

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

APPROVED

March 14, 2024

5151 Marsh Road, Okemos, MI 48864-1198

Town Hall Room, 9:00 A.M.

PRESENT: Vice Chair Jeff Theuer, Director John Sarver, Director Kimberly Thompson, Director John Matuszak, Township Manager Walsh

ABSENT: Director Milton Scales, Director Joyce Van Coevering

STAFF: Director of Community Planning and Development Timothy Schmitt, Neighborhoods and Economic Development Director Clark, Principal Planner Brian Shorkey

OTHER:

1. Call meeting to order

Vice Chair Theuer called the regular meeting to order at 9:00 a.m.

2. Approval of Agenda

Director Matuszak moved to approve the agenda as presented.

Supported by Director Thompson

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Manager Walsh moved to approve the October 12, 2023 minutes as amended.

Supported by Director Matuszak.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

A. Election of Officers

The Authority requested Manager Walsh and Director Van Coevering to bring forward nominations at a future meeting, consistent with the bylaw requirement.

B. Alternative Brownfield Consultant RFP

CPD Director Schmitt provided the Authority with an update on the selection of a secondary Brownfield consultant. Vice Chair Theuer confirmed that TriTerra was still the primary consultant. CPD Director Schmitt confirmed.

C. Project Status

CPD Director Schmitt provided a comprehensive project update for each of the six approved Brownfield plans, given that we had new members on the Authority.

Elevation – Phase 3 has been completed, Phase 4 is starting this year, tax capture has been going on for several years and is an 18 yearlong plan. The project started as a County Brownfield plan, but was transferred to the Township when we established an Authority.

Joe's on Jolly – This project was split off from the Elevation plan, construction is completed, but tax capture has not been started. The plan is 14 years long, but the applicant has not provided Staff with any reimbursement information or request and the property is currently delinquent on its taxes. NED Director Clark provided a brief update on the tax status. Staff will continue to work on the project.

Haslett Marathon – The site is completed and has been capturing taxes since 2022 and is a 27 year long project. Given the cost of construction and inflation, the project is paying back at a quicker rate than originally anticipated.

American House – The building has received occupancy, but there is a substantial amount of site work remaining. The plan is only 4 years long, starting in 2022, after the project costs were formalized by the builder.

Haslett Village Square – Demolition has been completed on the site, the plan is currently 11 years long and 90% of the recapture comes from the State of Michigan. There is a Commercial Rehabilitation Act of 10 years overlaid on the top of the Brownfield capture.

Village of Okemos – The plan has been approved locally, but not at the State level. The plan is proposed to be 19 years long at this time.

D. MSHDA Affordable Housing Brownfield TIF – Update

CPD Director Schmitt outlined the current status of this incentive for the new Directors. Both Haslett Village Square and Village of Okemos are both reviewing this incentive for their projects. The new TIF would be able to cover actual construction costs, to make the housing more affordable. Director Matuszak asked if the project can utilize this even if there are not environmental costs. CPD Director Schmitt stated yes, this is intended to address housing affordability, not environmental clean up.

6. **Old Business**

7. **Project Updates**

Director Matuzsak asked to go through the balance sheet. CPD Director Schmitt went through the information that had been provided by the Finance Department.

8. **Public Remarks**

Vice Chair Theuer asked if it was possible to have a Brownfields 101 since we have multiple new members. Manager Walsh asked that everyone introduce themselves, since we have new members. The Directors each gave a brief background of themselves.

9. **Adjournment**

Vice Chair Theuer adjourned the meeting at 9:35 a.m.

Respectfully Submitted,

Timothy R. Schmitt, *AICP*
Interim Township Manager and
Director of Community Planning & Development