Welcome to the biennial Washtenaw County Brownfield Redevelopment Authority (WCBRA) report. This report covers 2021 and 2022. The program accomplished much in these two years, despite the many challenges presented by these changing times.

The WCBRA Board and staff continued working with municipal partners to approve Brownfield Plans, including the first in Pittsfield Charter Township, and supporting key projects with assessment grants to support early environmental due diligence to identify potential issues, and grants from its Local Brownfield Revolving Fund (LBRF). Additional funds were leveraged from the EPA and Downriver Community Conference.

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 by leveraging various funding mechanisms such as Tax Increment Financing (TIF) and brownfield grants and loans.

This report covers activities and accomplishments of the WCBRA for the 2021 and 2022 calendar years.

**Highlights include:**
- $102 million in private investment from five active redevelopment projects supported by brownfield Tax Increment financing
- 3 completed projects: Kingsley Condos and 309 N. Ashley in downtown Ann Arbor, and Thompson Block in Depot Town, Ypsilanti
- Brownfield Plans approved for 6 redevelopment projects
Local Brownfield Revolving Fund Grant Awards
- **220 N. Park** | $1 million in LBRF grant/loan and $3.5 million in TIF from the WCBRA. This affordable and attainable housing development is located near Depot Town in the City of Ypsilanti. It was approved in 2022 and made possible with significant Washtenaw County support, including $3.6 million in American Rescue Plan Act funding. The Project will break ground in 2023 and will provide 23 missing middle for sale housing units for families earning between 40% and 80% of the Area Median Income and 23 housing units at attainable rates for the Ypsilanti market. Through the City of Ypsilanti’s Community Benefits Ordinance process, the housing will be required to be owner-occupied and made available first to existing renters and homeowners within the city.

- **415 W. Washington** | $53,000 LBRF grant for environmental investigation from the WCBRA. The City of Ann Arbor identified this city-owned site, and several others, for affordable housing feasibility. The Brownfield Authority assisted with due diligence to assist the City with developing redevelopment plans that encompass necessary environmental work. A Brownfield Plan will be approved in 2023 to put Tax Increment Financing in place, to better prepare the site for finding a development partner.

- **Main Street Park Alliance, Chelsea** | $65,000 LBRF grant for environmental investigation from the WCBRA. This non-profit is exploring a partnership with the City of Chelsea to develop a public park on the former Federal Screw Site, near downtown Chelsea. The Brownfield Authority is assisting with due diligence on the site, which will allow for better planning and development of the future public park.

Two Projects Completed
- **Kingsley Condos** | This is a 50-unit condominium development in downtown Ann Arbor, which included a dedicated easement for the City’s future Treeline Trail, a non-motorized pathway through the city.

- **309 N. Ashley** | This is a 17-unit condominium development in downtown Ann Arbor, which required environmental remediation and mitigation from historic gas station impacts.

**EGLE CMI Grant Awarded**
- **2 W. Michigan** | The Authority secured a $750,000 Clean Michigan Initiative grant from the State of Michigan Department of Great Lakes and Energy (EGLE), to address vapor mitigation concerns for this historic building in downtown Ypsilanti. Formerly the architectural salvage retailer Materials Unlimited, this building will be completely rehabilitated, with restoration of the historic façade, and will become a music ecosystem, supporting musicians and artists throughout the creative process, from music lessons, to recording, to performing and selling music at retail.
WCBRA Assessment Grants
  2021 | $15,710 awarded for three sites
  2022 | $85,690 awarded for seven sites

WCBRA Local Brownfield Revolving Funds
  2021 | $347,550 in grants awarded for three sites
  2022 | $1,117,300 including $617,300 in grants and $500,000 Loan awarded for three sites

Grants secured from Downriver Community to Support WCBRA Projects
  2021 | $45,000 awarded for two sites
  2022 | $140,285 awarded for nine sites

Grants secured from EGLE to Support WCBRA
  2021 | $499,000 awarded for Broadway Park, in the City of Ann Arbor
  2022 | $750,000 awarded for 2 W. Michigan, in the City of Ypsilanti

$3,000,535
Total Grant/Loan Dollars Approved
Brownfield Program Dashboard
Since 1999

29
Total projects since 1999 (21 complete, 8 active/approved)

750
Million dollars of private investment

46
Million dollars of public Brownfield Tax Increment Financing funding (from completed and projects under construction)

51
Sites funded with environmental assessment grants from 2017-2022

1,070
Acres of Land Redeveloped

2,037
Jobs Created
PROJECT LOCATIONS
SINCE 1999

Visit http://bit.ly/WashtenawBrownfields to see details about each project.
Washtenaw County launched a Racial Equity Policy in 2018, re-orienting programs and policies to advance Equity in the region. The WCBRA added equity criteria to its Environmental Assessment Grant program, and did a review of all grants awarded since 2017. As funds become more competitive, the WCBRA will increasingly look to consider grants located in Very Low and Low Opportunity Areas in the County. Note: The Equity Index was updated since the previous report, therefore the distribution of grant locations has changed.

**Opportunity Index Summary for WCBRA**

**Environmental Assessment Sites from 2017 - 2022**

- 7 sites | Very low access to opportunity
- 12 sites | Low access to opportunity
- 16 sites | High access to opportunity
- 14 sites | Very high access to opportunity
- 2 sites | Areas not reported

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**Brownfield Grant Sites**

**Year**

- 2017 - 4
- 2018 - 6
- 2019 - 13
- 2020 - 10
- 2021 - 7
- 2022 - 9
- 2023 - 2

**Overall Score**

**Level of Access**

- Very Low Access to Opportunity - 7
- Low Access to Opportunity - 12
- High Access to Opportunity - 16
- Very High Access to Opportunity - 14
- Not reported - 2
The WCBRA supported environmental cleanup needed for the acquisition of a portion of land from Highland Cemetery. Nominated to the Washtenaw County Natural Areas Preservation Program, the parcel was prioritized for acquisition due to the high-quality fen, forest, and wetland complex that persists along the Huron River. The parcel will be included in the Janice Anschuetz Highland Preserve.

This area has significant historical meaning to our conservation community as it has been recognized as a biodiverse and rare habitat since the 1850s. Referred to as part of the 'Ypsilanti Bayou' in the 10th Report of the Michigan Academy of Science 1908 (published by Harvard University) the site is rich with bird and plant diversity. Studies of this area have continued by local botanists and Eastern Michigan Students through much of the 1900s and 2000s.
This 6.4 acre site on the corner of Broadway Street and Maiden Lane in the City of Ann Arbor is known as the Lower Town area, and will undergo its final development phase in 2024. It is a mixed-use development with small commercial space, and over 600 units of rental housing with internal parking deck. The City and County negotiated 15 units of affordable housing in exchange for supporting a portion of the cost of the parking deck, and the developer is voluntarily adding 6 additional units in the final phase 3.

The site was long planned for redevelopment by the City due to vacant buildings, and a large plume of dry cleaning solvent (PCE) impacting soil and groundwater from the former Broadway Coin Laundry. The plume threatened nearby apartment buildings and the Huron River. The developer partnered with Washtenaw County, EGLE, and the City of Ann Arbor, to assemble various brownfield incentives to address the daunting environmental challenge. EGLE awarded a $1,050,000 Grant through the County, the City and WCBRA approved a Brownfield Plan with $11M in Eligible Activities, and a Permeable Reactive Barrier (PRB) wall was installed along the eastern property boundary to intercept the plume. Initial projections were that the PRB wall would reduce concentrations of PCE leaving the property by 80% to 90%. Follow up verification testing revealed that concentrations have been reduced by 99%, exceeding expectations.

The developer was willing to go above and beyond their obligations for re-use of the site, in order to complete a complicated mitigation strategy that reduced impacts to public health, and the Huron River. This cooperation required extensive and complicated coordination of the construction of the project and mitigation tasks. Finally, through the creative use of brownfield incentives, the City and County were able to increase the supply of affordable housing, which will remain affordable for 99 years.
The City of Ann Arbor received a grant to improve a playground at the Leslie Science and Center, located at 1831 Traver Road, when some preliminary investigation revealed the site was impacted by historic contamination. Forced to close the facility, the City approached the WCBRA for almost $535,000 in grant funding from its Local Brownfield Revolving Fund. After several years of complicated investigation and mitigation, the facility reopened in 2022.
### REVENUES

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<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Application Fees</td>
<td>14,000</td>
</tr>
<tr>
<td>Administrative Fees</td>
<td>165,000</td>
</tr>
<tr>
<td>TIF Revenue</td>
<td>5,476,546</td>
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**Total Revenues** $5,655,546

### EXPENDITURES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Brownfield Program Administration Costs*</td>
<td>163,930</td>
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<tr>
<td>LBRF Capture</td>
<td>1,567,227</td>
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<tr>
<td>State of Michigan Brownfield Fund</td>
<td>134,446</td>
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<tr>
<td>Developer TIF Reimbursement</td>
<td>3,590,677</td>
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<tr>
<td>Unreimbursed TIF</td>
<td>199,266</td>
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**Total** $5,655,546

### *PROGRAM ADMINISTRATION COSTS*

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<td>Operating Expenses</td>
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<tr>
<td>Assessment Grants Paid Out</td>
<td>31,430</td>
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**Total** $163,930

Note: TIF Revenue does not match TIF reimbursements, which is accounted for with the "Unreimbursed TIF" line, due to tax capture and reimbursement timing differences.
## REVENUES

<table>
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<tr>
<td>Application Fees</td>
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<td>TIF Revenue</td>
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**Total Revenues** $4,274,388

## EXPENDITURES

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<tr>
<td>Brownfield Program Administration Costs*</td>
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<td>LBRF Capture</td>
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**Total** $4,274,388

### PROGRAM ADMINISTRATION COSTS

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</thead>
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<td>Salaries/Wages/Board Stipend</td>
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<td>Operating Expenses</td>
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<tr>
<td>Assessment Grants Paid Out</td>
<td>61,835</td>
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**Total** $209,635

Note: TIF Revenue does not match TIF reimbursements, which is accounted for with the “Unreimbursed TIF” line, due to tax capture and reimbursement timing differences.
Brownfield costs are incurred by developers during construction, and then reimbursed from Tax Increment Financing capture. There were 15 projects with active reimbursement of eligible Activities in 2021-2022.

<table>
<thead>
<tr>
<th>Project</th>
<th>Unreimbursed</th>
<th>Reimbursed</th>
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<tr>
<td>Maple Shoppes</td>
<td>76%</td>
<td>100%</td>
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<tr>
<td>Michigan Inn</td>
<td>100%</td>
<td>44%</td>
</tr>
<tr>
<td>Packard Square</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Zingerman’s</td>
<td>34%</td>
<td>82%</td>
</tr>
<tr>
<td>Arbor Hills</td>
<td>88%</td>
<td>9%</td>
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<tr>
<td>Thompson Block</td>
<td>2%</td>
<td>6%</td>
</tr>
<tr>
<td>618 S. Main</td>
<td>62%</td>
<td>43%</td>
</tr>
<tr>
<td>Maple Oaks Saline</td>
<td>12%</td>
<td>0%</td>
</tr>
</tbody>
</table>

as of 12/31/2022
Conversion of the Former EMU College of Business in Downtown Ypsilanti by Mi-HQ

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

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