



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

415 W. Michigan Ave, Suite 2200

P.O. Box 915

Ypsilanti, MI 48197

Phone|734.544.6748 Fax|734.544.6749

Website|www.ewashtenaw.org/oced

Mandy Grewal
Supervisor
Pittsfield Charter Township
6201 W. Michigan
Ann Arbor, MI 48108

March 9, 2020

RE: 4025 Packard Brownfield Redevelopment Project

Dear Supervisor Grewal,

The property known as 4025 Packard Road, a former gas station at the northeast corner of Carpenter and Packard, is an Eligible Brownfield Property. This office has had ongoing discussions with the property owner and Township over the years regarding potential for Brownfield Tax Increment Financing (TIF) incentives to facilitate redevelopment. TIF can be used to reimburse the developer for various Eligible Activities, such as demolition, soil remediation, and Due Care measures, such as Vapor Intrusion Mitigation for the future building.

We've learned that the Township has issued preliminary approval of a redevelopment proposal. In a recent meeting with the developer and Township officials more specific discussions took place regarding potential for approving a Brownfield Plan to allow for reimbursement of specific brownfield costs, including those mentioned. We are aware that demolition of the existing structure is a Township priority. Typically, a Brownfield Plan must be approved prior to any Eligible Activities included the Plan taking place. However, in addition to Environmental Due Diligence activities, Demolition may also occur prior to Brownfield Plan approval, and then subsequently be included in an approved Brownfield Plan, which would allow for reimbursement of those costs.

The developer could proceed with demolition of the above-ground structures at this time, and then later include that cost in an approved Brownfield Plan for reimbursement. Any demolition of structures on an existing contaminated site would have to observe Due Care requirements, where an owner must not exacerbate existing environmental conditions. This is the responsibility of the property owner.

We look forward to working further with the developer and Township in redeveloping this long-vacant property. Please don't hesitate to contact me if you have any questions.

Regards,

Nathan Voght, AICP

Brownfield Redevelopment Coordinator

Washtenaw County Brownfield Redevelopment Authority

Washtenaw County Office of Community and Economic Development

cc: Trevor Woollatt, WCBRA Chair