



COUNTY ADMINISTRATOR
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TO: Jason Morgan, Chair
Washtenaw County Board of Commissioners

THROUGH: Gregory Dill
County Administrator

FROM: Teresa Gillotti, Director
Office of Community and Economic Development

DATE: May 1, 2019

RE: Setting a Public Hearing for May 15, 2019 to Receive Comment on the
Adoption of the Proposed Brownfield Plan for 309 North Ashley Brownfield
Redevelopment, Ann Arbor, MI 48104.

BOARD ACTION REQUESTED:

It is requested that the Washtenaw County Board of Commissioners consider approval of the attached Resolution, setting a public hearing to be held before the Washtenaw County Board of Commissioners on May 15, 2019. The Public Hearing will serve as the mechanism for citizens and taxing jurisdictions to provide comment on the proposed Brownfield Plan for 309 North Ashley Brownfield Redevelopment Project, Ann Arbor, MI 48104.

BACKGROUND:

In May of 1999, the Washtenaw County Board of Commissioners established the Washtenaw County Brownfield Redevelopment Authority (WCBRA) through Resolution 99-0110. In 2002, the City of Ann Arbor joined the WCBRA as a municipal member.

Pursuant to the Brownfield Redevelopment Financing Act (PA 381 of 1996, as amended), the WCBRA is preparing a Brownfield Plan for 309 N. Ashley Brownfield Redevelopment project, to be eligible for Tax Increment Financing. The Brownfield Plan must be submitted to the Washtenaw County Board of Commissioners for adoption. Prior to that adoption, the law stipulates that a Public Hearing be held.

DISCUSSION:

The Washtenaw County Board of Commissioners has demonstrated its support for the sustainable redevelopment of brownfield sites in Washtenaw County. By establishing and supporting the Brownfield Redevelopment Authority and its Board, the Commissioners have transformed underutilized, urban brownfield sites into productive, tax-generating properties. The use of tax increment financing (TIF) remains the most effective tool for redeveloping brownfield sites throughout the County. The up-front cost

of clean-up is paid by the developer, and the repayment of those costs comes from the increase (increment) in property taxes paid from the improved property. All but a few of the Brownfield Plans approved by the County and municipal partners involve the use of TIF.

The 309 North Ashley Brownfield Redevelopment consists of four (4) parcels combined to construct a new five-story residential building providing about 17 dwelling units, located on a 0.334 acre parcel on the northwest corner of North Ashley and Miller Avenue in Downtown Ann Arbor. Only Environmental Eligible Activities are requested for TIF financing.

The proposed approval timeline for this project is as follows:

3/25/19 City Brownfield Review Committee Recommends Approval
5/1/19 County Board of Commissioners sets Public Hearing for 5/15/19
5/2/19 County Brownfield Authority Recommendation on Brownfield Plan
5/6/19 Ann Arbor City Council Public Hearing and Brownfield Plan Approval
5/15/19 County Board of Commissioners Ways/Means Approval and Board Public Hearing
6/5/19 County Board of Commissioners Brownfield Plan Adoption

The proposed Brownfield Plan and City staff report to the BRC is provided here for reference.

IMPACT ON PERSONNEL:

No impacts are indicated for this Resolution.

IMPACT ON BUDGET:

No impacts are indicated for this Resolution.

IMPACT ON INDIRECT COSTS:

No impacts are indicated for this Resolution.

IMPACT ON OTHER COUNTY DEPARTMENTS OR OUTSIDE AGENCIES:

In collaboration with the City of Ann Arbor who has joined the Washtenaw County Brownfield Redevelopment Authority, notice of this Public Hearing will allow for public comment on the proposed Brownfield Plan.

CONFORMITY TO COUNTY POLICIES

The resolution conforms to County policies, and has been reviewed by Corporation Counsel, Finance and County Administration.

ATTACHMENTS/APPENDICES

Attachment A Resolution to hold a Public Hearing
Attachment B Notice of Public Hearing
Attachment C Proposed Brownfield Plan

A RESOLUTION TO SET A PUBLIC HEARING AT 6:45PM ON MAY 15, 2019 AT A
REGULAR BOARD OF COMMISSIONERS MEETING TO RECEIVE COMMENT ON
THE ADOPTION OF THE BROWNFIELD PLAN FOR THE 309 NORTH ASHLEY
BROWNFIELD REDEVELOPMENT PROJECT, ANN ARBOR, MI 48104

WASHTENAW COUNTY BOARD OF COMMISSIONERS
MAY 1, 2019

WHEREAS, the Washtenaw County Board of Commissioners supports the sustainable redevelopment of environmentally distressed urban sites designated as brownfields;

WHEREAS, the Washtenaw County Board of Commissioners established the Washtenaw County Brownfield Redevelopment Authority to facilitate the implementation of plans relating to the identification and treatment of brownfields in Washtenaw County (Res. 99-0100);

WHEREAS, the Washtenaw County Brownfield Redevelopment Authority (WCBRA) is preparing a Brownfield Plan for the 309 North Ashley Brownfield Redevelopment Project, Ann Arbor, MI 48104, for tax increment financing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, P.A. 381 of the State of Michigan of 1996, as amended (Act);

WHEREAS, the Brownfield Redevelopment Financing Act calls for the Washtenaw County Board of Commissioners to hold a Public Hearing to receive comment on the proposed Brownfield Plan, following customary County notification requirements before the Public Hearing;

WHEREAS this matter has been reviewed by the County Administrator's Office and the Corporation Counsel;

NOW THEREFORE BE IT RESOLVED, that a Public Hearing shall be held before the Washtenaw County Board of Commissioners on May 15, 2019, at 6:45p.m., in the Board Room at 220 N. Main St., Ann Arbor, Michigan, to receive comment on the adoption of the Brownfield Plan for the proposed 309 North Ashley Brownfield Redevelopment Project, Ann Arbor, MI 48104.

BE IT FURTHER RESOLVED THAT, the Washtenaw County Board of Commissioners directs the County Clerk to give notice to the public of the Public Hearing by causing such notice to be published once in a newspaper of general circulation in Washtenaw County.

NOTICE OF PUBLIC HEARING

COUNTY OF WASHTENAW

WASHTENAW COUNTY BOARD OF COMMISSIONERS PUBLIC NOTICE ON THE ADOPTION OF A BROWNFIELD PLAN FOR THE 309 NORTH ASHLEY BROWNFIELD REDEVELOPMENT PROJECT IN THE CITY OF ANN ARBOR PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

PLEASE TAKE NOTICE that a Public Hearing shall be held before the Washtenaw County Board of Commissioners on May 15, 2019 at 6:45 p.m. in the Board of Commissioner's Meeting Room, County Administration Building, 220 North Main Street, Ann Arbor, Michigan, on the adoption of a Brownfield Plan for the 309 North Ashley Brownfield Redevelopment Project, Ann Arbor, within which the Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended. The description of each of the properties that make up the proposed brownfield property is:

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN DESCRIBED AS:

PARCEL 1:

THE WEST 44 FEET OF LOT 16, BLOCK 3 NORTH OF HURON STREET, R2E, ORIGINAL PLAT OF VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

PARCEL 2:

COMMENCING AT A POINT 44 FEET WEST OF THE SOUTHEAST CORNER OF LOT 16, IN BLOCK 3 NORTH OF HURON STREET, RANGE 2 EAST, AND RUNNING FROM THENCE WEST 44 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT 16, 66 FEET TO THE NORTH LINE OF THE LOT; THENCE EAST ALONG THE NORTH LINE OF THE LOT, 44 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE LOT, 66 FEET TO THE PLACE OF BEGINNING, BEING THE MIDDLE 44 FEET OF LOT 16, BLOCK 3 NORTH OF HURON STREET, RANGE 2 EAST, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

PARCEL 3:

THE SOUTH 30 FEET OF LOT 15, BLOCK 3 NORTH OF HURON STREET, R2E, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS.

PARCEL 4:

LOT 15, BLOCK 3 NORTH OF HURON STREET, R2E, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHTENAW COUNTY RECORDS, EXCEPTING THE SOUTH 30 FEET THEREOF.

This description of the property along with any maps and the proposed Brownfield Plan are available for public inspection at the Washtenaw County Clerk's Office, 200 N. Main Street, First Floor, Ann Arbor, MI 48104, 734-222-6798; or the Office of Community and Economic Development, 415 W. Michigan Ave., Ste 2200, Ypsilanti, MI 48197, 734-544-3055.

Please note that all aspects of the Brownfield Plan are open for discussion at the public hearing.