2018 ANNUAL REPORT

WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
The Washtenaw County Brownfield Redevelopment Authority (WCBRA) had a very exciting and productive 2018.

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 leveraging various funding mechanisms such as Tax Increment Financing (TIF).

This report includes information about activities and spending of the WCBRA for the 2018 calendar year.

Highlights include:

- $65 million in private investment in 2018 from five active construction projects supported by brownfield incentives.
- One completed project, 615 S Main in the City of Ann Arbor, features both residential and commercial space.
- Significant demolition, soil remediation, and underground storage tank removal and disposal.
- One project breaking ground, 1140 Broadway, after over a decade of inactivity and vacancy at the site.
- One project approval will result in the redevelopment of 32 and the addition of 32 new affordable housing units!

These efforts are part of OCED and WCBRA’s goal of investing in the community, revitalizing neighborhoods, creating new tax base, and mitigating threats to public health and the environment.
2018 APPROVED GRANTS & LOANS

PASS THROUGH GRANTS
Downriver Community Conference Site Assessments
$10,000 | 1140 Broadway - City of Ann Arbor
$10,000 | 309 North Ashley - City of Ann Arbor

BROWNFIELD AUTHORITY GRANTS
Environmental Assessment Grants
$10,000 | 1140 Broadway (Developer) - City of Ann Arbor
$15,000 | 1140 Broadway (MDEQ) - City of Ann Arbor
$15,000 | 1514 White Street - City of Ann Arbor
$10,000 | 309 N Ashley - City of Ann Arbor
$10,000 | 325 E. Summit - City of Ann Arbor
$22,000 | 3045 Broad - City of Dexter
$11,000 | 651 Rice Street - City of Ypsilanti

Local Brownfield Revolving Funds
$400,000 | 1514 White Street - Ann Arbor Housing Commission
This is in addition to a prior $200,000 grant, to make a total investment of $600,000 in this project.

513,000
Total Dollars Invested

Packard Square, Ann Arbor
MAJOR ACCOMPLISHMENTS

One Approved Brownfield Plan
- **1514 White Street** | This site is one of two sites that the Ann Arbor Housing Commission is redeveloping, known together as the “Swift Lane” redevelopment, which will create a total of 64 affordable housing units.

Project Status Updates
- **1140 Broadway Street** | This project at the former “Lower Town” redevelopment site broke ground in 2018 and will include substantial environmental remediation to clean the soil and ground water. A mixed-use urban community with a multitude of housing options and commercial/retail space is proposed. In addition, 15 affordable housing units will be incorporated into the planned development.

One Project Completed
- **615 S Main** | Also known as “The Yard,” this project was completed in 2019 and features a mixed-use building with a variety of apartments and community-focused commercial space.

Grant Administration
- **Packard Square (The George)** | The (former) Michigan Department of Environmental Quality awarded the County Brownfield Authority a $1 million grant in 2012 to support redevelopment of the site. In 2018, WCBRA continued working with the project team to finalize the activation of the Vapor Mitigation System for the south retail space, and close out the grant by 2020.
22 total projects (16 complete, 6 active/approved)

523.9 million dollars of private investment (88% from completed projects)

21.9 million dollars of public investment of Brownfield TIF funding (100% from completed projects)

1,068 Acres of Land Redeveloped

4,509 Jobs Created
## 2018 Financial Report

### Revenues

- Application Fees: $10,000
- TIF Revenue: $2,009,943

**Total Revenues:** $2,019,943

### Expenditures

- Brownfield Program: $165,000
- Administrative Fees: $4,943
- LBFRF Capture: $6897
- State of Michigan Brownfield Fund: $0
- TIF Reimbursement: $1,664,099

**Total Expenditures:** $1,841,939

### Program Administration Costs

- Salaries/Wages: $80,000
- Operating Expenses: $20,000
- Assessment Grants Paid Out: $65,000

**Total Expenditures:** $165,000

Kinglsey Condominiums, Ann Arbor
Brownfield costs are spent by developers upfront, and then reimbursed from Tax Increment Financing capture. There are 11 active projects, with 9 projects currently being reimbursed.
For more information on the Washtenaw County Brownfield Authority (WCBRA), contact:
Nathan Voght
734.544.3055
voghtn@washtenaw.org

To learn more about WCBRA & OCED, visit:
www.washtenaw.org/brownfields
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Kinglsey Condominiums, Ann Arbor