

GRAND TRAVERSE COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (GTCBRA)

Minutes of March 27, 2019

Vice Chairman Howe called the meeting to order at 8:00 a.m. in the Commission Chambers, located on the second floor of the Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, and led the Pledge of allegiance.

Members Present: Gary Howe, Ron Clous, John Peck, Jay Zollinger, Erick Welch, Richard Lewis, Heidi Scheppe, County Treasurer.

Members Excused: Scott Joseph

Others Present: Lydia Barbash-Riley, GTCBRA Attorney; Anne Jamieson-Urena, ECT; Mac McClelland, Otwell Mawby; Matt Cowell, Executive Director, Garfield/TC Recreation Authority Board

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT None.

CONSENT CALENDAR

- a. Approval of January 30, 2019 meeting minutes.
- b. Approval to pay invoices (Administrative/TIF payables listing)
- c. Receive and File – none

MOVED by Zollinger, seconded by Clous to approve the consent calendar as presented.
APPROVED unanimously.

AGENDA APPROVAL – ADDITIONS/SUBTRACTIONS

MOVED by Zollinger, seconded by Lewis to approve the agenda with additional item sent out that had been omitted from the original packet, Recommendation for consideration of support for the Recreation Authority Project. **APPROVED** unanimously.

SPECIAL ORDERS OF BUSINESS

None

ITEMS REMOVED FROM CONSENT CALENDAR

None

ITEMS ADDED TO AGENDA UNDER SECTION 3

None

DEPARTMENTAL ITEMS

Treasurer, Heidi Scheppe, presented the Trial Balance/Monthly Brownfield Activity Sheet for information. There were no questions.

Legal Counsel, Lydia Barbash-Riley, indicated that Scott Howard has been in touch with the attorney for the Four Corners/Front and Division Project and will provide an update next month. She also added that there would be no need for a closed session today.

Anne Jamieson explained the need to discuss changing the schedule for this year's Brownfield Redevelopment Authority meetings and presented the proposed future schedule. Discussion. The BRA monthly meetings will be changed from the last Wednesday of the month to the last Thursday of the month @ 8:00 a.m. in the Commissioner Chambers. Exceptions for 2019 are November 21st and December 19th. New schedule will be posted as required.

OLD BUSINESS

Anne Jamieson provided an update of Grandview Parkway Project. Clous questioned one of the reports dated prior to the time the Mercer Group owned the property. She explained that when purchase and/or development is being considered, an environmental testing order may be requested to see what's involved and if they are interested in pursuing.

McClelland provided a brief update on Eighth and Boardman Redevelopment project which was approved in 2017 as well as a work plan for state tax capture. Michigan strategic fund has passed a policy and wants to look at all incentives at one time. The City has had some concern that they might have to wait for the private portion of the project and since they are ready to move forward with 8th Street, we spoke with the state and request to have the Brownfield Plan approved as a base plan and allow any private project to proceed as they wish.

Commissioner Peck asked about discussion regarding beneficial end use. How does Brownfield take that into account? The Board assured him that this information has been discussed and being a new commissioner, he might want to spend time with Anne to be brought up to date. Those items are thoroughly considered at the beginning of the project.

Lydia (legal counsel) asked if the board was going to approve grant agreement for Grandview? Anne indicated that the grant extension was already approved and the original agreement was approved in 2018; the updated agreement can be approved.

MOVED by Lewis, seconded by Zollinger to approve the updated grant agreement for the Grandview Parkway Project. **APPROVED** unanimously.

NEW BUSINESS

Consideration and potential approval of LBRF funds for the City of TC and Charter Township of Garfield Recreational Authority for the abatement of asbestos containing material and demolition and removal of an above ground pipe containing ACM located on the "Commons Property" within the Boundaries of the approved Grand Traverse Commons and the Village at GTC Brownfield Plan. Request presented by Anne. Matt Cowell provided additional details.

Clous referenced cover letter (page 210) for approval of Brownfield and inquired as to where we were at with the project – dollars and job creation. MEDC requires annual reporting so Heidi and Anne will report back on status of project by providing the 2018 annual report at the next meeting for information.

Discussion continued and the Board was informed that the above ground pipe identified was all that was found at this time. If anything additional is found, it can be removed, but at this point there was no more under current ownership. Loan can be repaid in a year.

MOVED by Lewis, seconded by Clous to approve application for recreation authority property eligible activity costs that the Brownfield Authority identified be approved for a local brownfield revolving fund loan for eligible activities listed in the amount \$15,620. **APPROVED** unanimously.

Zollinger requested that packets that are this large be placed on the county website and a link provided.

PUBLIC COMMENT/INPUT

None

ADDITIONAL BOARD COMMENTS

None

NOTICES

Next GTCBRA meeting is scheduled for Thursday, April 25, 2019 @ 8:00 a.m.

ADJOURNMENT

MOVED by Howe, seconded by Zollinger to adjourn. **APPROVED** unanimously.

Meeting adjourned at 8:40 a.m.

Date

Gary Howe, Vice-Chairperson