Board Present: Jeremy McCallion – Chair, Trevor Woollatt – Vice-Chair, Matt Naud - Secretary/Treasurer, Joe Meyers, Jason Morgan, Sybil Kolon, Allison Krueger,

Board Absent: James Harless (Excused), Todd Campbell (Excused)

Staff: Nathan Voght

In Attendance: Matt Grocoff – Thrive Collaborative, Jessica Debone – PM Environmental, Philip Biscorner – Pittsfield Township, John D’Addona - ECT

Handouts: Sept. 4th, 2019 PM Environmental Phase I summary and Phase II and BEA cost proposal for 2260/2270 Platt Rd.

1. Call to Order
   Chair McCallion called the meeting to order at 9:05 a.m.

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

3. Approval of Agenda
   S. Kolon moved to approve the agenda (2nd M. Naud), and the motion passed unanimously.

4. Approval of July 3rd and August 15th, 2019 Meeting Minutes
   J. Meyers moved to approve the July 3rd minutes (2nd S. Kolon) and the motion passed unanimously.

   S. Kolon stated that for the August 15th minutes, the agenda titles on the minutes should match how they are listed on the meeting agenda, speaking of the wording of Business Item #4. The last paragraph of this same business item appears also to be from the previous July 3rd meeting, and not removed in drafting the newer minutes. The next paragraph is also old, and the Board revised it to read: “Staff confirmed with City officials that their environmental insurance only covers new releases,” or something similar. There were no other changes.

   S. Kolon moved to approve the August 15th meeting minutes, with the noted revisions, (2nd M. Naud), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure
   No conflicts were declared.

6. Business
   1. White/State/Henry LBRF Demolition Eligible Activity Approval – Action
      T Woollatt arrived at 9:13 a.m.
Staff discussed the costs submitted for approval, and that they've been verified. The Board’s approval will authorize the company holding the escrow account to release the funds to the project.

M. Naud moved to approve $109,530 in demolition funds, and authorize release from escrow (2nd J. Meyers), and the motion passed unanimously.

2. **2260/2270 Platt Road Phase I Results/Phase II Env. Assess. Application – Action**

Staff referred to the document from PM Environmental handed out at the meeting. It’s a summary of the Phase I and proposal for Phase II testing, BEA and Due Care compliance for the site.

Staff asked Jessica DeBone, from PM Environmental, about details of the proposed Phase II work. M. Naud asked about whether there should be concern about fill from the old buildings. T. Woollatt commented he did not believe that would be a concern, given the age of the buildings demolished from the 1960s.

J. Morgan arrived at 9:20 a.m.

J. Meyers moved to approve the environmental assessment grant for $15,000 for 2260/2270 Platt Road, including the Phase I, Phase II, BEA and Due Care compliance work (2nd T. Woollatt), and the motion passed unanimously.

3. **701 W. Ellsworth Environmental Assessment Grant, Pittsfield Township – Action**

Staff discussed the requested costs for Phase I, indoor air, radon and hazardous materials survey. He introduced the Township’s Parks Director, Philip Biscorner, who is in attendance. N. Voght relayed that he’s discussed with John D’Addona, from ECT, who is also here today, whether the indoor air assessment is eligible under Act 381 as a “Department Specific Activity.” It was generally concluded it is likely not, after getting more information on the nature of the survey. Staff recommends that cost be backed out of the total requested amount.

T. Woollatt raised questions about the higher than average cost of the Phase I.

Staff indicated that, after backing out the indoor air costs of $2,450, the new requested grant amount would be $9,310.

T. Woollatt moved to approve $9,310 in environmental assessment grant funding for 701 W. Ellsworth, which does not include the indoor air quality assessment (2nd J. Meyers), and the motion passed unanimously.


The Board asked about the status of the Admin account, given all the environmental assessment awards given out. N. Voght pulled up the August financial report on the screen and showed the Board the expected fund reserves at the end of 2019 of about $36,000, assuming all of the grant funds are dispersed by then that were awarded to-date. He pointed out that it’s higher than last month due to a deposit of $22,447 that was made to the Admin account, which was interest generated late last year when somehow finance “turned on” interest for the brownfield project accounts inadvertently. It is believed a high Packard Square balance for several months may have led to the interest being earned. Staff reminded the Board that in late 2000s a policy decision was made to not generate interest on capture TIF funds. This was determined due to the appearance of generating interest on TIF funds that are supposed to be received and
reimbursed quickly. Also, if TIF funds are moving through County accounts as intended, the funds may not generate much interest.

After discussion of the issue, the Board was in favor of “turning on” interest generation for project accounts again. This would generate some funds for additional environmental assessment grants. N. Voght stated he was not in favor of this, due to the perception and what little interest could really be generated if funds are moving quickly through the accounts as they should.

M. Naud moved to “turn on” interest for Brownfield TIF Project accounts (2nd J. Meyers), and the motion passed unanimously.

N. Voght referred to financial report, including two additional TIF reimbursements for Zingerman’s and 544 Detroit St, which were not settled when the other Ann Arbor Projects’ TIF capture was distributed from the City.

M. Naud moved to approve the noted two transactions (2nd J. Morgan), and the motion passed unanimously.

7. Other Business

S. Kolon mentioned a Raisin River event to be held at the Clinton Arts Center.

8. Public Comment:

None.

9. Adjournment:

J. Meyers moved to adjourn the meeting at 9:50 a.m. (2nd M. Naud), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the October 3, 2019 Meeting.