



## COUNTY ADMINISTRATOR

220 NORTH MAIN STREET, P.O. BOX 8645  
ANN ARBOR, MICHIGAN 48107-8645  
(734) 222-6850  
FAX (734) 222-6715

**TO:** Yousef Rabhi, Chair  
Board of Commissioners

**THROUGH:** Verna J. McDaniel  
County Administrator

**FROM:** Mary Jo Callan, Director  
Office of Community and Economic Development

**DATE:** March 19, 2014

**RE:** Public Hearing on April 2, 2014 to Receive Comment on the Adoption of the Proposed Brownfield Redevelopment Plan for The Historic Thompson Block, 400-408 North River Street and 107 East Cross Street, Ypsilanti, MI 48197.

### **BOARD ACTION REQUESTED:**

It is requested that the Washtenaw County Board of Commissioners consider approval of the attached Resolution, calling for a Public Hearing to be held before the Washtenaw County Board of Commissioners on April 2, 2014. The Public Hearing will serve as the mechanism for citizens and taxing jurisdictions to provide comment on the proposed Brownfield Redevelopment Plan for The Historic Thompson Block, 400-408 North River Street and 107 East Cross Street, Ypsilanti, MI 48197, prior to the Board of Commissioners consideration of its approval.

### **BACKGROUND:**

In May of 1999, the Washtenaw County Board of Commissioners established the Washtenaw County Brownfield Redevelopment Authority (WCBRA) through Resolution 99-0110. On May 4, 1999, the City of Ypsilanti joined the WCBRA as a municipal member, by adoption of a resolution.

Pursuant to the Brownfield Redevelopment Financing Act (PA 381 of 1996, as amended), the WCBRA is preparing a Brownfield Redevelopment Plan for the Thompson Block Redevelopment Project, to be eligible for capture of Tax Increment Financing using State of Michigan School Taxes. No local tax millages are proposed for capture utilizing TIF in the Brownfield Plan, based on the projected Taxable Value of the project after completion, and provided the City of Ypsilanti approves an Obsolete Properties Rehabilitation Certificate on the property, freezing local taxes at pre-development levels at their March 4, 2014 City Council meeting. The Brownfield Plan must be submitted to the Washtenaw County Board of Commissioners for adoption. Prior to that adoption, the law stipulates that a Public Hearing be held.

**DISCUSSION:**

The Washtenaw County Board of Commissioners has demonstrated its support for the sustainable redevelopment of historic and brownfield sites in Washtenaw County. By establishing and supporting the Brownfield Redevelopment Authority and its Board, the Commissioners have supported and partnered with local units of government to transform underutilized, urban brownfield sites into productive, tax-generating properties. Calling for a Public Hearing on the proposed Brownfield Plan will assist in moving the Authority towards fulfilling its purpose as required by Public Act 381. Further, the Board of Commissioners previously approved a Brownfield Plan for this project in 2008, which is now expired due to project delays.

The Thompson Block Brownfield Redevelopment Plan will support the mixed-use redevelopment of a 150 year-old three-story historic building in Depot Town, consisting of ground floor retail, second floor office and third floor loft apartments. Total project investment is approximately \$7 million. This updated Brownfield Plan incorporates an adjacent eligible property to the east, and with the vacation of a bisecting alley, the larger site provides for innovative stormwater management techniques and off-street parking. In addition, public infrastructure improvements, such as streetscape enhancements along North River Street, are now included in the proposed Plan.

**IMPACT ON PERSONNEL:**

No impacts are indicated for this Resolution.

**IMPACT ON BUDGET:**

No impacts are indicated for this Resolution.

**IMPACT ON INDIRECT COSTS:**

No impacts are indicated for this Resolution.

**IMPACT ON OTHER COUNTY DEPARTMENTS OR OUTSIDE AGENCIES:**

In collaboration with the City of Ypsilanti, who has joined the Washtenaw County Brownfield Redevelopment Authority, notice of this Public Hearing will allow for public comment on the proposed Brownfield Redevelopment Plan.

**CONFORMITY TO COUNTY POLICIES**

The resolution conforms to County policies, and has been reviewed by Corporation Counsel, Finance and County Administration.

**ATTACHMENTS/APPENDICES**

Attachment A     Resolution to hold a Public Hearing  
Attachment B     Notice of Public Hearing

Preparer:

Nathan Voght, Office of Community & Economic Development

A RESOLUTION TO SET A PUBLIC HEARING AT 6:45PM ON APRIL 2, 2014 AT A  
REGULAR BOARD OF COMMISSIONERS MEETING TO RECEIVE COMMENT ON  
THE ADOPTION OF THE BROWNFIELD REDEVELOPMENT PLAN FOR THE  
HISTORIC THOMPSON BLOCK REDEVELOPMENT PROJECT, YPSILANTI, MI  
48197

WASHTENAW COUNTY BOARD OF COMMISSIONERS  
MARCH 19, 2014

WHEREAS, the Washtenaw County Board of Commissioners supports the sustainable redevelopment of historic and distressed urban sites designated as brownfields;

WHEREAS, the Washtenaw County Board of Commissioners established the Washtenaw County Brownfield Redevelopment Authority to facilitate the implementation of plans relating to the identification and treatment of brownfields in Washtenaw County (Res. 99-0100);

WHEREAS, the Washtenaw County Brownfield Redevelopment Authority (WCBRA) is preparing a Brownfield Redevelopment Plan for the Historic Thompson Block, 400-408 North River Street and 107 E. Cross Street, Ypsilanti, MI, 48197, for tax increment financing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, P.A. 381 of the State of Michigan of 1996, as amended (Act);

WHEREAS, the Brownfield Redevelopment Financing Act calls for the Washtenaw County Board of Commissioners to hold a Public Hearing to receive comment on the proposed Brownfield Redevelopment Plan, following customary County notification requirements before the Public Hearing;

WHEREAS this matter has been reviewed by the County Administrator's Office and the Corporation Counsel;

NOW THEREFORE BE IT RESOLVED, that a Public Hearing shall be held before the Washtenaw County Board of Commissioners on April 2, 2014, at 6:45 p.m., in the Board Room at 220 N. Main St., Ann Arbor, Michigan, to receive comment on the adoption of the Brownfield Redevelopment Plan for the proposed Historic Thompson Block, 400-408 North River Street and 107 E. Cross Street, Ypsilanti, MI 48197.

BE IT FURTHER RESOLVED THAT, the Washtenaw County Board of Commissioners directs the County Clerk to give notice to the public of the Public Hearing by causing such notice to be published once in a newspaper of general circulation in Washtenaw County.

## NOTICE OF PUBLIC HEARING

### COUNTY OF WASHTENAW

WASHTENAW COUNTY BOARD OF COMMISSIONERS  
PUBLIC NOTICE ON THE ADOPTION OF A BROWNFIELD REDEVELOPMENT PLAN  
FOR THE HISTORIC THOMPSON BLOCK, 400-408 NORTH RIVER STREET AND  
107 EAST CROSS STREET, IN THE CITY OF YPSILANTI, MI PURSUANT TO AND IN  
ACCORDANCE WITH ACT 381 OF THE PUBLIC ACTS OF THE STATE OF  
MICHIGAN OF 1996, AS AMENDED

PLEASE TAKE NOTICE that a Public Hearing shall be held before the Washtenaw County Board of Commissioners on April 2, 2014 at 6:45 p.m. in the Board of Commissioner's Meeting Room, County Administration Building, 220 North Main Street, Ann Arbor, Michigan, on the adoption of a Brownfield Redevelopment Plan for the Historic Thompson Block, 400-408 North River Street and 107 East Cross Street, Ypsilanti, MI, 48197, within which the Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended. The description of the proposed brownfield property:

LOTS 422, 423, 424, 425, 431 AND THE NORTH/SOUTH 17' WD. VACATED ALLEY LYING ADJACENT THERETO, **M. MORRIS' ADDITION**, AS RECORDED IN LIBER N, PAGE 162, WASHTENAW COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SW CORNER OF SAID LOT 422, BEING ALSO THE INTERSECTION OF THE EAST LINE OF N. RIVER ST., 100' WD. WITH THE NORTH LINE OF E. CROSS ST., 66' WIDE; THENCE N.01°00'30"E. 132.00 FT. ALONG THE WEST LINE OF SAID LOTS 422-425; THENCE S.89°53'38"E. 184.65 FT. ALONG THE NORTH LINE OF SAID LOTS 425 AND 431 AND THEIR EXTENTION ACROSS SAID VACATED ALLEY, THENCE S.00°13'20"W. 131.64 FT. ALONG THE EAST LINE OF SAID LOT 431; THENCE DUE WEST 186.46 FT. ALONG THE SOUTH LINE OF SAID LOTS 425 AND 431 AND THEIR EXTENTION ACROSS SAID VACATED ALLEY, TO THE POINT OF BEGINNING. CONTAINING 0.56 ACRES. BEARINGS BASED ON THE NORTH LINE OF SAID E. CROSS ST. AS DUE EAST/WEST.

This description of the property along with any maps and a description of the Brownfield Plan are available for public inspection at the Washtenaw County Clerk's Office, 200 N. Main Street, First Floor, Ann Arbor, MI 48104, 734-222-6798; or the Office of Community and Economic Development, 110 N. Fourth Ave., Garden Level, Ann Arbor, MI 48104, 734-222-3860.

Please note that all aspects of the Brownfield Plan are open for discussion at the public hearing.