

CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

APPROVED

December 19, 2019
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 8:00 A.M.

PRESENT: Township Manager Frank Walsh, Vice-Chair Jeff Theuer, Joyce Van Coevering, John Matuszak, Jade Sims, Ned Jackson
ABSENT: None
STAFF: Treasurer Phil Deschaine, Principal Planner Peter Menser
OTHER: Township brownfield consultant representative Dave Van Haaren, Township Attorney Matt Kuschel

1. **Call meeting to order**

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

2. **Approval of Agenda**

Director Sims moved to approve the agenda as written.

Supported by Manager Walsh.

VOICE VOTE: Motion carried unanimously.

3. **Approval of Minutes**

Manager Walsh moved to approve the meeting minutes of October 17, 2019 as written.

Supported by Director Van Coevering.

VOICE VOTE: Motion carried unanimously.

4. **Public Remarks** – None

5. **New Business**

A. 2360 Jolly Road brownfield plan reimbursement agreement

Principal Planner Menser provided an introduction to the reimbursement agreement. Township Attorney Matt Kuschel described the provisions of the agreement and answered questions from the BRA. BRA discussion included the following:

- Agreement to serve both for the brownfield plan under consideration as well as template for future agreements
- Agreement establishes BRA first in line for payments from TIF
- Consideration over language related to tax appeal provision
- Belief most communities do not prohibit property owners from filing tax appeals
- Tax appeal process overview
- Understanding that tax appeals going to tax tribunal is rare situation
- Explanation of tax appeal process and related costs
- BRA preference to strike last sentence of paragraph 9 on page 4 related to tax appeal
- Township Manager preference to select alternative method of dispute resolution other than arbitration process

- Explanation as to the difference between arbitration and mediation
- BRA preference to amend Section G on page 7 to use mediation process
- Suggestion and agreement that parties in dispute first attempt to agree to mediator and only use American Arbitration Association (AAA) to select mediator if necessary
- BRA concern over term “petition” in Section 12, page 7
- BRA preference to add language to limit petition to only those items described in Section 12

The BRA decided to hold off on a vote on the reimbursement agreement pending changes as to the document by the Township Attorney as discussed at the meeting. The agreement will be on the January 16, 2020 BRA agenda for action.

B. 2020 Meeting schedule

Principal Planner Menser introduced the 2020 BRA meeting schedule

C. BRA Election of Officers

Principal Planner provided an overview of the BRA bylaws as they related to the election of officers in light of the resignation of BRA Chair John Scott-Craig. The BRA decided to hold off on making any changes in BRA leadership until its meeting on January 16, 2020.

6. **Old Business**

A. New bank account resolution

Treasurer Deschaine noted the resolution to establish a new bank account for the BRA needs to be amended and said he would have it back at the BRA’s next meeting on January 16, 2020.

8. **Public Remarks - None**

9. **Adjournment**

The meeting was adjourned at 8:52 a.m.

Respectfully Submitted,

Peter Menser
Principal Planner