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, February 12, 2026, 9:00 a.m.

Board Present: Katie Scott, Trevor Woollatt, Allison Krueger, Christy Maier – Secretary/Treasurer, James Harless, James Downing

Board Absent: Katie Jones – Chair, Elle Cole – Vice-Chair, Jenn Cornell

Staff: Nathan Voght – OCED

Joining the Meeting: Ken Garber, Tom Wieder, Ryan Stanton, Chris Nielsen, Andy Andre, Jacco Gelderloos, Anne Jamieson, Luke Bonner, Joe Giant, all present at the meeting. Various members of the public on Zoom.
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Handouts: None

1. Call to Order

C. Maier, Secretary/Treasurer, called the meeting to order at 9:04 a.m. and delegated authority to James Harless to Chair the meeting.

J. Harless discussed order of business, and that public comments will be limited to 3 minutes per person.

2. Public Comment

Ken Garber spoke about the 3003 Washtenaw proposed development, which will be the City's first MSHDA Housing TIF, with up to 120% of AMI units. A policy needs to be set to ensure the public benefit is there. 120K per year in income is not workforce housing, a policy needs to be set to ensure a public benefit. Regarding Arbor South, the consultant has overestimated parking need. 2600 parking spaces is too many.

Tom Wieder referred to the emailed statement he sent to the Authority members about Arbor South. The project is not eligible for TIF, and the amount of TIF requested is absurd. The assessor that completed the report for the Functional Obsolescence only inspected the site on a Saturday. Did he determine the value of the property? He did not do so. The City Assessor's values do not show declining values for the property. Mr. Wieder continued and referred to previous environmental documents for the corner gas station, and a 2003 release, and in 2010 EGLE closed the LUST site. He continued, but the Chair indicated the 3 minute limit had been reached.

Jennifer Hall, the Ann Arbor Housing Commission Director, spoke on Zoom regarding the Housing Commission's projects, including the two they are involved with on the agenda. Ms. Hall spoke to the 1,000 units that have been built, and those in the pipeline. They have a huge responsibility to manage the affordable housing millage revenue on behalf of the community. The Housing Commission always works with co-developers on projects, as that's the only way to leverage the funding available. Each project is very complex, and requires very deep teams to be successful.

Kathy Boris was called on next to speak on Zoom, as she raised her hand, but did not speak.

There was no further public comment.

3. Approval of Agenda

K. Scott moved to approve the agenda (2nd J. Downing), and the motion passed unanimously.

4. Approval of January 8th, 2026 Meeting Minutes

C. Maier had several typos needing correction in the minutes. K. Scott moved to approve the minutes as corrected (A. Krueger 2nd) and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None.

6. Business

1. Arbor South Brownfield Plan – Action

   Staff provided an overview of the project, and history. He referred to members of the development team in attendance, including Luke Bonner, and Andy Andre. He then asked Jennifer Hall, Director of the Ann Arbor Housing Commission, to describe their involvement with the affordable housing component of the project. Ms. Hall explained the developer is providing about 150 units of affordable housing (required by the Ann Arbor Brownfield Policy), and she is "buying" up another 53 units to provide over 200 total. The funding for those 53 units is from the Housing Commission and other sources. The affordable units will be all electric, geo-thermal, and a Low Income Housing Tax Credit has been applied for. Construction will be in 2027.

   Mr. Voght asked if Andy Andre would provide additional information on the project, and pulled up a Powerpoint that Mr. Andre presented to the Board. Mr. Andre reviewed the historic environmental information and investigations for the gas station, including a 2024 Phase I Environmental Site Assessment that included several Recognized Environmental Concerns. Contamination remains on site and there is a Restrictive Covenant recorded on the site. He further provided history of the City's involvement with the project, including bonding to purchase, own and operate the three parking decks, and using Tax Increment Revenues to pay off the bond debt. However, that proposal is no longer included, and the developer will now construct, own, and operate the decks. However, the Brownfield Plan is still structured the same, in terms of the three decks being eligible infrastructure activities, which Tax Increment Financing will be used to repay.

   N. Voght asked about whether all 2600 spaces are within the decks, or does it include other surface parking on site, to which Mr. Andre responded that number does include some other surface parking.

   There was further discussion on the development phasing, and that the affordable units would be built first, the timing of the 4% LIHTC Tax Credits and when those would come in, the overall timeline for the project, which the developer indicated 2028 to 2031, and what guarantees there are if the affordable units can't be built, which Mr. Andre referred to the Development Agreement that provides guarantees.

   The timing of the gas station remediation was discussed, which would occur earlier, and that DTE has a power line that needs to be put underground. The 2024 Baseline Environmental Assessment was discussed.

   T. Woollatt moved to approve the Arbor South Redevelopment Brownfield Plan (2nd C. Maier), and the motion passed unanimously.

2. 350 S. Fifth LBRF Application – Action

   Staff provided some background on the project, and EGLE involvement with a potential grant, and the request for an LBRF grant of $1.25M to assist with soil management during construction. The LBRF application provides more information. The Authority previously provided some environmental assessment grant funds. The Transformational Brownfield Plan was going to the County Board of Commissioners for a public hearing on February 18th.

   Anne Jamieson was in attendance, who is the environmental consultant on the project, and provided more information on the meeting with EGLE from the previous week, where EGLE has invited a $1M grant application.

   Staff referred to the staff report, and projected LBRF fund balances over the next 3 to 5 years. The Board needs to consider that should the entire $1.25M be awarded, it would leave very little to be available for other projects, particularly in western areas of the County. There are two projects that may potentially need support, such as 3045 Broad in Dexter, and 1155 Old Manchester Road in Chelsea.

   The Board discussed other projects previously granted funds, and when those funds would be drawn. In addition, what LBRF revenues that are anticipated over the next 5 years.

   J. Downing moved to approve 50% of the LBRF Grant Request, or $625,000, for the 350 S. Fifth affordable housing project, (2nd K. Scott), and the motion passed unanimously.

3. 3003 Washtenaw Ave. MSHDA BF TIF Form Sub-Committee – Action

   Staff introduced Tom Stegeman, the developer, and Tom Covert, his engineer, and Anne Jamieson, who is also the consultant for this project. Mr. Covert provided a brief presentation on the screen for the project. Mr. Stegeman provided more information, including the approximate 90 units of housing, 17 of which will be workforce housing at 80 to 120% of AMI for 20 years. Other eligible costs will be included in the Brownfield Plan, including parking, stormwater, infrastructure, and Interest.

   The Board discussed various things, such as the timing of the Brownfield Plan approval process, what kind of contamination exists, when the last BEAs were done, neighboring pedestrian connections that may be beneficial, etc.

   Members A. Krueger, J. Harless, and J. Downing, and T. Woollatt volunteered to help review the draft Brownfield Plan.

4. 1155 Old Manchester Road Phase II Environmental Assessment Grant – Action

   Staff referred to the Phase II application, and Jessica Cory, from AKT Peerless, on Zoom. Spire development was selected by the City of Chelsea to develop 90 units of affordable housing on the site. The Board supported the Phase I ESA, but the Downriver Community Conference (DCC) funded all $5,000 of that cost, due to ease of invoicing for it. The Phase II cost is $20,000, which will be cost-shared 50/50 with the DCC. Ms. Cory indicated they coordinated with EGLE on the scope, in order to test for methane on this former landfill. If any methane is detected, this will stop the project, as MSHDA will no longer support it.

   C. Maier moved to approve 50% of the cost of the Phase II investigation, up to $10,000 (2nd T. Woollatt), and the motion passed unanimously.

5. WCBRA Program Policies and Procedures – Discussion/Action

   Staff pulled up the previous redline from March 2025, from C. Maier and J. Harless, to which J. Harless add additional revisions. The Board proceeded to review the proposed revisions, made several changes, then decided to bring this back up at a future meeting.

6. February 2026 Financial Report – Information

   Staff referred to the report, and we still need capture from Chelsea and Ypsilanti in order to calculate 2025 Admin capture. No transactions are needed this month.

7. Other Business

Staff discussed Elle Cole's change of employment to Chelsea, and how her seat that was representing Saline would be handled. In talking to Dan Swallow, the Saline City Manager, and Elle Cole, now the City Manager for Chelsea, BOC Chair Katie Scott suggested we appoint Dan Swallow to Ms. Cole's seat, which will expire in end of 2027, then the seat could be available for Chelsea and Ms. Cole after that. The Board was agreeable to this approach.

8. Public Comment:

Tom Wieder spoke again about the Arbor South and its eligibility for Act 381. He stated there is no evidence of any leaking or contamination at the gas station. Regarding the developer's inclusion of affordable housing, Mr. Wieder states they have an "out" clause and there's no guarantee the affordable housing will be provided.

Ken Garber thanked the 3003 Brownfield Plan Review Sub-Committee. This project will set an important precedent. The developer's market rents need to be reviewed carefully.
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9. Adjournment:

K. Scott moved to adjourn the meeting at 11:04 a.m. (2nd J. Downing), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the March 12, 2026 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.