

**ECONOMIC DEVELOPMENT CORPORATION/  
BROWNFIELD REDEVELOPMENT AUTHORITY  
MEETING MINUTES  
MARCH 3, 2005**

**I. CALL TO ORDER**

The meeting was called to order at 5:08 p.m.

**II. Present:** David Davis, Barb Furman, Matt Greff, Chris Mason

**Absent:** Roland Smith, Jon Lusk, Megan Gibb

**Staff Present:** Nan Schuette, Brett Lenart, W. Hamilton, EDC  
Attorney

**III. APPROVAL OF MINUTES – July 1, 2004**

Ms. Furman moved to approve the minutes of July 1, 2004 (Support: M. Greff) and the motion carried unanimously.

**IV. OLD BUSINESS**

A. 972 Watling

B. Lenart stated that in late 2003 and 2004, some discussions had been held with the Gateway Community and Economic Development Corporation to purchase and redevelop this property. We have been unable to complete this agreement, therefore, staff is recommending that we stop discussions and find another organization who may be interested. Ms. Gibb has been working with some other organizations who have expressed an interest and she will contact them to see if they are still interested. D. Davis suggested contacting the Gateway CEDC once more to inform them of intention to reopen lot for proposals.

B. Water Street

Land Acquisition:

The City has completed all property acquisition with the exception of the former railroad right-of-way. The City has negotiated a purchase agreement and a deposit has been accepted. It is anticipated that the deed should be coming soon.

Request for Proposals:

The City is in the process of drafting a new Request for Development Proposals (RFP) for the Water Street project. This Request for Proposal will be different

from the first in that it will solicit development plans for the site rather than qualifications. The City anticipates using a similar selection process as was conducted previously to select a development proposal. The committee will include members of the Economic Development Corporation/Brownfield Redevelopment Authority, Planning Commission, Zoning Board of Appeals, Historic District Commission and DDA.

Mr. Davis asked if Biltmore would be willing to sell documents, i.e. market study, etc. Brett Lenart responded that staff has had some discussions on the possibility. Careful measurement of the utility of such information would need evaluation prior to any possible purchase. The new RFP will have different requirements since the property will be sold "as is."

Staff anticipates issuing the RFP to the development community on March 21, 2005 with a deadline for submission on June 3, 2005.

#### Site Preparation:

With the exception of the demolition of 102-116 E. Michigan due to a fire in late October, no additional site preparation activities are anticipated until the selection of a development proposal.

## **V. NEW BUSINESS**

### A. Election of Officers

Election of officers was held with no changes. C. Mason moved to select the standing committee members (Support: B. Furman) and the motion carried unanimously. David Davis will continue as Chairperson, Jon Lusk as Vice-Chair and Megan Gibb as Secretary.

### B. Fiscal Year 04-05 Midyear Budget Approval

Committee Member Greff made a motion to approve the Mid-year Budget of 2004-2005 and the 2005-2006 Budget as proposed (Support: B. Furman) and the motion carried unanimously. The approved budget is attached to this document.

### C. Redevelopment Ready Community Program

Lenart stated that the City of Ypsilanti was recently selected to be a Redevelopment Ready Pilot Community by the Michigan Suburb's Alliance. Along with five other communities, the City will be evaluated on a point scoring system to determine if the City of Ypsilanti is "Redevelopment Ready." In addition to the benefit of having the City's development procedures and policies evaluated, this will provide up to \$30,000 in technical assistance to the City should new ordinances or plan amendments be deemed appropriate.

Lenart gave a brief description of the organization's purpose and their mission to address many of the challenges confronting communities.

D. Board Membership Updates

Due to other commitments, Bill French has resigned from the EDC Board. New member Chris Mason owns and operates the Parish House Inn, which is a B&B in the city. Ms. Mason is actively involved in the Chamber of Commerce and the Historic South Side Neighborhood Association.

E. Next Meeting

The next regular scheduled meeting is April 7, 2005.

**VI. ADJOURNMENT**

The meeting adjourned at 6:01 pm.