

**ECONOMIC DEVELOPMENT CORPORATION/
BROWNFIELD REDEVELOPMENT AUTHORITY
MEETING MINUTES
JUNE 2, 2005**

I. CALL TO ORDER

The meeting was called to order at 5:04 p.m.

II. ROLL CALL

Present: David Davis, Jon Lusk, Barbara Furman, Megan Gibb, Chris Mason, Roland Smith

Absent: Matt Greff

Staff: Brett Lenart, Nan Schuette, Walter Hamilton, EDC Attorney

III. APPROVAL OF MINUTES – March 3, 2005

B. Furman moved to approve the minutes of March 3, 2005 (Support: J. Lusk) and the motion carried unanimously.

IV. OLD BUSINESS

A. Water Street

Brett Lenart presented the staff report stating that the City has now completed all land acquisition for the project. The last remaining property, the railroad right-of-way, closed earlier this year and the City is in the process of filing the baseline assessment for the property. The total acquisition costs were approximately \$13m. On April 12, 2005, a public meeting was held to discuss a summary of the goals that would form the basis for the request for development proposals (RFP). The RFP was issued on May 3rd, 2005. The RFP was advertised in Crains – Business, the Washtenaw/Livingston Business Review, Oakland Business Review, Ypsilanti Courier, and on the Urban Land Institute and the Congress for the New Urbanism websites.

The City received 17 letters of interest. A pre-proposal meeting was held on June 1st at which there were 16 attendees. Most of the questions were addressed, however, there are still some that require follow-up which will be mailed some time the week of June 6, 2005. The next deadline is July 29, 2005 when the actual development proposals are due on the project.

Later this year a new Brownfield Plan may be presented to the board for consideration. The goal of this work would be to help speed the time for workplan approval of the selected developer.

The remaining billboard should be coming down at the end of July. We do not anticipate any other demolition work or environmental clean-up until we identify the new developer so we can target the dollars that we have to facilitate the development. Lenart added that he has accepted an offer for an individual to keep one of the buildings in exchange for the removal of the building from the premises.

V. NEW BUSINESS

A. Redevelopment Ready Community Program

The City of Ypsilanti was recently selected to be a Redevelopment Ready Pilot Community by the Michigan Suburb's Alliance (MSA). 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." This program is an initiative measuring the City against criteria to ensure that the community is not creating any unnecessary obstacles to redevelopment.

We were selected last March and just recently completed our preliminary scoring where consultants came and went over the criteria point by point and the City provided support on how we meet the criteria. The MSA consultants will be assembling that information and assigning scores to us and the other communities, after which time, we hope to get the results if we meet the threshold.

Staff is requesting that all of the boards and commissions adopt resolutions in support of this. We have already received resolutions from City Council, Planning Commission, Zoning Board of Appeals, Historic District Commission and would like the Economic Development/Brownfield Authority to adopt the resolution that follows:

WHEREAS, the Economic Development Corporation/Brownfield Redevelopment Authority (EDC/BRA) of the City of Ypsilanti has received and reviewed evidence which recognizes city wide or vacant, blighted and underdeveloped districts or sites in the City of Ypsilanti; and

WHEREAS, the EDC/BRA understands that it is necessary for the City of Ypsilanti to encourage, and where possible accelerate redevelopment opportunities to ensure economic vitality for the City; and

WHEREAS, the EDC/BRA recognizes the essential collaboration needed between government and developers to encourage redevelopment with the City; and

WHEREAS, in order to further such redevelopment efforts, the City shall review existing practices and policies for the efficiency and predictability of the redevelopment process;

NOW, THEREFORE, BE IT RESOLVED THAT the City of Ypsilanti EDC/BRA hereby determines that it is in the best interests of the public to support and promote redevelopment of vacant, blighted and underdeveloped districts or sites throughout the City; and

THAT the EDC/BRA hereby declares its intentions to implement the Redevelopment Ready Program and Certification System administered by the Michigan Suburbs Alliance.

J. Lusk moved to offer the resolution (Support: B. Furman) and the motion carried unanimously.

B. Update on Visteon

Brett Lenart stated that there have been discussions on the possibility of Visteon leaving Ypsilanti. Lenart included a copy of the press release to board members, which indicated that the City plant will be transferred to a holding company controlled by Ford with the possibility of it being sold. Many of those jobs are rumored to be moving to the Rawsonville Plant but details are still unavailable. Ms. Gibb has called various people with Ford and Visteon but was informed that it is too preliminary at this point to provide further information due to union negotiations. Should the plant close, it could result in a loss of \$800,000 in tax revenue to the City annually.

C. Next Meeting

Next meeting will be held on July 7th.

VI. ADJOURNMENT

Since there was no further business, J. Lusk moved to adjourn the meeting (Support: C. Mason) and the motion carried unanimously. The meeting adjourned at 5:35 p.m.