

CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

APPROVED

December 19, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 8:00 A.M.

PRESENT: Chairperson John Scott-Craig, Jade Sims, Jeff Theuer, Ned Jackson, Township Manager Frank Walsh, Joyce Van Coevering, John Matuszak
ABSENT: None
STAFF: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck, Principal Planner Peter Menser
OTHER: Township brownfield consultant representatives Dave Van Haaren and Dawn Van Hulst from Triterra

1. **Call meeting to order**

Vice-Chair Scott-Craig called the regular meeting to order at 8:00 a.m.

2. **Approval of Agenda**

Director Van Coevering moved to approve the agenda as written.

Supported by Director Jackson.

VOICE VOTE: Motion carried unanimously.

3. **Approval of Minutes**

Director Jackson moved to approve the meeting minutes of September 26, 2018 as written.

Supported by Director Sims.

VOICE VOTE: Motion carried unanimously.

4. **Public Remarks** – None

5. **New Business**

A. Okemos Village grant/loan request

Principal Planner Menser outlined the staff memo and resolution included in the BRA Board meeting packet. Okemos Village developer representative Eric Helzer from Advanced Redevelopment Solutions provided an overview of the project and grant/loan request, including the environmental issues that need to be addressed as part of the development. Michigan Department of Environmental Quality (MDEQ) brownfield coordinator Janet Michaluk explained in detail the MDEQ grant/loan program. BRA Board discussion included the following:

- Overview of the different sections of the project area and identified contamination.
- Shortfall in funding identified by developer, brownfield funding to fill financing gap for spending on eligible activities only.
- Difference between use of brownfield tax increment financing (TIF) for environmental cleanup activities and use of Downtown Development Authority (DDA) TIF funds for infrastructure projects such as parking garage, road work, and utilities.
- Explanation that grant and loan funding will be released to Township for paying back eligible costs expended by developer.

- Review of methods to secure loan by Developer, which could include a bond, certificate of deposit, or letter of credit.
- The grant/loan has been reviewed by the Township's brownfield consultant, who found no issues or potential challenges from the BRA passing the resolution supporting the grant/loan request.
- No payment due on the loan for the first five years of the project.

Director Matuszak moved to approve the resolution of support for the grant and loan request from Village of Okemos, LLC.

Supported by Director Van Coevering.

Director Matuszak offered an amendment to his motion to include the phrase "as established by the Chair of the BRA" to item 3 in the resolution. Township brownfield consultant Dave Van Haaren suggested also adding the phrase "and upon MTBRA approval" to that same item. Director Van Coevering accepted both friendly amendments.

ROLL CALL VOTE: Yeas: 7
 Nays: 0

MOTION APPROVED UNANIMOUSLY

Director Sims inquired about the safety of the current Douglas J building in terms of air quality. She also inquired about the adjacent Masonic Temple building. Eric Helzer from Advanced Redevelopment Solutions noted that testing is occurring regularly in both buildings and that the testing has found no contamination to date.

7. **Old Business**

A. Elevation at Okemos Pointe brownfield transfer update

Principal Planner Menser provided a brief overview of the potential transfer of the brownfield for the Elevation from Ingham County to Meridian Township. The property owner is currently in negotiations with the County on the details of the transfer and hopes to have a conclusion on the request soon. If the County agrees to the transfer the Meridian BRA would provide a recommendation prior to the Township Board considering the request.

8. **Public Remarks** – None

9. **Adjournment**

Director Sims moved to adjourn the meeting at 9:11 a.m.

Supported by Director Van Coevering.

VOICE VOTE: Motion carried unanimously.

Respectfully Submitted,

Peter Menser
Principal Planner