

**ECONOMIC DEVELOPMENT CORPORATION/
BROWNFIELD REDEVELOPMENT AUTHORITY
MEETING MINUTES
April 25, 2013,**

I. CALL TO ORDER

Commissioner Lusk (Vice-Chair) called the meeting to order at 4:10 p.m.

II. ROLL CALL

Present: J. Lusk
B. Furman
R. Smith
B. Lenart

Staff Teresa Gillotti – Director, Economic Development Department
Marilou Uy, Fiscal Services Director
Nan Schuette, Exec. Secretary

III. APPROVAL OF MINUTES – May 7, 2012

Commissioner Lenart moved to approve the minutes of May 7, 2012 (Support: R. Smith) and the motion carried.

IV. OLD BUSINESS

Chairman Lusk had previously asked Ms. Gillotti to follow-up on the piece of property in the Industrial Park, formerly owned by the Economic Development Corporation, to confirm that it had been transferred to the Industrial Park Association. Ms. Gillotti did not have the information but assured Chairman Lusk that she would get the information to him as soon as possible.

Commissioner Lusk also asked that Ms. Gillotti check into ownership of two properties on Railroad Street. She provided some details but agreed to follow-up with further information.

V. NEW BUSINESS

A. Nomination of Officers

Commissioner Lusk agreed to be nominated as Chairperson with Commissioner Lenart as Vice-Chair. Both accepted the nomination with the approval of the other board members.

B. Water Street

Ms. Gillotti gave board members an update on the Water Street property. Currently, the city is in conversation with Family Dollar who will be presenting a development agreement to City Council on May 7th. She indicated the location of the proposed property, which will be on the corner of Michigan and Lincoln. We have two letters of intent; the Family Dollar and Washtenaw County Parks & Recreation, for a proposed recreation center, approximately 8 acres. She referred to the revision of the recent Master Plan that staff has been working on since March. Some conversation took place on converting one-way streets to two-way but also coming up with a formalized layout for Water Street. The city has had developers working on the plan formalizing the layout with zoning. The plan is to pull River Street all the way to approximately Waterworks Park, as well as Lincoln; pulling Parsons north to south, and possibly South Street north to south, resembling the downtown grid. She reviewed the map showing the grid system that would be put into play. All the streets would include sidewalks and trees.

Ms. Gillotti reviewed the area that would be dedicated to the Recreation Center. She stated that the University Of Michigan School Of Architecture had some students come up with a design and indicated how it would be placed on the property. There were two designs but a decision on the final design has not been agreed upon. The building would have a collective stormwater in the rear to make it more like a feature, eliminating the need for a property owner to have stormwater on site. Chairman Lusk asked the location of the border-to-border trail, which Ms. Gillotti reviewed.

Commissioner Smith asked Ms. Gillotti to update him on the concept of the property and changes from residential to commercial. He was concerned that the property is going to a non-tax producing entity and seems to be a serious consideration. Ms. Gillotti agreed that it was a serious consideration but on both sides, there is concern. A lot of people are concerned that it is a lot of river front and we are looking at various configurations. The Ann Arbor YMCA is built on two acres. Everyone is looking for the "right fit". A market study will be done on different sizes of a proposed recreational building at the end of which may show that a large building is not required. With the new Master Plan, we would be moving to a form based code – we would not prescribe all uses – probably between 1 & 4 storey retail, residential, office, opening things up more. It has not been totally defined at this point. The County would build the recreational site and the YMCA would operate it.

B. Approval of EDC/BRA Budget

Ms. Uy, Finance Director, reviewed both the Brownfield Authority and Economic Development budgets responding to questions by board members. She added that we have hired a new auditor, which also included lower fees. The audit fees are divided evenly between every department. Commissioner Lenart moved to approve the budgets for both Economic Development and Brownfield Authority (Support: R. Smith) and the motion carried unanimously.

C. Update on Brownfield Redevelopment Authority

Commissioner Lenart gave an update on the Washtenaw County Brownfield, of which, Ms. Gillotti is a member. There have been some changes to the state legislation, which has added some additional activities; parking structures that have previously been privately owned can now be potentially eligible for TIF. They have also shifted some of their reporting requirements to put more of a burden on Brownfield Authorities, or more of an accounting liability. They are still a member of the Down River Community Consortium and have access to some assessment dollars, which recently paid for environmental assessment on the city landfill. The City of Ann Arbor is considering having their own Brownfield Authority and has been in discussion with the Washtenaw County Brownfield Authority to pinpoint their concerns.

VI. Since there was no further business, Commissioner Smith moved to adjourn the meeting (Support: B. Lenart) and the motion carried unanimously. The meeting adjourned at 4:36 p.m.