

CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

APPROVED

June 20, 2019

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 8:00 A.M.

PRESENT: Chairperson John Scott-Craig, Vice-Chair Jeff Theuer, Township Manager Frank Walsh, Joyce Van Coevering (via telephone), John Matuszak, Ned Jackson
ABSENT: Jade Sims
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

1. **Call meeting to order**

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

2. **Approval of Agenda**

Director Matuszak moved to approve the agenda as written.

Supported by Director Jackson.

VOICE VOTE: Motion carried unanimously.

3. **Approval of Minutes**

Director Director Jackson moved to approve the meeting minutes of April 18, 2019 as written.

Supported by Director Matuszak.

VOICE VOTE: Motion carried unanimously.

4. **Public Remarks** – None

5. **New Business**

A. Elevation at Okemos Pointe brownfield plan amendment

Township brownfield consultant Dave Van Haaren provided an introduction to the brownfield plan, which is an amendment to a previously approved plan for the Elevation at Okemos Pointe development located on the west side of Jolly Oak Road, north of Jolly Road. Mr. Van Haaren summarized the project, including the number of years in the plan, total capture, and administrative and local brownfield revolving fund capture. The Meridian BRA watched a video from the October 18, 2016 Township Board meeting when the public hearing on the original brownfield was held. BRA discussion on the request included the following:

- Site work related to the project has been completed for Phase 1, but bills for the completed work have not yet been submitted for reimbursement.
- The brownfield plan is for 19 years, which is an additional 8 years to the original plan.
- The plan is local only, no school taxes are involved.
- Activities proposed in the plan are eligible under the state act and sufficient to address the environmental issues identified in the plan.

- BRA Chair shared concern that there are only minimal standards/criteria for considering brownfield plans.
- Concern over taxes collected and costs related to services to the proposed development while the brownfield plan is in place.
- Nature and process of removal of urban debris identified in the plan.
- Understanding by the BRA and applicant that future brownfield plan requests will not be approved by the BRA.
- Costs in the plan cover both Phase 1 and Phase 1A of the project.

Motion by Vice-Chair Theuer to recommend approval of the Elevation at Okemos Pointe Amendment #1 Brownfield Plan.

Supported by Director Matuszak

Roll call vote: 6-0

B. 2360 Jolly Road brownfield plan

Township brownfield consultant Dave Van Haaren provided an introduction to the brownfield plan, which is a new for rehabilitation of an existing building located at 2360 Jolly Road. Mr. Van Haaren summarized the project, including the number of years in the plan, total capture, and administrative and local brownfield revolving fund capture. He noted that no interest in proposed in the plan.

BRA discussion on the request included the following:

- The project entails the renovation of the existing building, including the removal and replacement of the flood and roof, which will require lead and asbestos abatement.
- Activities proposed in the plan are eligible under the state act and sufficient to address the environmental issues identified in the plan.
- Costs/benefits to renovating existing building vs. demolishing it and building new.
- Questions/concerns with taxable value and assessed value of the property.

The BRA decided to table the request for a future meeting pending answers from the applicant related to the taxable and assessed value of the property.

6. **Old Business** – None

8. **Public Remarks** – None

9. **Adjournment** – The meeting was adjourned at 9:37 a.m.

Respectfully Submitted,

Peter Menser
Principal Planner