

**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 10, 2022, 9:00 a.m.**

**Board Present:** Trevor Woollatt – Chair, Sue Shink (9:53), James Harless, Joe Meyers - Secretary, Christy Maier, Allison Krueger – Vice Chair

**Board Absent:** Morgan Foreman (excused)

**Staff:** Nathan Voght – OCED

**Joining the Meeting:** Joe Ziolkowski – Chelsea Federal Screw site, Julia Upfal – City of Chelsea Economic Development Director, Ashley Lesser – EGLE Project Manager, Patti McCall - TetraTech

**Handouts:** None

**1. Call to Order**

Chair Woollatt called the meeting to order at 9:04 a.m.

**2. Public Comment**

There was no public comment.

**3. Approval of Agenda**

The roll call vote was removed from the agenda, as the meeting is in person.

J. Meyers moved to approve the agenda as amended (2<sup>nd</sup> J. Harless), and the motion passed unanimously.

**4. Approval of December 9<sup>th</sup>, 2021 Meeting Minutes**

The Board asked that it be noted that it was Sybil Kolon's last meeting in Other Business.

J. Meyers move to approve the minutes as amended (J. Harless 2<sup>nd</sup>), and the motion passed unanimously.

**5. Board Member Conflict of Interest Disclosure**

None declared.

**6. Business**

1. Leslie Science Center, City of Ann Arbor, LBRF Eligible Activity Approval – Action

Staff referred to the information provided by Patti McCall from TetraTech in the packet. J. Harless asked if additional reimbursement will be requested, and Ms. McCall indicated there will be more expense in her final report to EGLE. She further discussed the sampling that was done to the Board.

J. Harless move to approve the \$36,092.48 in additional Eligible Activities for LBRF reimbursement (2<sup>nd</sup> J. Meyers), and the motion passed unanimously.

2. Federal Screw Site, City of Chelsea, Project Update – Information Only

N. Voght introduced Joe Ziolkowski, the developer that has formed a non-profit for the purpose of building a new park on the former Federal Screw site, and then turning it over to the City of Chelsea. He gave a history of his other projects in the City, and his intention to do fundraising to build the park. He's been meeting with the City of Chelsea to secure their interest in taking the park as owner and operator. Mr. Ziolkowski believes he will have a Purchase Agreement with Rene Papo's (previous developer) son within several weeks.

The Board discussed the status of Federal Screw and their Liable Party status with Ashley Lesser, who was in attendance. Julia Upfal, with the City, discussed the process so far, and an upcoming Council work session where Mr. Ziolkowski will present his plan.

N. Voght asked if the Board would entertain an environmental assessment grant application at this time, even if there is no development agreement between Mr. Ziolkowski and the City, and the Board indicated they would. The information from the investigation will be useful to anyone looking to redevelop the site.

J. Harless asked if they've looked into EGLE grants, and suggested they contact Carrie Geyer with EGLE. They offer 50/50 grant/loans. He further asked whether they've looked into setting up a Conservancy, and Mr. Ziolkowski responded that he had.

J. Meyers asked if they would come back with an environmental assessment grant application, and concurrently seek a DCC grant. N. Voght stated that they would not be able to use their current consultant if they were to seek DCC funding. The Board discussed this with Mr. Ziolkowski.

The Board discussed other examples of situations where developers take on a contaminated site, develop a park, and then a municipality takes ownership. There aren't many, but Central City Park in Westland is one where a recreational use was considered for a contaminated site.

3. January 2022 Financial Report – Action

J. Harless moved to approve the noted LBRF transaction, and pay the State of Michigan 3 mil SET invoice from November 2021, for 2020 SET TIF Capture (2<sup>nd</sup> J. Meyers), and the motion passed unanimously.

**7. Other Business**

N. Voght gave an update on Sartorius on Research Park Drive, and the Detroit Street/N. Fifth Ave site in Ann Arbor. Sue Shink arrived at the meeting at 9:53 a.m.

**8. Public Comment:**

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

**9. Adjournment:**

S. Shink moved to adjourn the meeting at 10:05 a.m. (2<sup>nd</sup> J. Harless), and the motion passed.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the March 10, 2022 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.