



City of Ann Arbor
Formal Minutes - Final
Brownfield Plan Review Committee

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Tuesday, May 28, 2013

5:30 PM 301 E. Huron St., Council Workroom, Second Floor

CALL TO ORDER

M. Higgins called the meeting to order at 5:40 pm.

ROLL CALL

Present 3 - Marcia Higgins, Stephen Kunselman, and Sally Petersen

A [13-0654](#) 544 Detroit Street Combined Brownfield Plan

Dan Williams and Bret Stuntz (AKT), petitioners, provided an update on the changes made to the plan since the previous meeting.

M. Horning noted that the changes to the plan were minor and did not affect the pro-forma.

M. Naud said that from an environmental standpoint, this work will be a positive contribution because it will remove a source of known contamination. He said it will not be clear if all of the contamination is removed until testing is done at the end of the project.

The committee asked questions regarding the "due care" process and requirements, which are approved by the state at the end of a project, and the implications of any remaining contamination in the right-of-way.

M. Fales said there are no outstanding legal issues, and noted that the state statute now allows for a combined brownfield plan.

Moved by S. Kunselman, seconded by S. Petersen, that the Brownfield Review Committee recommends that City Council approve the 544 Detroit Street Combined Brownfield Plan. On a voice vote, M. Higgins declared the motion carried, with the recommendation to go to City Council for consideration at its June 17, 2013 meeting.

B [13-0655](#) Packard Square Brownfield Plan Amendment

Craig Schubiner and John Byl, petitioners, said the requested amendment incorporates two activities that are now eligible per

amendments to the statute approve by the legislature in December 2012. He noted that the original brownfield plan was based on estimates, and they now have detailed bid information. He said these changes are important for financing, because they will allow for full utilization of the approved tax increment financing (TIF).

M. Horning said that even with the proposed changes, the TIF will be limited to \$3.1 million. He said the local-only portion would increase by \$50,000.

M. Naud reported that the proposed changes do not affect the environmental clean-up plan in any way.

M. Fales said that the state currently is setting its guidelines, and the cap allows for the site to be cleaned to the City's higher standards.

M. Horning noted that the Brownfield Plan language has been revised to limit the local-only TIF capture to the amounts approved by Council. In the past, actions subsequent to Council approval taken by MEGA and MDEQ that have limited state TIF capture have resulted in increases to local-only TIF capture. Finance will recommend this protective language in all future brownfield plans.

Moved by M. Higgins, seconded by S. Kunselman, that the Brownfield Review Committee recommends that City Council approve the Packard Square Brownfield Plan Amendments. On a voice vote, M. Higgins declared the motion carried, with the recommendation to go to City Council for consideration at its June 17, 2013 meeting.

PUBLIC COMMENTARY

None.

ADJOURNMENT

M.Higgins adjourned the meeting at 6:08 pm.