



Legislation Text

File #: 08-0971, **Version:** 1

Resolution to Approve the Maple Shoppes Redevelopment Project Brownfield Plan
Attached for your approval is the Brownfield Plan for the Maple Shoppes Redevelopment Project on the corner of Maple and Dexter Roads (site map included in attached Brownfield Plan document). City Council approval of the Maple Shoppes Redevelopment Project Brownfield Plan will allow the approval process to continue through the Washtenaw County Brownfield Redevelopment Authority (WCBRA) and Washtenaw County Board of Commissioners (BOC). The Developer will then seek state approval from the Michigan Economic Development Corporation (MEDC) and the Michigan Economic Growth Authority (MEGA) of the Brownfield Plan.

If approved by City Council on October 20, 2008, the anticipated timetable for review and action by the other government agencies is as follows:

WCBRA Subcommittee Meeting - 9/29
City Council - 10/20
WCBRA Approval - 11/13
County BOC Hearing - 11/19
County BOC Final Plan Approval - 12/3
MEGA Meeting - 12/16

Background

In January 2002, the Ann Arbor City Council voted to join the Washtenaw County Brownfield Redevelopment Authority (R-35-1-02) and adopted a City of Ann Arbor Brownfield Implementation Plan that defines the process and public engagement for projects seeking tax increment financing (TIF) and other economic support for eligible brownfield sites.

The City's Brownfield Implementation Plan goal was to build a partnership between the citizens of Ann Arbor, the County and applicant/developers to ensure cleanup of contaminated sites; that tax increment financing is used to encourage development that provides significant environmental benefits to the City that would not likely occur without TIF; TIF is used for projects where there is a net increase in taxable value; and all opportunities to reduce City costs are exhausted to maximize the City's investment.

The Maple Shoppes Redevelopment Project site has been identified as a contaminated property and is eligible for brownfield funding under the Michigan Brownfield Redevelopment Financing Act (P.A. 381 of 1996, as amended (Act 381)).

A public information meeting on the Maple Shoppes Redevelopment Project Brownfield Plan was held on June 2, 2008, as required by the City's Brownfield Implementation Plan.

The developer is also seeking LEED “Silver” certification for the Aldi store to create an efficient structure that significantly reduces energy use and demonstrates green building practices in the community.

The developer has applied for MBT (Michigan Business Tax credit), which is approved outside the City authority and at no cost to the City.

In summary, this project supports several City goals including reuse of a contaminated site, stormwater quality improvements and environmentally sustainable building construction.

The Brownfield Review Committee established by City Council has reviewed the proposed project and Brownfield Plan and the committee and the administration recommend approval of the Brownfield Plan.

Prepared By: Matthew Naud, Environmental Coordinator

Reviewed By: Jayne Miller, Community Services Area Administrator

Approved By: Roger W. Fraser, City Administrator

WHEREAS, The Washtenaw County Board of Commissioners established the Washtenaw County Brownfield Redevelopment Authority (WCBRA) and adopted the Brownfield Redevelopment Plan for Washtenaw County (the Plan), which facilitates the implementation of plans relating to the identification and treatment of environmentally distressed areas within the County of Washtenaw, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Authority Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the Act);

WHEREAS, The Act requires the explicit consent of each local governmental unit to be included in the Authority Zone, and that the County resolution included a provision that the Proposed Brownfield Redevelopment Zone will include all local governmental units within the County that pass a resolution approving the inclusion of the Brownfield Redevelopment Zone;

WHEREAS, The City of Ann Arbor Environmental Commission passed a resolution supporting the City’s inclusion in the Washtenaw County Brownfield Redevelopment Authority Zone;

WHEREAS, The Ann Arbor City Council passed Resolution R-35-1-02 to include the City of Ann Arbor in the Washtenaw County Brownfield Redevelopment Authority; and developed the Brownfield Implementation Plan to describe the Brownfield process in the City;

WHEREAS, The Maple Shoppes Redevelopment Project properties have been identified as eligible for Brownfield Financial Incentives after a finding that the parcel(s) contain petroleum contamination above state cleanup standards;

WHEREAS, The Ann Arbor City Council created the Brownfield Plan Review Committee (Committee) to accept and review applications as well as to negotiate with Washtenaw County and the applicant a Brownfield Project Plan; and

WHEREAS, The Committee reviewed the Application for the Maple Shoppes Redevelopment Project properties, recommended that the Administrator work with WCBRA to develop a Brownfield Plan, reviewed the Brownfield Plan, and recommended that City Council take action on the Brownfield Plan;

RESOLVED, That City Council approves the Maple Shoppes Redevelopment Project Brownfield Plan developed by the Washtenaw County Brownfield Redevelopment Authority;

RESOLVED, That City Council supports subsequent review and approvals by the Washtenaw County Board of Commissioners, Michigan Department of Environmental Quality and Michigan Economic Growth Authority;

RESOLVED, That the City Clerk is directed to submit a copy of this resolution to the Washtenaw County Board of Commissioners as documentation of the City's consideration and approval of the Brownfield Plan; and

RESOLVED, That any changes to the Brownfield Plan after the date of this resolution will require review by the committee and approval by City Council.