

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, May 12, 2022, 9:00 a.m.

Board Present: Trevor Woollatt – Chair, Allison Krueger – Vice Chair, Colleen O’Toole, Sue Shink, James Harless, Joe Meyers - Secretary, Christy Maier, Sam Baushke

Board Absent: Morgan Foreman, James Harless (Attended Via Zoom)

Staff: Nathan Voght – OCED

Joining the Meeting: Mark Zayatz – Hydro-Logic, Jamie Taralungo – 2 W. Michigan, Mark Smith – 300 W. Michigan Ave and 300 N. Zeeb Road, Joe Ziolkowski – Main Street Park Alliance (on Zoom), Dave VanHaaren – TriTerra for Thompson Block

Handouts: None

1. Call to Order

Chair Woollatt called the meeting to order at 9:05 a.m.

Colleen O’Toole introduced herself as the new Board member, who is the City Manager for City of Saline.

2. Public Comment

There was no public comment.

3. Approval of Agenda

J. Meyers moved to approve the agenda (2nd C. O’Toole), and the motion passed unanimously.

4. Approval of April 14th, 2022 Meeting Minutes

J. Meyers move to approve the April 14th minutes as presented (2nd S. Shink), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

S. Baushke mentioned he’s a resident of the City of Chelsea, but the Board concurred that this was not a conflict.

6. Business

1. Thompson Block Eligible Activities Approval – Action

Staff provided a history of the project, and the amendment to the Reimbursement Agreement approved by the Board in 2019, allowing Eligible Activities to be submitted up to 48 months after their occurrence, instead of 24.

The developer is requesting the full amount allowable from the approved Brownfield Plan and Act 381 Work Plan, of \$975,696, not including potential Interest, up to an additional \$356,917. Interest will accrue every year, based on 3% of unreimbursed Eligible Activities.

Staff asked the board to approve reimbursement of Tax Increment Revenues collected so far on the project, of \$21,402.62, which could be added to approval of the Financial Report at the end of the agenda.

S. Shink commented on the impact of this project to the City and Depot Town. J. Meyers also stated that the project has been a success and the City is happy with it. Dave Van Haaren, with TriTerra, the environmental consultant on the project, thanked the Board for their support.

S. Shink moved to approve \$975,696 in Eligible Activities for the Thompson Block project including \$53,606.48 in Local Only Soil Disposal Eligible Activities, (2nd J. Meyers), and the motion passed unanimously.

2. Federal Screw Environmental Assessment Grant Application, Main Street Park Alliance – Action

N. Voght introduced Joe Ziolkowski again, representing the non-profit, Main Street Park Alliance, looking to redevelop the site as a park. He updated the Board on status of the Purchase Agreement with the current owner, status of recent soil and groundwater testing conducted by Federal Screw, and that they don't have access to the results yet.

The request is for approximately \$64,000 in Phase II investigation, which staff is recommending be funded with LBRF. The Board discussed the scope by Hyrdo-Logic, which was vetted by several Board member environmental consultants, and revised accordingly. The Board noted the turn over in the City of Chelsea and that having a letter or resolution of support would be prudent, considering the amount of the request, and uncertain support for the project.

The City has hired a dedicated environmental attorney through Miller/Canfield, which is good.

The Board had further discussion on the need for City feedback, and questioned whether the project is funded. Mr. Ziolkowski, attending via zoom, indicated the Holmes family has committed \$2.4 million to the project.

Staff suggested an approval contingent on City demonstration of support.

S. Baushke had to leave the meeting at 9:49 a.m.

C. O'Toole moved to postpone the item until the June 9th meeting with the condition that the applicant return with a letter or Resolution of support from the City, or a representative from the City attend the next meeting in support (2nd S. Shink), and the motion passed with 6 ayes and 1 nay (C. Maier)

3. 2 W. Michigan Environmental Assessment Grant Application – Action

Staff introduced Jamie Taralunga, who is the potential buyer of the Materials Unlimited building, and talked about her proposed musician space. The Board was reminded of the history of the assessment grant given to Mr. Kinley in 2019, the previous interested buyer, which revealed extensive environmental concerns on the block. Much investigation has been done with EGLE, EPA, State and County Health Departments since 2019.

J. Meyers stated the City's support for the purchase and redevelopment of the building, and is ready to assist as needed. N. Voght stated this building is down-gradient from environmental concerns, but is confident the building can be mitigated and retrofitted to be safe for the future intended use.

Ms. Taralunga briefly described her vision for the property.

C. O'Toole moved to approve up to \$15,000 for Environmental Assessment costs, at 50%, (2nd S. Shink), and the motion passed unanimously.

4. 300 N. Zeeb, Scio Township, Environmental Assessment Grant Application – Action

Staff introduce Mark Smith, in attendance, requesting Phase I, II, BEA and DDCC. The Board discussed the cost of the Phase I, and also the need for a DDCC and a BEA. Mr. Smith indicated a BEA was done in 2010, related to heavy metals on site, but a new one will be needed.

C. O'Toole moved to postpone the application to the June 9th meeting, requesting more information on the costs and the proposed scope, (2nd A. Krueger), and the motion passed unanimously.

5. 300 W. Michigan Ave. City of Ypsilanti, Environmental Assessment Grant Application - Action

Staff referred again to Mr. Smith, who was also here for this property, requesting a Phase I. He is proposing an incubator space for the former EMU College of Business, and has an anchor tenant almost signed.

S. Shink indicated the County was interested in the property at one point, so wondered if she should recuse herself. However, the Board felt that was not necessary.

J. Meyers indicated the City is very excited for this potential re-use of the building. Mark Smith continued and talked about the major façade renovations planned to open the building to the downtown and be more inviting.

The idea of the parking deck being expanded up was discussed, and whether a Brownfield Plan would be proposed. J. Meyers indicated they have not begun any discussions around those questions.

A. Krueger moved to approve the Phase I Environmental Assessment Grant for the property (C. Maier 2nd), and the motion passed unanimously.

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6. Election of Officers – Action

J. Meyers moved to re-nominate the current slate of Officers to remain in their positions, being Trevor Woollatt as Chair, Allison Krueger as Vice-Chair, and Joe Meyers as Secretary.

The Board voted unanimously to approve the same slate of officers.

7. April 2022 Financial Report – Action

The agenda stated Information Only, however, with the approval of Eligible Activities for the Thompson Block, the Board will reimburse the \$21,402.62 in Tax Increment Revenues already collected in the account.

J. Meyers moved to approve the reimbursement to the Thompson Block (2nd C. Maier), and the motion passed unanimously.

A. Krueger asked for updated information on assessment grants given in 2022 and overall, and the balance of our Admin Account. N. Voght stated he would bring that next meeting.

8. Approval of Interest as Reimbursable Eligible Activity – Action

Staff referred to the four projects that accrued Interest in 2021, and requested the Board approve the amounts, which will be added to the total to be reimbursed:

Zingerman's: \$17,114.47
618 S. Main: \$53,081.60
544 Detroit St: \$10,877.85
Grandview Commons: \$71,148.70

J. Meyers moved to approve the 2021 Interest for the four projects (2nd S. Shink), and the motion passed unanimously.

7. Other Business

None.

8. Public Comment:

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

The Board discussed the 220 N. Park Project in the City of Ypsilanti. We expect a Brownfield Plan for June or July. It's working through the City's Community Benefits Ordinance Committee now. Staff indicated the financing is very difficult, and they are seeking funding through the County's Racial Equity Office, as discussed at the April meeting. In addition, the Board may need to forego annual LBRF capture, and only capture at the end of the project, as the project lenders need to be reimbursed within 15 years.

9. Adjournment:

The meeting was moved by J. Meyers to adjourn at 10:42 a.m. (2nd C. Maier), and the motion passed.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the June 9, 2022 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.