

Washtenaw County
Brownfield Redevelopment Authority (WCBRA)
Meeting held in-person at 200 N. Main, downtown Ann Arbor
Lower Level Large Conference Room

APPROVED MEETING MINUTES
Thursday, February 9, 2023, 9:00 a.m.

Board Present: Trevor Woollatt – Chair, Allison Krueger – Vice Chair (9:10), James Harless, Sam Baushke, Christy Maier, Colleen O’Toole, Justin Hodge

Board Absent: Joe Meyers – Secretary

Staff: Nathan Voght – OCED

Joining the Meeting: Don Wesley, Anne Jamieson, for 121 Catherine (on Zoom), Mark Zayatz – Hydro Logic and Joe Ziolkowski – Main Street Park Alliance, for the former Federal Screw Site in Chelsea.

Handouts: Boring location maps for 121 Catherine by ECT and an invoice summary from Hydro-Logic for added Business Item #3, LBRF Reimbursement for Main Street Park Alliance.

1. Call to Order

Chair Woollatt called the meeting to order at 9:03 a.m.

2. Public Comment

There was no public comment.

3. Approval of Agenda

J. Harless move to approve the amended agenda, adding Business Item #3, Main Street Park Alliance, LBRF Eligible Activities Approval, (2nd S. Baushke), and the motion passed unanimously.

4. Approval of January 12, 2023 Meeting Minutes

J. Harless moved to approve the January 12th minutes, (2nd C. O’Toole), and the motion passed unanimously.

5. Board Member Conflict of Interest Disclosure

None declared.

6. Business

1. Maple Oaks, Saline, Approve “Look Back” Eligible Activities – Action

Staff referred to this second submittal for Eligible Activities for the Maple Oaks project, and noted most of what is requested was the Site Demolition activities conducted on Phase I of the project, prior to the Brownfield Plan approval. The City placed conditions on reimbursement of the \$105,800 in Look Back activities, which are close to being addressed, per Saline City Manager Colleen O’Toole.

An additional amount \$2,401.56 in consultant and administrative costs are also requested for approval, which are not Look Back and Local Only costs.

C. O'Toole moved to approve the \$105,800 in Look Back Eligible Activities, with the condition that staff not issue reimbursement until approval by the City, and an additional \$2,401.56 in other Activities, which can be reimbursed immediately, (2nd J. Harless), and the motion passed unanimously.

2. Main Street Park Alliance, Federal Screw, City of Chelsea, Project Update – Discussion

Joe Ziolkowski, from the Main Street Park Alliance, provided an update on the status of the project, and negotiations with the City over development of a potential City Park on the Federal Screw site. The Purchase Agreement they have with the Papo family expires in February 2024.

With the additional investigations funded by the Board's LBRF grant, substantial more product was found in the southeast corner. There is concern for offsite impacts and utility corridor migration. Mark Zayatz, from Hydro-Logic, discussed in more detail what has been found, and a cost estimate of approximately \$515,000 to remediate what was found to a degree that would alleviate the City's and developer's concerns.

The Board generally expressed a willingness to consider an LBRF grant application to assist with this additional remediation cost, as part of the overall park project development.

3. Main Street Park Alliance, LBRF Eligible Activities Approval – Action

Staff referred to the invoices and back up for the additional Phase II investigation completed on the site, funded by the previous LBRF grant of \$64,695.

J. Harless moved to approve the reimbursement of the LBRF grant for work completed in the amount of \$64,695 (2nd C. O'Toole), and the motion passed unanimously.

4. 121 Catherine Street, Avalon, LBRF Assessment Grant Application - Action

Staff explained the additional environmental investigation required, due to various federal funding sources supporting the project. As HOME funds are now in play, the environmental review process revealed the need for a No Further Action letter from EGLE for soil. Anne Jamieson, Environmental consultant on the project, explained the additional requirements.

Staff informed the Board that an LBRF grant request was likely coming next month, to support the project, which will be 100% affordable and non-taxable. Ms. Jamieson also indicated they will seek an EGLE grant to assist with addressing the environmental conditions.

T. Woollatt expressed some concern for EGLE support, in combination with need for an NFA.

Staff stated that there will be several LBRF grant applications coming soon, which the Board will have to make decisions on, given only \$1.5M unobligated LBRF reserve, and only \$1.5 million additional deposits projected to be coming in through 2025.

C. O'Toole moved to approve the LBRF Grant Application in the amount of \$44,828.48 for 121 Catherine Street (2nd C. Maier), and the motion passed unanimously.

5. January 2023 Financial Report – Information

There is no action to take on the financial report. It's for information only.

7. Other Business

None.

8. Public Comment:

None.

9. Adjournment:

A motion to adjourn was made by J. Harless at 10:03 a.m. (2nd C. Maier), and the motion passed unanimously.

These minutes were approved by the Washtenaw County Brownfield Redevelopment Authority at the April 13, 2023 meeting, held at 200 N. Main, lower level large conference room, downtown Ann Arbor.