The year 2016 was another successful year for the Washtenaw County Brownfield Redevelopment Authority (WCBRA).

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

This annual report summarizes WCBRA’s activities and program spending for the 2016 calendar year, and details our accomplishments.

Highlights include:

- Three new approved Brownfield Plans.
- Brownfield project metrics for job creation, investment & resulting taxable value were met or exceeded as outlined in approved Brownfield Plans.
- $15.2 million in private investment were realized from brownfield projects under construction.

In 2017, OCED will continue to support WCBRA in converting challenged brownfield properties into new revitalized properties for Washtenaw County residents.

These efforts are a part of our greater commitment to improving quality of life for Washtenaw County residents, and we hope to continue leveraging this important program on behalf of the community.

Best,
Andrea Plevek, Director, OCED
Nathan Voght, Economic Development Specialist, OCED
PASS-THROUGH GRANTS
Downriver Community Conference Site Assessments

- $1,500 | 8080 Grand Phase I assessment
  City of Dexter (This is a correction: Reported as $7,500 in 2015 Annual Report, only Phase I was completed.)

- $9,550 | Mack Building, Phase I, II, BEA, and DDCC
  City of Chelsea

- $5,000 | 611 E. University, Phase I, II, BEA, Due Care Plan and Hazardous Material Survey
  City of Ann Arbor

CMI Grant - Packard Square

- $68,000 | Vapor Intrusion Mitigation Installation

AWARDED
Local Site Revolving Remediation Fund

- $240,000 | Water Street, City of Ypsilanti. This grant will fund remediation of historic lead and PCB contamination along the Border-to-Border trail.

TOTAL
$324,050
BROWNFIELD
ACCOMPLISHMENTS

Three Approved Brownfield Plans (2016)
- 615 South Main, Ann Arbor
- Kingsley Condominiums (221 Felch Street), Ann Arbor
- Grandview Commons Condominiums, Dexter

One Terminated Brownfield Plan (2016)
- LaFontaine Auto Dealership, Dexter

Approved Eligible Activities (2016)
- $2,445,266  |  618 South Main, Ann Arbor
- $383,368  |  544 Detroit Street, Ann Arbor
- $298,464  |  140 Buchanan Jiffy Warehouse, Chelsea

Brownfield Project Status
- **Packard Square, Ann Arbor**  |  McKinley appointed receiver by Circuit Court after lender foreclosed on developer. On-going coordination with McKinley to pour slab over VMS system and coordinate VMS venting and long-term monitoring.
- **Federal Screw Works, Chelsea**  |  Liable party Federal Screw completed soil remediation and submitted “No Further Action” letter to MDEQ. DCC provided extension on sub-grant, to allow developer to redevelop and/or sell property. New Brownfield Plan may be required.
- **Thompson Block, Ypsilanti**  |  New developer, 2Mission (Grizzly Peak, North Peak, Blue Tractor), purchased development from J.C. Beal and is preparing a new project, new Brownfield Plan, and securing all previous incentives. County Brownfield staff and City have been coordinating to ensure success.
- **615 South Main, City of Ann Arbor**  |  Building demolition and site excavation began December 2016.
- **Lower Town, City of Ann Arbor**  |  Site purchased by Morningside, new brownfield plan submitted to City of Ann Arbor February 2017.

Brownfield Projects Completed
- No projects completed/occupied in 2016

Grant Administration
- Packard Square $1M MDEQ CMI Grant: contract extended between MDEQ and Washtenaw County to May 2019.
- Completion of VMS system still being coordinated between Washtenaw County and McKinley, property receiver.
BROWNFIELD DASHBOARD & UPDATES

2016

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<table>
<thead>
<tr>
<th>NUMBER OF PROJECTS</th>
<th>PRIVATE INVESTMENT</th>
<th>JOBS (DIRECT/INDIRECT)</th>
<th>ACRES</th>
<th>PUBLIC INVESTMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMPLETED¹</td>
<td>15</td>
<td>$414.6 M</td>
<td>3,932</td>
<td>1005</td>
</tr>
<tr>
<td>ACTIVE</td>
<td>7</td>
<td>$15.2 M²</td>
<td>N/A¹</td>
<td>54</td>
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<tr>
<td>TOTALS</td>
<td>22</td>
<td>$429.8 M</td>
<td>3,932</td>
<td>1059</td>
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</table>

(1) Includes MBT only and TIF only brownfield projects completed by 12/31/16
(2) 2016 Project investment for projects under construction in 2016
(3) New jobs only counted in project completion year
(4) Actual approved eligible brownfield activities

- 23 communities are members of the WCBRA
- Brownfield Plans have been approved in 8 communities since 2003
- 2 brownfield projects became active (under construction) in 2016
- A brownfield program audit was completed and presented to Board of Commissioners (May 2016)
  Audit revealed that completed brownfield projects and their actual job creation, private investment and taxable value matched or exceeded projections in approved brownfield plans.
- A new LSRRF policy was adopted, incorporating Smart Growth principles and reflecting a commitment to support the goals of each member community.
- The Michigan Chapter of National Brownfield Association Board members proposed a merger with the Association for Brownfield Redevelopment Authorities.
- Act 381 Amendments passed (Dec. 2016)
Brownfield Project Locations

City of Ann Arbor
City of Ypsilanti
City of Ann Arbor Inset
City of Ypsilanti Inset
City of Chelsea
City of Dexter
City of Saline
City of Milan
Village of Manchester

LEGEND
- APPROVED BROWNFIELD PROJECT
- APPROVED/ACTIVE BROWNFIELD PROJECT
- COMPLETED BROWNFIELD PROJECT

## Revenues

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<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Application Fees (221 Felch, 615 S. Main, Grandview Commons)</td>
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<tr>
<td>TIF Revenue</td>
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<tr>
<td>Maple Shoppes</td>
<td>$21,183.04</td>
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<tr>
<td>Michigan Inn</td>
<td>$35,475.91</td>
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<tr>
<td>601 Forest</td>
<td>$1,154,025.80</td>
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<td>Zingerman’s</td>
<td>$36,936.22</td>
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<td>Toyota Technical Center</td>
<td>$204,182.79</td>
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<tr>
<td>LaFontaine</td>
<td>$36,806.07</td>
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<tr>
<td>Arbor Hills</td>
<td>$556,663.20</td>
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<td>618 S. Main</td>
<td>$61,299.17</td>
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<td>Jiffy Warehouse-140 Buchanan</td>
<td>$35,424.20</td>
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<tr>
<td>544 Detroit</td>
<td>$7,475.15</td>
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<td>Packard Square</td>
<td>$41,079.87</td>
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<td>Water Street</td>
<td>$3,507.39</td>
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**Total Revenues:** $2,209,058.81

## Expenses

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<th>Description</th>
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<tr>
<td>Brownfield Program Administration</td>
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<td>LSRRF Capture</td>
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<td>State of Michigan Brownfield Fund</td>
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<td>TIF Reimbursements for Eligible Activities</td>
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<td>Maple Shoppes</td>
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<td>Zingerman’s</td>
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<td>Toyota Technical Center</td>
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<td>LaFontaine</td>
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<td>Arbor Hills</td>
<td>$515,171.20</td>
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<tr>
<td>618 S. Main</td>
<td>$55,169.25</td>
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**Total TIF Reimbursements for Eligible Activities:** $2,088,624.51

Information provided reflects total funds received in calendar year 2016.
Brownfield Metrics 2016

Status of Eligible Expense Reimbursement

- **Maple Shoppes**
  - Unreimbursed: 38%
  - Reimbursed: 62%

- **Michigan Inn**
  - Unreimbursed: 57%
  - Reimbursed: 43%

- **601 Forest**
  - Unreimbursed: 3%
  - Reimbursed: 97%

- **Zingerman’s**
  - Unreimbursed: 14%
  - Reimbursed: 86%

- **Arbor Hills**
  - Unreimbursed: 28%
  - Reimbursed: 72%

- **618 S. Main**
  - Unreimbursed: 9%
  - Reimbursed: 91%

- **Jiffy/140 Buchanan**
  - Unreimbursed: 40%
  - Reimbursed: 60%

- **544 Detroit Street**
  - Unreimbursed: 9%
  - Reimbursed: 91%
Brownfield Metriucs 2016

- $15.2M of private investment in active brownfield projects in 2016
- $2.7 M in new tax revenue generated from brownfield projects in 2016

2005-2016 Brownfield Program Performance Audit Summary
Brownfield METRICS

New Tax Revenue From Brownfield Projects

- $677,000 in (base) taxes paid in 2016 without brownfield redevelopment
- $3.4M in total taxes paid with brownfield redevelopment (increase of $2.7M)
- $370,000 in new County tax revenue in 2016 from brownfield projects.
- $80M total cumulative new taxes projected between 2010 and 2030 from completed brownfield projects.
For more information on the Washtenaw County Brownfield Authority (WCBRA), contact:
Nathan Voght
734.544.3055
voghtn@ewashtenaw.org

To learn more about WCBRA & OCED, visit:
www.ewashtenaw.org/brownfields
www.ewashtenaw.org/oced
facebook.com/washtenawoced
twitter@WashtenawOCED