



Brownfield Review Committee  
May 2, 2016  
Minutes

Subject: 615, 633, and 637 South Main Street Brownfield Redevelopment Plan

Present: Kirk Westphal, Chuck Warpehoski, Jack Eaton

Absent: Chip Smith

In Attendance: Matthew Horning (City), Mary Fales (City), Nathan Voght (WCBRA), Brandt Stiles (Developer), James Harless (Developer's Environmental Consultant)

Meeting was called to order at 5:40 p.m.

Mr. Horning was selected to chair the meeting.

Mr. Horning presented the recommendation of the City of Ann Arbor Financial & Administrative Services Area. The Committee discussed Mr. Horning's recommendation, the projected rate of return to the developer, and benchmarks.

Mr. Voght presented the recommendation of the Washtenaw County Brownfield Redevelopment Authority. The Committee discussed Mr. Voght's recommendation, the use and limitations of the LSRRF, limiting the contingency in the developer reimbursement to activities in the Right of Way, and requiring City sign-off on use of the contingency.

Moved by Mr. Eaton to approve recommend to Council participation in the Brownfield Plan with the following parameters:

1. Developer reimbursement limited to \$3.2 million with a contingency of 10%,
2. WCBRA Administrative capture limited to 5% of total TIF capture, and
3. LSRRF capture limited to \$730,000.

Motion was supported by Mr. Westphal.

Motion was approved unanimously upon a voice vote.

Meeting adjourned at 6:15 p.m.