

2015 ANNUAL REPORT

WASHTENAW COUNTY BROWNFIELD REDEVELOPMENT PROGRAM



OCED

OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

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OVERVIEW

Grants and Loans Status

Brownfield Projects

2015 Financial Report

Brownfield Program Audit

GRANTS AND LOANS AWARDED

- Downriver Community Consortium Assessments
 - \$6,000 – Water Street Rec Center BEA and Due Care Plan, City of Ypsilanti
 - \$10,000 – Water Street Phase II grid assessment, City of Ypsilanti
 - \$7,500 – 8080 Grand Phase I assessment, City of Dexter (Awarded \$7,500)

- TOTAL = \$23,500

BROWNFIELD PROJECTS

- One Approved Brownfield Plan in 2015
 - Water Street, City of Ypsilanti

- Eligible Activity Expenses Certified
 - None

- Brownfield Project Status
 - Packard Square: Underground utilities, foundation, underground parking completed, all steel erected, and stick-built apartment construction begins. Vapor Mitigation System installed using grant funds.
 - Federal Screw Works: MDEQ enforcement action results in some soil remediation by Federal Screw. Additional remediation planned for 2016
 - Thompson Block: Interior Demolition, New Roof, temporary power, project on hold

- Brownfield Projects Completed
 - 140 Buchanan, Jiffy: Project completed
 - Water Street: Family Dollar completed
 - 618 S. Main: Project completed
 - 544 Detroit: Project completed

- Grant Administration
 - Packard Square \$1 million MDEQ CMI Grant: Request for Proposal released and contractor hired for remaining Site Demolition, VMS System installation in Nov./Dec. 2015

BROWNFIELD INVOLVEMENT AND ACHIEVEMENTS

- LSRRF Policy Adopted [\(Link to Download\)](#)
- Program Policies and Procedures [\(link to Download\)](#)
- Brownfield Board New Members
 - Beth Ernat, City of Ypsilanti
 - Matt Naud, City of Ann Arbor
 - Trevor Woolatt, Env. Consultant

- Re-Appointments
 - James Harless
 - Victoria Pebbles

BROWNFIELD PROJECTS DASHBOARD

	No. of Projects	Project Investment	Jobs (Direct & Indirect)	Acres
Completed*	15	\$ 405.7 M	3,836	1005
Active	5	\$ 20.9 M**	11***	50
Inactive	6	\$ 252.3 M	661	24
Totals	26	\$ 678.9 M	4,508	1079

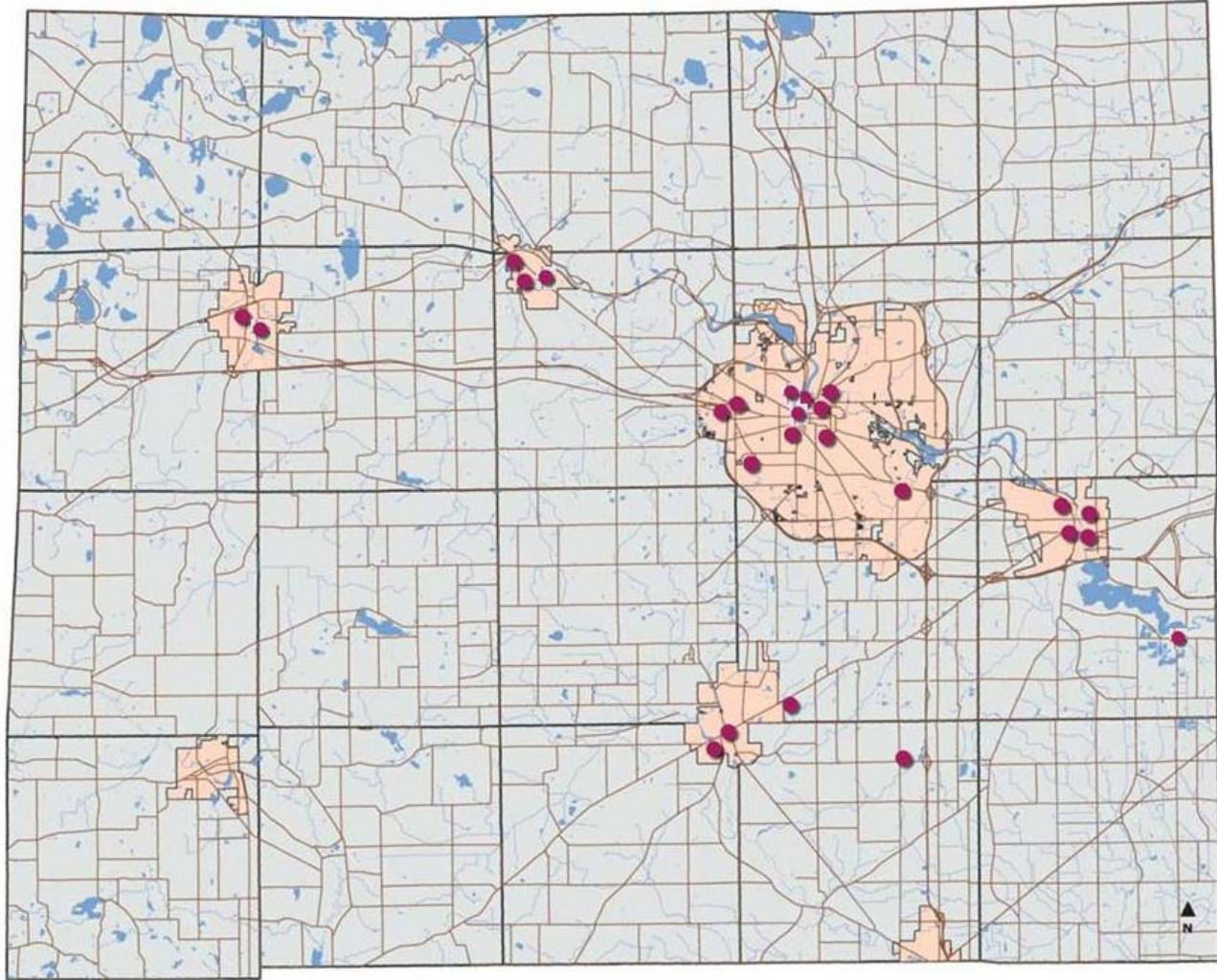
* Includes MBT only and TIF only brownfield projects completed by 12/31/15

** 2015 Project investment for projects under construction in 2015

*** Actual Jobs Created for Projects Completed in 2015

- Plans have been approved in 8 local units since 2003
- Assessment work completed in 2 local units last year
- 23 Local Units are members of the WCBRA

BROWNFIELD PROJECT LOCATIONS



WASHTENAW COUNTY

2015 FINANCIAL REPORT

Revenues		
Application Fees		\$ -
TIF Revenue		
	<i>Maple Shoppes</i>	\$ 62,640.54
	<i>Michigan Inn</i>	\$ 35,424.69
	<i>601Forest</i>	\$ 1,141,165.29
	<i>Zingerman's</i>	\$ 36,957.99
	<i>Toyota Technical Center</i>	\$ 636,393.39
	<i>LaFontaine</i>	\$ 36,554.77
	<i>Arbor Hills</i>	\$ 489,774.29
	<i>544 Detroit Street</i>	\$ 876.51
	<i>Jiffy Warehouse- 140 Buchanan</i>	\$ 249.28
TOTAL REVENUES		\$ 2,440,036.75
Expenditures		
Brownfield Administrative Capture		\$ 114,437.35
LSRRF Capture		\$ 5,543.70
TIF Payments for Eligible Activities		
	<i>Maple Shoppes</i>	\$ -
	<i>Michigan Inn</i>	\$ 33,653.46
	<i>601Forest</i>	\$ 1,084,107.03
	<i>Zingerman's</i>	\$ 27,718.49
	<i>Toyota Technical Center</i>	\$ 1,048,821.70
	<i>LaFontaine</i>	\$ 32,899.29
	<i>Arbor Hills</i>	\$ 456,069.29
TOTAL TIF PAYMENTS FOR ELIGIBLE ACTIVITIES		\$ 2,683,269.26

2015 BROWNFIELD METRICS

Annual Key Brownfield Statistics

- 11 Jobs created in 2015 (tracked at project completion)
- \$22,433,113 Private Investment in Brownfield Projects

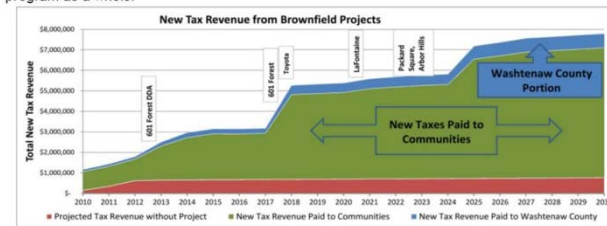
BROWNFIELD PERFORMANCE AUDIT

Infographic on key metrics and results of program review

- Job Creation
- Private Investment
- Taxable Value
- Eligible Activities
- Duration of Brownfield Plan
- Construction Start/Finish

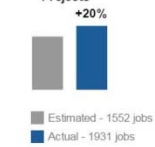
Washtenaw County Brownfield Redevelopment Program Performance Summary

How has the Washtenaw County's Brownfield Redevelopment Program performed since its creation in 1999? The Brownfield Authority analyzed 11 of its completed brownfield projects, including partial measures from 3 additional projects recently completed or partially phased, to determine the accuracy of key metrics of its Brownfield Plans and the program as a whole.



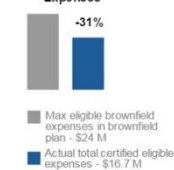
FINDINGS

Total Jobs Created from all Projects



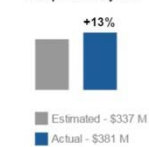
The total jobs created among all completed projects was 20 percent higher than stated in the approved plans.

Total Certified Eligible Brownfield Expenses



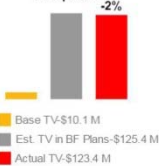
The total of all certified TIF expenses was 31 percent less for all projects than originally slated in approved plans.

Total Private Investment of all Completed Projects



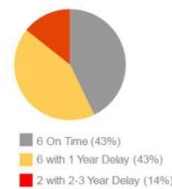
Total private investment generated from all completed projects was 13% higher than stated in the approved brownfield plans. (6 projects had higher private investment, 4 had lower)

Taxable Value of Projects Upon Completion



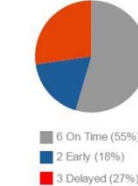
The total Taxable Value of all completed projects is 2% lower than projected. However, \$113 M of new Taxable Value was created above the base TV.

Construction Start



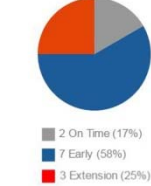
80% of all projects began construction on time or 1 year late. 2 projects saw a 2-3 year delay in construction start.

Project Completion Year



73% of all projects were completed on time or early, while completion of 3 projects were delayed by 1 year.

TIF Reimbursement Period



For 75% of all completed projects, the TIF reimbursement period will be within or shorter than projected. 25% of completed projects will take longer than planned.

