

CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

APPROVED

July 18, 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, John Matuszak,
ABSENT: Jade Sims, Ned Jackson
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

1. **Call meeting to order**

Chairperson Scott-Craig called the regular meeting to order at 8:03 a.m.

2. **Approval of Agenda**

Director Matuszak moved to approve the agenda as written.

Supported by Vice-Chair Theuer.

VOICE VOTE: Motion carried unanimously.

3. **Approval of Minutes**

Director Township Manager Walsh moved to approve the meeting minutes of June 20, 2019 as written.

Supported by Vice-Chair Theuer.

VOICE VOTE: Motion carried unanimously.

4. **Public Remarks** – None

5. **New Business** – None

6. **Old Business** – None

A. 2360 Jolly Road brownfield plan

Chair Scott-Craig provided a recap of the last meeting at which the brownfield plan for 2360 Jolly Road was discussed, noting the BRA had some questions related to how the property was valued. Eric Helzer from Advanced Redevelopment Solutions, representing the applicant, described the process he used to establish the value of the property and provided a general overview of the different approaches available to do so. He further noted the inherent difficulty of estimating values due to a variety of factors. Mr. Helzer said he would work with the Meridian Township Assessor to establish an appropriate baseline taxable value for the property.

Chair Scott-Craig raised a question about the public purpose of the brownfield plan. Mr. Helzer responded that the property will be more valuable in the future upon redevelopment and will enhance the Elevation project on the adjacent property.

BRA discussion included the following:

- Desire to see details of “additional response activities” in the brownfield plan
- Figures in brownfield plan are “up to” amounts and may be lower than estimated
- Suggestion not to re-submit plan with more years than the Elevation at Okemos Pointe brownfield plan
- Discussion about the meaning of public purpose
- Differences between level of clean up in residential projects vs. non-residential projects
- Explanation of the definition of public purpose used by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) when considering grant applications

The BRA decided to table the request pending revisions to the plan related to taxable value and consider it at the next meeting in August.

8. **Public Remarks**

Environmental Commission Chairperson Bill McConnell made a comment related to the public benefit of the 2360 Jolly Road brownfield plan and encouraged the BRA to develop criteria mirroring that used by the State to determine if a project provides a public benefit. He also questioned the responsibility of a municipality to fund the cleanup of properties when property owners purchase the land knowing it is contaminated.

9. **Adjournment** – The meeting was adjourned at 8:32 a.m.

Respectfully Submitted,

Peter Menser
Principal Planner