

**CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES**

APPROVED

March 17, 2022

5151 Marsh Road, Okemos, MI 48864-1198

Town Hall Room, 8:00 A.M.

PRESENT: Chair Jeff Theuer, Vice-Chair Ned Jackson, David Premoe, John Matuszak,
ABSENT: Township Manager Frank Walsh, Director Chapman, Director Van Coevering
STAFF: Director of Community Planning and Development Timothy Schmitt, Neighborhoods
and Economic Development Director Clark, Treasurer Phil Deschaine
OTHER: Dave Van Haaren, Tri Terra, Village of Okemos representatives Eric Helzer and John
Peckham, Margaret Davies, Lou Christian

1. Call meeting to order

Chair Theuer called the regular meeting to order at 8:05 a.m.

2. Approval of Agenda

Director Matuszak moved to approve the agenda as written.

Supported by Director Premoe

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Director Matuszak moved to approve the September 16, 2021 minutes

Supported by Director Jackson

VOICE VOTE: Motion carried unanimously.

Director Matuszak moved to approve the February 17, 2022 minutes

Supported by Director Jackson

Chair Theuer had minor revisions to be incorporated into the minutes.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

A. Election of Officers

Director Matuszak outlined the Nominating Committee's recommendation that Chair Theuer and Vice Chair Jackson be renominated in their respective roles.

Director Premoe moved to reappoint Chair Theuer and Vice Chair Jackson to their officer roles.

Supported by Matuszak

VOICE VOTE: Motion carried unanimously

B. Bank Statements

Community Planning and Development (CPD) Director Schmitt briefly went through the bank statements from previous months and pointed out that everything was in order. There have been no reimbursement requests yet in 2022.

C. Village of Okemos Blocks 1&2

CPD Director Schmitt indicated that all contractual concerns were resolved to the approval of the Township's Attorneys and the contract with Tri Terra was signed for third party oversight and review of the Brownfield Plan. CPD Director Schmitt briefly reviewed the Brownfield plan that has been submitted for the Village of Okemos, blocks 1 and 2.

Dave Van Haaren, Tri Terra, discussed his review of the Brownfield Plan, as it relates to the State enabling legislation and Meridian Township's local Brownfield policies. The plan includes capture of both local and state revenues, which is different from previous plans in the Township. The majority of reimbursements under the plan are to the developer, but he pointed out that 3 mills of capture from the State Education Tax goes to the State Brownfield Revolving Loan Fund, 5% of local capture goes to the Meridian BRA for administration, and 5% of local capture goes to the Meridian Brownfield Revolving Fund. There were some minor comments with respect to the overall plan, but no major concerns were raised. The developer agreed to incorporate these changes into the final Brownfield Plan. Mr. Van Haaren noted that with these changes, the Brownfield Plan was prepared in accordance with Act 381 and local Brownfield policies and was approvable.

Director Matuszak asked about the existing grants and loans through the Department of Environment, Great Lakes, and Energy and how they interacted with the Brownfield Plan. Mr. Van Haaren explained the activities that were covered under those grants and loans and how the Brownfield will pay off the loans from EGLE.

Eric Helzer, Advanced Redevelopment Solutions, further expanded on the interaction between the grant/loan and Brownfield Plan. The activities being proposed under the grant are not reimbursable under the Brownfield Plan, so as not to duplicate costs.

Director Premoe reiterated the need to be clear about the use of funds and the fact that the Brownfield is reimbursement based only, not direct use of general fund dollars, and that generally we need to be as transparent as possible about the project.

Vice Chair Jackson pointed out that we are leveraging our local incentives to get the State to invest in the Community. CPD Director Schmitt pointed out the amount of money coming from the State of Michigan under this Plan, versus previous plans where there was no State role in the Plan.

Chair Theuer asked the Directors whether or not the 5% interest rate would be appropriate on this plan, given the current state of the economy versus the potential to change in future years. Treasurer Deschaine recommended tying the interest rate to certain benchmarks, similar to the Pine Village project. NED Director Clark discussed the Pine Village project

further and how we could structure the agreement for the Village of Okemos in a more effective way to meet deadlines.

The Directors had substantial discussion about the grant/loan from EGLE and the timing of those funds expiring. CPD Director Schmitt and NED Director Clark shared their insight on the timing extensions for the grant/loan.

After discussion, the Directors elected to leave the interest at 5%. Chair Theuer asked to have a discussion more broadly in the future about the interest rate policy.

Director Matuszak moved to approve the Village of Okemos Blocks 1&2 Brownfield Plan, subject to changes requested by Mr. Van Haaren in his letter dated March 11, 2022

Supported by Director Premoe

VOICE VOTE: Motion carried unanimously.

6. **Old Business – None**

7. **Project Updates**

Director Schmitt provided an update on the Haslett Marathon project, which is nearing occupancy, and the potential development of the remainder of the Haslett Village Square property.

8. **Public Remarks**

Margaret Davies, 1974 Navaho Trail, spoke about the complexity of the project.

Lou Christian, 800 Linn Road, spoke about the complexity and confusion about the project.

9. **Adjournment**

Chair Theuer adjourned the meeting at 9:02 a.m.

Respectfully Submitted,

Timothy R. Schmitt, *AICP*
Director of Community Planning & Development