



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: July 10, 2019

RE: Setting a Public Hearing for August 7, 2019 to Receive Comment on the Adoption of the Proposed Brownfield Plan for Broadway Park Redevelopment, Ann Arbor, MI 48105.

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 August 7, 2019. The Public Hearing will serve as the mechanism for citizens and taxing jurisdictions to provide comment on the proposed Brownfield Plan for Broadway Park Brownfield Redevelopment Project, Ann Arbor, MI 48105.

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 Broadway Park 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 Broadway Park Brownfield Redevelopment consists of one 13.8 acre parcel, located on Broadway Street to the southeast, the Huron River to the north, and the Amtrak Train Station to the south. The site historically was a manufactured gas plant owned by Michcon, and now DTE. The plant operations resulted in the site being heavily contaminated. DTE is considered a Liable Party and has conducted previous remediation activities, and will be responsible for more activities and on-going monitoring, with the oversight of the State of Michigan. No Liable Party activities are included in the Brownfield Plan, nor will be financed with TIF.

The developer proposes a multi-use redevelopment, with 104 condominiums, retail, hotel, and restaurant uses. The majority of the site, about 8 acres, will be established for outdoor recreational uses, including a 7,800 s.f.all-season pavilion, river trail, and pedestrian bridge to the Border to Border Trail. River access will be provided via areas for canoes, kayaks, etc. These amenities will be managed by a Conservancy, in perpetuity, to be established.

Both Non-Environmental and Environmental Eligible Activities are included in the Brownfield Plan.

The proposed approval timeline for this project is as follows:

5/29/19 City Brownfield Review Committee Recommends Approval
7/1/19 Ann Arbor City Council Public Hearing and Brownfield Plan Approval
7/3/19 County Brownfield Authority Recommendation on Brownfield Plan
7/10/19 County Board of Commissioners sets Public Hearing for 8/7/19
8/7/19 County Board of Commissioners Ways/Means Approval, Board Public Hearing and Adoption

Due to the summer Board schedule of one monthly meeting, it is requested that Board action on the Brownfield Plan occur the same night as Ways and Means action.

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](#)
Attachment D [Broadway Park 5-22-19 Staff Report](#)

Preparer:
Nathan Voght, Office of Community & Economic Development

A RESOLUTION TO SET A PUBLIC HEARING AT 6:45PM ON JULY 10, 2019 AT A
REGULAR BOARD OF COMMISSIONERS MEETING TO RECEIVE COMMENT ON
THE ADOPTION OF THE BROWNFIELD PLAN FOR THE BROADWAY PARK
BROWNFIELD REDEVELOPMENT PROJECT, ANN ARBOR, MI 48105

WASHTENAW COUNTY BOARD OF COMMISSIONERS

JULY 10, 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 Broadway Park Brownfield Redevelopment Project, Ann Arbor, MI 48105, 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 July 10, 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 Broadway Park Brownfield Redevelopment Project, Ann Arbor, MI 48105.

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
BROADWAY PARK 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 July 10, 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 Broadway Park 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 the property for the proposed brownfield redevelopment is:

(Per Survey by Nowak Fraus job no. K168, revised August 8, 2018)

Part of Block 14, all of Blocks 15, 20, 21, 22 and 23 and vacated Fourth Street, vacated Fifth Street, vacated Hotel Alley, vacated Railroad Street and vacated River Street of Ormsby & Page's Addition to the Village (Now City) of Ann Arbor, being a part of the Southeast 1/4 of Section 20 and the Southwest 1/4 of Section 21, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan as recorded in Liber M of Deeds, Page 191, Washtenaw County Records except land conveyed to the Michigan Central Railroad Company as recorded in Liber 86 of Deeds, page 105 and in Liber 450, page 79, Washtenaw County Records and the land between the Huron River (As Platted) and the water's edge of the existing Huron River, all being more particularly described as follows:

Beginning at the Northwest corner of Lot 1 of said Block 14, thence South 20 degrees 01 minutes 45 seconds East along the North line of Michigan Central Railroad, 106.00 feet to the Southwest corner of Lot 1 of said Block 14; thence South 24 degrees 55 minutes 15 seconds East along the North line of Michigan Central Railroad, 99.00 feet to the Southwest corner of Lot 2 of said Block 14; thence South 29 degrees 38 minutes 55 seconds East, 18.61 feet to the intersection of the North line of the Michigan Central Railroad and the Southerly face of a steel seawall, as extended, also being the point of beginning; thence North 60 degrees 54 minutes 09 seconds East along said Southerly face of a steel seawall, 24.79 feet; thence the following two (2) courses along said the Southerly face: 1) 89.96 feet along the arc of a curve to the right, radius of 269.37 feet, central angle of 19 degrees 08 minutes 09 seconds, chord bearing North 71 degrees 46 minutes 28 seconds East, 89.55 feet and 2) South 69 degrees 37 minutes 45 seconds East, 11.66 feet to the end of said seawall, also being Point 'A'; thence Southeasterly along the water's edge of relocated Huron River 1540 feet, plus or minus, to a point on the West line of Broadway Street (98 feet wide); thence South 56 degrees 30 minutes 00 seconds West along said West line of Broadway Street, 22.00 feet, plus or minus, to a point being South 69 degrees 37 minutes 45 seconds East, 107.27 feet and North 72 degrees 18 minutes 19 seconds East, 175.00 feet and South 84 degrees 12 minutes 49 seconds East, 310.00 feet and South 67 degrees 40 minutes 35 seconds East, 400.00 feet and South 50 degrees 11 minutes 00 seconds East, 435.00 feet and South 19 degrees 36 minutes 25 seconds East, 84.50 feet from said Point 'A'; thence continuing along said West line South 56 degrees 30 minutes 00 seconds West, 127.54 feet; thence the following (13) thirteen courses along the northerly line of the Michigan Central Railroad: 1) North 33 degrees 30 minutes 00 seconds West, 50.00 feet, 2) South 56 degrees 30 minutes 00 seconds West, 77.14 feet, 3) 269.33 feet along the arc of a curve to the right, radius of 634.03 feet, central angle of 24 degrees 20 minutes 18 seconds, chord

bears South 68 degrees 41 minutes 06 seconds West, 267.31 feet to a point on the centerline of said vacated Railroad Street, 4) North 61 degrees 55 minutes 00 seconds West along said centerline of vacated Railroad Street, 496.57 feet to a point on the centerline of said vacated Fifth Street, 5) South 31 degrees 03 minutes 43 seconds West along said centerline of Fifth Street, 74.65 feet, 6) North 60 degrees 15 minutes 43 seconds West, 174.80 feet, 7) North 51 degrees 15 minutes 43 seconds West, 147.00 feet, 8) North 47 degrees 45 minutes 43 seconds West, 43.00 feet to a point on the East line of said vacated Fourth Street, 9) South 26 degrees 28 minutes 38 seconds West, 3.00 feet to the Southwest corner of said Block 15, 10) North 38 degrees 58 minutes 32 seconds West, 72.40 feet to the Southerly corner of said Block 14, 11) North 39 degrees 01 minutes 45 seconds West, 98.00 feet to the Northwest corner of Lot 6 of said Block 14, 12) North 34 degrees 21 minutes 00 seconds West, 98.00 feet to the Northwest corner of Lot 4 of said Block 14, 13) North 29 degrees 38 minutes 55 seconds West, 80.39 feet to the point of beginning.

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.