

Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
Meeting held virtually using Zoom

APPROVED MEETING MINUTES
Thursday, January 14, 2021, 9:00 a.m.

Board Present: Trevor Woollatt – Chair, Christy Maier, James Harless, Sybil Kolon, Karen Lancaster, Jason Morgan, Joe Meyers, Allison Krueger

Board Absent: None

Staff: Nathan Voght, Lauren Milia – OCED Planning and Policy Intern

Joining the Video conference: Rosie Pahl Donaldson – Washtenaw County Parks

Handouts: None

1. Oath of Office by Washtenaw County Clerk

- a. Edwin Peart joined the Zoom call and administered the Oath of Office to renewing members T. Woollatt and A. Krueger, and new member K. Lancaster. He requested that each member sign and mail back the oath cards he mailed to them.

2. Call to Order

Chair Woollatt called the virtual video-conference meeting to order at 9:14 a.m.

- a. Board member Roll Call and Declaration of City/Township/Village, County and State from which they are attending: James Harless, calling from Webster Twp., Washtenaw County, Trevor Woollatt, calling from Ada, Kent County, Christy Maier, calling from Dexter Twp, Washtenaw County, Jason Morgan, calling from City of Ann Arbor, Washtenaw County, Karen Lancaster, calling from Saline, Washtenaw County, Allison Krueger, calling from City of Ypsilanti, Washtenaw County, Joseph Meyers, City of Ypsilanti, Washtenaw County, and Sybil Kolon, Manchester Township, Washtenaw County.

3. Public Comment

Rosie Pahl Donaldson, from Washtenaw County Parks, introduced herself.

4. Approval of Agenda

J. Harless moved to approve the agenda (2nd S. Kolon), and the motion passed unanimously.

5. Approval of December 3rd, 2020 Meeting Minutes

J. Meyers moved to approve the minutes as presented (2nd A. Krueger), and the motion passed unanimously.

6. Board Member Conflict of Interest Disclosure

A. Krueger stated a conflict with Business Item #2, as she works for Washtenaw County Parks. No other members declared a conflict of interest.

7. Business

The members introduced themselves, and the new member, Karen Lancaster, introduced herself to the Board.

1. Thompson Block Reimbursement Agreement Amendment – Action

N. Voght referred to the email request from Jon Carlson, one of the developers/owners of the Thompson Block, requesting changing the expiration for submitting Eligible Activities from 24 to 48 months. Mr. Carlson appears to not be in attendance, but was invited.

J. Harless moved to approve the amendment to the Reimbursement Agreement, increasing the maximum period within which Eligible Activities must have occurred at the time of submittal from 24 to 48 months (2nd S. Kolon), and the motion passed unanimously.

2. 943 N. River and 355 W. Clark Rd. Environmental Assessment Grant Application, Washtenaw County Parks – Action

Staff described the application for Phase II assessment from Washtenaw County Parks. Ms. Rosie Pahl Donaldson is in attendance from County Parks. She discussed the plans to acquire the site as a nature preserve, and develop passive trails. The trails would connect to the Highland Preserve off of Clark to the north. There is concern for potential migration from the old Motorwheel site to the south.

T. Woollatt asked about the need for both a BEA and Phase II. If a BEA is done, the Phase II is part of the BEA, not a separate report.

C. Maier joined the meeting at 9:36 a.m.

The Board asked about the Groundwater Sampling cost of \$3,100 and that it appears high. J. Harless stated that about \$9,500 should cover all this work, not the higher price quoted.

J. Meyers asked Ms. Donaldson if the project would still move forward without the grant funding, and she responded in the affirmative. She indicated they did get bids, but ASTI was a sub-contractor under their selected consultant, Rowe Engineering. He then asked if the Board were to postpone the item, could she get additional bids, and she again responded she could.

Ms. Donaldson asked if J. Harless could repeat his concerns, and he asked that staff provide him with her contact info so he could reach out in a more detailed way.

The Board decided to postpone the agenda item until next month, or when another cost proposal is provided.

3. 2021 Meeting Calendar, change meetings to 2nd Thursday – Discussion/Action

Staff referred to the two possible meeting calendars, either the 1st or 2nd Thursday of the month, and asked which day the Board preferred. The Board discussed it and preferred the 2nd.

J. Meyers moved to adopt the 2021 Meeting Calendar with the meetings to occur on the 2nd Thursday of every month (2nd A. Krueger), and the motion passed unanimously.

4. December 2020 Financial Report – Information Only

Staff noted the report, and indicated it will be reset for the January 2021 report, with all tracking set back to zero.

8. Other Business

J. Meyers discussed an upcoming project in the City of Ypsilanti where some affordable housing is being considered, and wanted to let the Board know they are looking into the Michigan Land Bank's approach to use Act 381 for Core Communities to support housing acquisition and/or conveyance costs as Eligible Activities. J. Meyers would like to meet with staff to discuss further, then bring back to the Board in the future.

9. Public Comment:

The Board asked if anyone attending had additional public comment, and no one responded.

10. Adjournment:

J. Harless moved to adjourn the meeting at 10:02 a.m. (2nd C. Maier)

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the February 11, 2021 meeting, held virtually with Zoom.