2017 ANNUAL REPORT

WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT PROGRAM

Nathan Voght voghtn@ewashtenaw.org 734-544-3055

OCED
Office Of Community & Economic Development

3045 BROAD STREET

WHITE STREET ELEVATION (EAST)
Overview

Grants and Loans

Brownfield Accomplishments

Brownfield Dashboard & Updates

Brownfield Project Locations

2017 Financial Report

Eligible Activity Reimbursement Status
The Washtenaw County Brownfield Redevelopment Authority (WCBRA) expanded its support and partnership with local units of government to clean up and redevelop challenging brownfield properties in 2017. The WCBRA launched a new Environmental Assessment grant program providing grant funds for Phase I, Phase II assessments, and other critical environmental due diligence investigations that often pose a significant hurdle to taking the first important steps in redeveloping suspected brownfields.

Established in 1999 pursuant to Act 381 by the Washtenaw County Board of Commissioners and staffed by the Office of Community and Economic Development (OCED); WCBRA partners with local units of government to identify, investigate, clean up and redevelop brownfield properties throughout Washtenaw County.

This annual report provides a summary of the WCBRA’s activities and program spending for the 2017 calendar year, with details of our accomplishments.

Highlights include:

- Two new approved Brownfield Plans
- $52.3 million in private investment was made in brownfield projects under construction
- Environmental Assessment grants were awarded to 6 suspected brownfield sites
- A $200,000 Local Brownfield Revolving Fund grant was awarded to the Ann Arbor Housing Commission to support affordable housing

In 2018, the WCBRA will be involved with several large brownfield sites that will be transformational for their respective communities.

The work done by the WCBRA and OCED are part of a greater commitment to improving quality of life for Washtenaw County residents, and we hope to continue to deploying this important program on behalf of the community.
PASS-THROUGH GRANTS
Downriver Community Conference Brownfield Consortium Site Assessments
- $20,000 – 3045 Broad Street, Phase I, II, BEA, DDCC, City of Dexter
- $10,000 – 800 Lowell, Phase I, II, City of Ypsilanti
- $3,500 – Superior Road, Phase I, Ozone House, City of Ypsilanti
- $4,200 – 611 E. University, Phase I, II, BEA, Due Care Plan and Hazardous Materials Survey ($5,000 previously granted in 2016)

LOCAL GRANTS AWARDED
Brownfield Authority Environmental Assessment Grant Program
- $15,000 – Peninsular Paper Dam/Huron River, Sediment Sampling, Huron River Watershed Council, City of Ypsilanti
- $2,450 – Barn Wood and Soil Testing, City of Dexter

Brownfield Authority Local Brownfield Revolving Fund (LBRF)
- $200,000 – White/State/Henry Affordable Housing Redevelopment, Demolition, City of Ann Arbor

TOTAL = $255,150
BROWNFIELD ACCOMPLISHMENTS

- Two Approved Brownfield Plan (2017)
  - 1140 Broadway, City of Ann Arbor
  - Thompson Block, City of Ypsilanti

- Brownfield Project Status
  - Packard Square, City of Ann Arbor: The court-appointed receiver continued project build-out, and coordination with Washtenaw County Brownfield staff on completion of the grant-funded Vapor Mitigation System. Project expected to be complete in 2018.
  - Federal Screw Works, Chelsea: Liable Party Federal Screw completed soil remediation and “No Further Action” letter was issued by MDEQ. Property sale being pursued.
  - Thompson Block, City of Ypsilanti: New owners/developers secured approval of new Brownfield Plan in 2017, including State and Local incentives, in order to restart the project. Project construction began in late 2017 and is expected to complete in 2019.
  - 615 S. Main, City of Ann Arbor: Construction began in 2017, and is completing in 2018.
  - 1140 Broadway (formerly “Lower Town”), City of Ann Arbor: New developer, Morningside, secured Brownfield and development approval for large, mixed-use development, including 15 units of affordable housing secured through Brownfield TIF. Construction will begin in 2018, with a five-year phased build-out expected.
  - Kingsley Condominiums, City of Ann Arbor: This residential project of 51 upscale condos saw major progress on construction in 2017, and will begin occupancy in 2018.
  - 923 Ecorse, Ypsilanti Twp.: Intervened in former dry-cleaners that was up for tax foreclosure auction to transfer property to Michigan Land Bank and partner with MDEQ in securing $700,000 in funding for testing, demolition, and remediation.

- Brownfield Projects Completed
  - No projects were completed or occupied in 2017

- Grant Administration
  - Packard Square $1 million MDEQ CMI Grant: Completion of the VMS system is expected in 2018. Grant close-out will occur in 2019.
  - $1 million MDEQ CMI Grant pursued for 1140 Broadway, to be secured in 2018, to support remediation of source area of dry-cleaning solvent, to ensure effectiveness of the Permeable Reactive Barrier at the property boundary, which will reduce solvent concentrations to acceptable levels.
23 communities are members of the WCBRA
Brownfield Plans have been approved in 8 communities since 2003
3 projects became active (under construction) in 2017
  - Kingsley Condominiums (Ann Arbor)
  - Grandview Commons (Dexter)
  - Thompson Block (Ypsilanti)

Two new incentive programs were launched in 2017
  - Environmental Assessment Grant Program: Assists with environmental investigations, including Phase I, II, Baseline Environmental Assessments on prospective brownfield properties
  - Local Brownfield Revolving Fund (LBRF): Grant and loan program provides funding for eligible brownfield activities on brownfield redevelopment sites

<table>
<thead>
<tr>
<th>No. of Projects</th>
<th>Private Investment</th>
<th>Jobs (Direct &amp; Indirect)</th>
<th>Acres</th>
<th>Public Investment</th>
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<tbody>
<tr>
<td>Completed*</td>
<td>15</td>
<td>$414.6 M</td>
<td>3,932</td>
<td>$19.1 M (4)</td>
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<tr>
<td>Approved/Active</td>
<td>7</td>
<td>$52.3 M**</td>
<td>n/a***</td>
<td>54</td>
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<tr>
<td>Totals</td>
<td>22</td>
<td>$466.9 M</td>
<td>4,508</td>
<td>1059</td>
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* Includes MBT only and TIF only brownfield projects completed by 12/31/17
** 2017 Project investment for projects under construction in 2017
*** New jobs only counted in project completion year
**** Actual approved eligible brownfield activities
### 2017 FINANCIAL REPORT

#### Revenues

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<th>Description</th>
<th>Amount</th>
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<tr>
<td>Application Fees (1140 Broadway)</td>
<td>$5,000.00</td>
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<tr>
<td>TIF Revenue</td>
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<tr>
<td><strong>11 Projects</strong></td>
<td>$3,394,644.00</td>
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TOTAL REVENUES $3,399,644.00

#### Expenditures

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<th>Description</th>
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<tr>
<td>Brownfield Administrative Capture</td>
<td>$164,113.00</td>
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<tr>
<td>LBRF Capture</td>
<td>$1,154,755.00</td>
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<td>State of Michigan Brownfield Fund (3 mills SET)</td>
<td>$6,897.00</td>
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<td>TIF Payments for Eligible Activities</td>
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<td><strong>7 Projects</strong></td>
<td>$1,970,989.00</td>
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TOTAL TIF PAYMENTS FOR ELIGIBLE ACTIVITIES $1,970,989.00

TOTAL EXPENDITURES $3,296,754.00

Information provided reflects total funds received in calendar year 2017
ELIGIBLE ACTIVITY REIMBURSEMENT

- **Maple Shoppes**: 57% Reimbursed, 43% Unreimbursed
- **Michigan Inn**: 36% Reimbursed, 64% Unreimbursed
- **Packard Square**: 100% Unreimbursed
- **Zingerman's**: 83% Unreimbursed

- **Arbor Hills**: 72% Reimbursed, 28% Unreimbursed
- **618 S. Main**: 85% Reimbursed, 15% Unreimbursed
- **Jiffy/140 Buchanan**: 52% Reimbursed, 48% Unreimbursed
- **544 Detroit Street**: 86% Unreimbursed