

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

**APPROVED MEETING MINUTES**  
**Thursday, August 12, 2021, 9:00 a.m.**  
(There was no July Board meeting)

**Board Present:** Allison Krueger – Vice Chair, James Harless, Sue Shink, Morgan Foreman (joined 9:39), Joe Meyers, Sybil Kolon

**Board Absent:** Trevor Woollatt – Chair, Karen Lancaster, Christy Maier

**Staff:** Nathan Voght – OCED

**Joining the Video conference:** Patti McCall – TetraTech, Derek Delacourt – City of Ann Arbor, Bill Godfrey – Three Oaks, Anne Jamieson – Jamieson Consulting, Wendy Carty-Saxon – Avalon Housing, David Amir - ASTI

**Handouts:** None

**1. Call to Order**

Vice-Chair Krueger called the virtual video-conference meeting to order at 9:05 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 City of Ann Arbor, Washtenaw County, Sue Shink, calling from Northfield Twp., Washtenaw County, Allison Krueger, calling from Ypsilanti Township, Washtenaw County, Sybil Kolon, calling from Manchester Twp, Washtenaw County, Joseph Meyers, calling from City of Ypsilanti, Washtenaw County.

**2. Public Comment**

There was no public comment.

**3. Approval of Agenda**

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

**4. Approval of June 10<sup>th</sup>, 2021 Meeting Minutes**

S. Kolon asked that the August 12<sup>th</sup> meeting minutes note that there was no July meeting.

J. Meyers moved to approve the June 10<sup>th</sup> minutes (2<sup>nd</sup> J. Harless), and the motion passed unanimously.

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

None declared.

**6. Business**

- 1. Maple Oaks Reimbursement Agreement – Action

Staff referred to the summary memo. The Board tabled this in June. J. Harless asked the developer, Bill Godfrey, if all the costs in this Agreement were already incurred, to which he replied in the affirmative.

J. Harless moved to approve the Maple Oaks SOUTH Reimbursement Agreement (2<sup>nd</sup> J. Meyers), and the motion passed unanimously.

2. Maple Oaks Interlocal Agreement with Saline Tax Increment Finance Authority – Action

N. Voght summarized how the Authority was informed the Maple Oaks project was actually within a TIFA district, which would be first in line to capture about 24 mills, which would reduce capture. The developer formally requested the City TIFA Authority approve an Interlocal Agreement to forego their capture and allow it to reimburse for Eligible Activities. They approved the Interlocal Agreement at a late July meeting, and now the Brownfield Authority is being asked to approve and sign it.

J. Harless moved to approve the Interlocal Agreement as presented (2<sup>nd</sup> J. Meyers) and the motion passed unanimously.

3. Water Street Reimbursement Agreement, City of Ypsilanti – Action

N. Voght referred to the Agreement in the packet, which is modified to be more of an “umbrella” Agreement, which the City then can “deploy” TIF incentives as developer(s) are found to redevelop the site. It allows the City to reimburse its own costs, which the Board directed the City to do to support the LBRF grant given for PCB Remediation, or the City can utilize available TIF and approve Act 381 Work Plans in support of developers’ eligible activities to redevelop the site.

J. Meyers is comfortable with the agreement. S. Kolon moved to approve the Water Street Reimbursement Agreement (2<sup>nd</sup> J. Harless), and the motion passed unanimously.

4. 206-210 N. Washington, Avalon Housing, Add'l Assessment Grant Request – Action

N. Voght covered the history of the request, and referred to the draft Agreement in the packet. J. Harless asked that the draft Agreement show track changes from the template when presented to the Board.

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

5. 206-210 N. Washington Environmental Assessment Grant, Avalon Housing - Action

N. Voght summarized the additional application for Phase II investigation, based on the completion of the Phase I and recommendation from the consultant. The Board had not approved the Phase II cost range in the initial proposal several months ago, preferring to see a detailed Phase II scope and cost to approve.

Michael Appel, from Avalon, described the status of their due diligence and what they are asking for now. A Board member asked if MSHDA would require a soil gas investigation, and Mr. Appel indicated they would request soil gas costs only if MSHDA requires it.

Joe Meyers indicated he supported this supplemental grant application and moved to approve the additional \$12,700 for Phase II investigation for 206-210 N. Washington (2<sup>nd</sup> J. Harless), and the motion passed unanimously.

6. 415 W. Washington Redevelopment, City of Ann Arbor – Discussion

N. Voght provided brief background on this item, and the City of Ann Arbor's process to redevelop various city-owned sites to provide affordable housing. Derek Delacourt, from the City of Ann Arbor, was in attendance and provided background on the site. They've arrived at a concept of about 200 units being possible on the site. The Ann Arbor DDA has granted \$200,000 to assist with entitling the site through the land use approval process, so that it's ready for redevelopment. The City will take it through the PUD process prior to taking the site to market. The site is within the Historic District, and was recently presented to the Historic District Commission. The City is partnering with the Treeline Trail, as well.

M. Foreman joined the meeting at 9:39 a.m.

The City needs to gain a better understanding for the environmental conditions now, and is looking for guidance from the Brownfield Authority on how to best accomplish that. Would an environmental assessment grant be the first step? Or an LBRF grant? TetraTech has a proposal and scope now, so what is the appropriate request from the Brownfield Authority?

J. Harless asked about chain of ownership, to which Mr. Delacourt responded it's been historically a public works building, Road Commission and City-owned. Mr. Harless discussed his concern about the City being a potential Liable Party.

J. Meyers stated he wants to support affordable housing. Mr. Delacourt talked about the site conditions, including floodplain, chimney that needs to be preserved, etc., which makes the site not ideal to achieve tax credit housing given the environmental parameters and restrictions for this type of housing. S. Shink also stated she is supportive of affordable housing.

Mr. Delacourt indicated that Jennifer Hall, Director of the Ann Arbor Housing Commission, will be the lead, and she's indicated that 60% Tax Credits are not feasible for this site, and it's too difficult of a site for MSHDA to consider.

The Board had a general discussion about the issue of the City being a potential Liable Party, but increasing support and willingness to incentivize the site for affordable housing. N. Voght stated that the City is looking at all possibilities, but this site may not be ideal based on what the City is saying. The site is a significant environmental challenge and will require Brownfield incentives, with or without affordable housing. He stated that the first step could be an assessment grant, as those funds are Local Only anyway, and the Board has the authority to use local funds to potentially benefit a Liable Party.

J. Harless stated the Board still needs more information on the City's Liable Party status.

7. July 2021 Financial Report – Information Only

Presented for information only.

**7. Other Business**

None.

**8. Public Comment:**

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

**9. Adjournment:**

The meeting adjourned at 10:13 a.m.

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