$ 364,826.71	$ 55,355.74	$ 39,691.64	
Total Revenues	$ 98,791.32	$ 108,009.85	$ 363,388.79	$ 364,826.71	$ 55,355.74	$ 39,691.64	$ -
2025 EXPENDITURES							
Certified Expense Reimbursement	$ 83,563.78	$ 72,027.85			$ 50,242.74		
Administrative Fee Transfer	$ 3,189.00	$ 10,481.00			$ 2,596.00	$ 3,946.00	$ 78,743.34
LBRF Revenue or Deposit	$ 7,480.54	$ 15,722.00	$ 332,564.79	$ 319,009.71	$ -	$ -	
State of MI Brownfield Fund (Approved after 2014)							
Total Expenditures	$ 94,233.32	$ 98,230.85	$ 332,564.79	$ 319,009.71	$ 52,838.74	$ 3,946.00	$ 78,743.34
Misc Refund							
Current Brownfield Account Balance	$ 4,558.00	$ 14,779.00	$ 30,824.00	$ 45,817.00	$ 2,517.00	$ 286,094.47	$ -

Project	Grand View Commons-Dexter	1140 Broadway-A2	Thompson Block	309 N. Ashley	Broadway Park-Roxbury	Maple Oaks-Saline
Project Parameters						
Brownfield Plan - Total Approved Elig Activities	$ 3,370,613.00	$ 13,159,069.00	$ 1,651,241.00	$ 2,739,022.00	$ 18,689,046.00	$ 781,957.00
Brownfield Plan - Maximum Developer Reimbursement	$ 2,799,046.00	$ 10,898,443.00	$ 1,332,613.00	$ 2,039,022.00	$ 17,336,999.00	$ 550,000.00
Actual Approved Eligible Activity Expenses	$ 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	$ 1,516,641.25	$ 10,397,721.10	$ 65,866.77	$ 1,507,627.86	$ -	$ 102,397.50
Remaining Approved Eligible Activity Expenses	$ 527,726.75	$ -	$ 909,829.23	$ 368,502.19	$ -	$ 74,071.56
Approved Interest to be Reimbursed	$ 368,621.11					
Interest Reimbursed to Date						
Remaining Interest to be Reimbursed	$ 368,621.11					
Project Financial Activity						
12/31/24 Fund Balance	$ 0.50		$ (2,026.00)	$ -	$ 19,489.88	$ 58,995.28
TOTAL 2025 REVENUES						
Application Fee	$ -	$ -	$ -	$ -	$ -	
Interest Revenue*						
TIF Revenue/Capture	$ 447,152.37	$ 3,220,841.25	$ 17,808.46	$ 559,166.41	$ 15,953.34	
Total Revenues	$ 447,152.37	$ 3,220,841.25	$ 17,808.46	$ 559,166.41	$ 15,953.34	$ -
2025 EXPENDITURES						
Certified Expense Reimbursement	$ 389,313.87	$ 2,523,072.33	$ 15,782.46	$ 475,161.41	$ -	
Administrative Fee Transfer	$ 21,322.00		$ -	$ 54,695.00	$ 1,127.00	$ 6,095.28
LBRF Revenue or Deposit	$ -	$ 549,957.92	$ -	$ -		
State of MI Brownfield Fund (Approved after 2014)					$ 160.00	
Total Expenditures	$ 410,635.87	$ 3,073,030.25	$ 15,782.46	$ 529,856.41	$ 1,287.00	$ 6,095.28
Misc Refund						
Current Brownfield Account Balance	$ 36,517.00	$ 147,811.00	$ -	$ 29,310.00	$ 34,156.22	$ 52,900.00

Project	Dorsey Estates	4025 Packard Road	303 N. Fifth/312-314 Detroit	3874 Research Park Drive/Sartorius	Village of Ann Arbor	300 N. Zeeb	Rockwell Chelsea	310 E. Huron
Project Parameters								
Brownfield Plan - Total Approved Elig Activities			$ 4,192,837.00	$ 3,455,087.00				
Brownfield Plan - Maximum Developer Reimbursement			$ 3,298,995.00	$ 2,735,438.00				
Actual Approved Eligible Activity Expenses				$ 2,735,438.00				
Approved Eligible Activity Expense Reimbursed to Date				$ 664,882.70				
Remaining Approved Eligible Activity Expenses	$ -	$ -	$ -	$ 2,070,555.30	$ -	$ -		
Approved Interest to be Reimbursed								
Interest Reimbursed to Date								
Remaining Interest to be Reimbursed								
Project Financial Activity								
12/31/24 Fund Balance	$ 20,041.51	$ 543.49		$ 360,392.25				
TOTAL 2025 REVENUES								
Application Fee								
Interest Revenue*								
TIF Revenue/Capture	$ 18,530.22		$ 156,565.00	$ 357,902.45	$ 2,038.40	$ 4,618.21	$ 402.03	$ 3,913.53
Total Revenues	$ 18,530.22	$ -	$ 156,565.00	$ 357,902.45	$ 2,038.40	$ 4,618.21	$ 402.03	$ 3,913.53
2025 EXPENDITURES								
Certified Expense Reimbursement	$ 37,843.73			$ 664,882.70				
Administrative Fee Transfer		$ 60.00		$ 29,335.00	$ 88.00	$ 462.00	$ 40.00	
LBRF Revenue or Deposit								
State of MI Brownfield Fund (Approved after 2014)								
Total Expenditures	$ 37,843.73	$ 60.00	$ -	$ 694,217.70	$ 88.00	$ 462.00	$ 40.00	$ -
Misc Refund								
Current Brownfield Account Balance	$ 728.00	$ 483.49	$ 156,565.00	$ 24,077.00	$ 1,950.40	$ 4,156.21	$ 362.03	$ 3,913.53
	Reserve for SET							

***** *Includes Admin and LBRF Funds***

	To City of A2 Aff Hsng
Due To A2	$ 1,100,000.00
Paid	$ 664,882.70
Remaining	$ 435,117.30

Total of all 2025 CY Tax Increment Revenues	$ 5,831,042.19	
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	
Total of all CY 2015 Admin Transfers	$ 114,437.35	
Total of all CY 2014 Admin Transfers	$ 87,198.19	
2024 LBRF Capture Running Current Yr Total	$ 1,224,734.96	

ACCOUNT BALANCES SUMMARY

Admin Fund Cash Reserves as of 9-1-25	**$ 175,155**
LBRF Interest earned since 2017 as of 9-1-25 (inc. in bal. below)	**$ 295,330**
LBRF Balance as of 9-1-25	**$ 1,493,691**

PROJECT

Summer 2025 TIF Capture	Capture Amount	A2 Aff Hsng Trust Fund	Reserve for '24 SET	LBRF Amount	Developer Reimbursen	NOTES	
Maple Shoppes	$ 79,189.94		~~$ 4,558.00~~	$ 4,558.00		Not subject to 3 mills SET	Add'l LBRF
Zingerman's	$ 85,871.50		~~$ 4,779.00~~		$ 14,779.00	Not subject to 3 mills SET	Add'l Developer Reimbursement
Arbor Hills	$ 317,855.84		~~$ 30,824.00~~	$ 30,824.00	LBRF ONLY	Not subject to 3 mills SET	Add'l LBRF
618 S. Main	$ 142,950.55		~~$ 45,817.00~~	$ 45,817.00	LBRF ONLY	Not subject to 3 mills SET	Add'l LBRF