Welcome to the biannual Washtenaw County Brownfield Redevelopment Authority report. This report covers 2019 and 2020. These years proved productive during a time with many challenges. The WCBRA staff and Board facilitated redevelopment of numerous challenging brownfield sites, resulting in significant benefits to many of our communities. As in prior years, 2019 and 2020 continued to be very active for brownfields in Washtenaw County.

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), grants, and loans.

This report includes information about activities, grant programs, and financial information of the WCBRA for the 2019 and 2020 calendar years.

Highlights include:
- $67 million in private investment in 2019 from six active construction projects supported by brownfield incentives.
- $57 million in private investment in 2020 from four active construction projects supported by brownfield incentives.
- Two completed projects
- Two approved Brownfield Plans

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.
MAJOR ACCOMPLISHMENTS 2019 & 2020

LBRF Grant Awarded
- **1831 Traver Road** | Leslie Science and Nature Center. The City of Ann Arbor completed most of the site remediation by the end of 2020, and the center intends to re-open in 2021.

TIF Project Status Updates
- **309 N. Ashley** | This downtown Ann Arbor condominium project broke ground in 2019 and construction was over 50% complete by the end of 2020.
- **1140 Broadway Street** | This project at the former "Lower Town" redevelopment, now known as Beekman on Broadway, broke ground in 2018 and included 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, 8 of 15 planned affordable housing units have been provided in the project.

Two Projects Completed
- **1514 White Street** | This site is one of two sites that the Ann Arbor Housing Commission redeveloped, known together as the “Swift Lane” redevelopment, which resulted in a total of 64 affordable housing units, a net increase of 32.
- **Thompson Block** | This site is a historic building in Depot Town, City of Ypsilanti, that’s been restored to provide 20 urban loft apartments, and ground floor restaurant and entertainment space.
2019 & 2020 APPROVED GRANTS & LOANS

BROWNFIELD AUTHORITY GRANTS
Environmental Assessment Grants
- 2019 | 13 grants totaling $161,135
- 2020 | 11 grants totaling $80,492

Local Brownfield Revolving Funds
$538,000 | 1831 Traver Road - Leslie Science and Nature Center, City of Ann Arbor

Browfield 2019 & 2020 Program Report

Demarcation Barrier at Leslie Science and Nature Center

$779,627 Total Grant Dollars Invested
23 total projects since 1999 (18 complete, 5 active/approved)

648 million dollars of private investment (89% from completed projects)

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

31 sites funded with environmental assessment grants from 2017-2020

1,068 Acres of Land Redeveloped

1,974 Jobs Created
Visit http://bit.ly/WashtenawBrownfields to see details about each project.
Washtenaw County launched a Racial Equity Policy in 2018, and intends to re-orient programs and policies with the goal of advancing Equity in the region. The Brownfield Authority added equity criteria to its Environmental Assessment Grant program, and did a review of all grants awarded since 2017. In the future, as funds become more competitive, the Brownfield Authority will increasingly consider supporting grants located in Very Low and Low Opportunity Areas in the County.

Opportunity Index Summary for WCBRA
Environmental Assessment Sites from 2017 - 2021

11 sites | Very low access to opportunity
3 sites | Low access to opportunity
8 sites | High access to opportunity
6 sites | Very high access to opportunity
2 sites | Areas not reported
## REVENUES

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<tr>
<th>Source</th>
<th>Amount</th>
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<tr>
<td>Application Fees</td>
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<td>Administrative Fees</td>
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<tr>
<td>Interest</td>
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<tr>
<td>TIF Revenue</td>
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### Total Revenues

$4,510,500

## EXPENDITURES

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<tr>
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<td>LBRF Capture</td>
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<td>State of Michigan Brownfield Fund</td>
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<td>Developer TIF Reimbursement</td>
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### Total

$5,152,900

### *PROGRAM ADMINISTRATION COSTS

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<td>Operating Expenses</td>
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<td>Assessment Grants Paid Out</td>
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### Total

$209,000

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Note: Revenues and Expenditures do not match in any calendar year as TIF revenue captured is not reimbursed until Eligible Brownfield Activities are approved.
2020 FINANCIAL REPORT

REVENUES

Administrative Fees 165,000
TIF Revenue 5,435,000

Total Revenues $5,600,000

EXPENDITURES

Brownfield Program
Administration Costs* 259,000
LBRF Capture 488,000
State of Michigan Brownfield Fund 73,000
Developer TIF Reimbursement 4,701,000

Total $5,521,000

*PROGRAM ADMINISTRATION COSTS

Salaries/Wages/Board Stipend 94,000
Operating Expenses 38,000
Assessment Grants Paid Out 127,000

Total $165,000

Note: Revenues and Expenditures do not match in any calendar year as TIF revenue captured is not reimbursed until Eligible Brownfield Activities are approved.
Brownfield costs are incurred by developers during construction, and then reimbursed from Tax Increment Financing capture. There are 18 projects with tax capture, and 12 of those with approved Eligible Activities being reimbursed in 19-20.
To learn more about WCBRA & OCED, visit:
www.washtenaw.org/brownfields
www.washtenaw.org/oced
facebook.com/washtenawoced
twitter@WashtenawOCED

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