Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
200 N. Main, Lower Level Conference Room

APPROVED MEETING MINUTES
Thursday, August 15, 2019

Board Present: Jeremy McCallion – Chair, Matt Naud - Secretary/Treasurer, Jason Morgan, Sybil Kolon, Allison Krueger, James Harless

Board Absent: Joe Meyers (Excused), Todd Campbell (Excused), Trevor Woollatt – Vice-Chair (Excused)

Staff: Nathan Voght


Handouts: None

1. Call to Order

Chair McCallion called the meeting to order at 9:01 a.m.

2. Public Comment

J. McCallion asked if there was any public comment, and there was none.

3. Approval of Agenda

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

4. Approval of July 3, 2019 Meeting Minutes

S. Kolon mentioned a typo in business item #6 and that Agenda Item 5a was missing from the minutes, which was added to the agenda at the meeting. Staff suggested tabling the minutes until next month.

S. Kolon also asked about the By-Law revision and how members can exempt themselves from being on-boarded. Staff explained the intent of the revisions, which Curt Hedger reviewed and agreed with, and that the “Public At Large” slot would likely not be exempted from the new requirement.

Board member A. Krueger asked about her status, given she is a County employee, and staff indicated he believed she would have to take the stipend as taxable income.

J. Harless moved to table the July 3rd minutes until next meeting (2nd M. Naud), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

J. McCallion declared a conflict on Business item #1 and #2.

J. Harless declared a conflict on Business Item #3.
6. Business

1. Broadway Park Act 381 Work Plan – Action

J. Harless recused himself and removed himself from the meeting table.

Staff updated the Board on the status of the Brownfield Plan for this project, which was approved by the County Board of Commissioners last week on Aug. 7th. The Work Plan was submitted to EGLE for courtesy review in June, and we are still awaiting comments. Staff asked Dan Kassidy, from SME, here representing the project, if there are any significant cost changes or shifting with the proposed Work Plan, compared to the Brownfield Plan. He said there is not.

S. Kolon asked what is being approved today, and staff indicated the Work Plan. J. McCallion explained the purpose of the Work Plan approval and how it allows capture of school taxes.

M. Naud moved to approve the Work Plan, subject to final review of any changes by staff, and any significant changes requiring Board approval (2nd J. Morgan), and the motion passed unanimously with J. Harless abstaining as he works for the environmental consultant on the project.

2. Broadway Park Reimbursement Agreement – Action

Staff referred to the draft Agreement, which uses the template, but inserts project-specific information, as well as the 16 year cap on the TIF. Staff explained that the City requested a cap, and the developer agreed to add a clause to the County Board of Commissioner Resolution including the cap.

M. Naud moved to approve the Reimbursement Agreement (2nd J. Morgan), and the motion passed unanimously with J. Harless abstaining as he works for the project environmental consultant.

3. 1165 Ecorse Road Environmental Assessment Grant Application Phase II, Ypsilanti Charter Township – Action

J. McCallion handed control of the meeting to the Secretary, M. Naud, and removed himself from the table.

N. Voght reminded the Board this was on last month’s agenda, and tabled due to concerns about benefitting a Liable Party. In the interim, staff reviewed Act 381 and it’s prohibition on benefitting a liable party is specifically related to use of State School taxes. Using local taxes to potentially benefit a Liable Party is not restricted. Further, staff feels that a “Liable Party” has not been established yet, as no testing has been done. This grant would assist the Township in determining whether the site is a Facility at all, aligned with their ultimate goal to have the property redeveloped in a way compatible with recent corridor plans they’ve adopted.

Mary Hoeh, from AKT, spoke more about the PFAS testing proposed.

J. Harless moved to approve the Phase II for 1165 Ecorse Road (2nd J. Morgan), and the motion passed unanimously with J. McCallion recusing himself as he works for the environmental consultant conducting the work.

Doug Winters, Ypsilanti Township Attorney, spoke about the Township’s plans for various properties, including the skate park at 1150 Midway, and expressed appreciation for the Brownfield Authority’s assistance in assessing the properties. He mentioned 923 Ecorse, the former Forbes Dry Cleaners, continuing to be a challenge and concern for the Township. He introduced the new Township Residential Services Director, Michael Hoffmeister.
4. 1831 Traver LBFR Application (Leslie Science and Nature), City of Ann Arbor – Action

J. McCallion rejoined the meeting table and took control back of the meeting.

Staff discussed the application for $350,000 in LBFR funding, which includes the $50,000 in assessment funding the Board approved last month, which would be reimbursed using $50,000 of the $350,000 LBFR funding. The amount is higher than previous estimates, based on the latest investigation and estimates. In addition, staff advised the City to provide a conservative estimate for the LBFR request, as it will be more difficult to return to increase the amount later.

The Board discussed the merits of the application and asked what investment the City would be making to addressing site conditions. J. Harless expressed concern with the amount, and pointed out that sometimes the City was hesitant to fund LBFR as part of Brownfield Plans. N. Voght stated that some City finance staff have recommended against LBFR inclusion, but all the City Brownfield Plans still have some level of LBFR capture.

Staff stated that they confirmed with the City that the city’s environmental insurance only covers new releases, not historic contamination.

J. Harless moved to approve $250,000 in LBFR funding, including the $50,000 in assessment funds already approved, (2nd J. Morgan), and the motion passed unanimously.

5. 2260/2270 Platt Road, Environmental Assessment Grant, Thrive Collaborative – Action

N. Voght provided background on the Platt Road site, owned by the County, and the public charette process the County went through in 2015 to establish redevelopment goals for the property. The County then used the goals in crafting an RFP to find a development partner. Thrive Collaborative was selected as the development partner, and a development agreement was signed in 2017. The developer is in the due diligence period, including environmental investigation.

N. Voght introduced Matt Grocoff and Joey Jonna, from Thrive Collaborative and invited them to provide some project background. Jessica Debone, from PM Environmental, is also attending. Thrive provided hand-outs related to the proposed development and described the proposed project. Avalon is the affordable housing partner, and will develop on the northern portion of the site, which will be split off.

The Board discussed previous investigations and the removal of an underground storage tank in 2016. A Phase I was done in 2010. The scope of the proposed Phase II is to test a former gravel parking lot within the Thrive portion of the site, with concerns that vehicles were parked there over time. J. Harless expressed concern about pre-disposing the scope of the Phase II before a new Phase I is conducted, possibly concluding additional Recognized Environmental Conditions. The Board also indicated that Thrive should coordinate a Phase II with Avalon, for efficiency.

M. Naud moved to approve the Phase I grant for $2,200 (2nd J. Harless), and the motion passed unanimously.


N. Voght pulled up the revised report, which included summer 2019 TIF deposits and developer reimbursements from the City of Ann Arbor, which just came in several days before. He asked the Board to approve the noted transactions.

J. Harless moved to approve the noted transactions (2nd M. Naud), and the motion passed unanimously.
7. **Other Business**
   None.

8. **Public Comment:**
   None.

9. **Adjournment:**
   J. Harless moved to adjourn the meeting at 10:33 a.m. (2\textsuperscript{nd} M. Naud), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the September 5, 2019 Meeting.