

GRAND TRAVERSE COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (GTCBRA)

Minutes of June 27, 2019

Chairman Joseph called the meeting to order at 8:08 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, John Peck, Heidi Scheppe, County Treasurer, Scott Joseph Richard Lewis.

Excused: Ron Clous, Erick Welch, Jay Zollinger.

Others Present: Lydia Barbash-Riley, GTCBRA Attorney, Anne Jamieson-Urena, ECT

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT None.

No changes were made to the agenda presented.

CONSENT CALENDAR

- a. Approval of Minutes of April 25, 2019 and May 16 Special Meeting minutes
- b. Approval to pay invoices (Administrative/LBRF/MDEQ Grant/Loan payables listing)
- c. Receive and File – none

MOVED by Howe, seconded by Lewis to approve the consent calendar as presented.

APPROVED unanimously.

SPECIAL ORDERS OF BUSINESS

None

ITEMS REMOVED FROM CONSENT CALENDAR

None

DEPARTMENTAL ITEMS

a. Heidi Scheppe, Treasurer, presented the Trial Balance/Monthly Brownfield Activity Sheet for information.

b. Legal Counsel Updates:

1) Four Corners/Front and Division Update - Lydia indicated that they were still awaiting some information and Scott would report back when that was received.

OLD BUSINESS

Update of the Village at Grand Traverse Commons – Powerhouse Project
An update was provided and at this time the project is about 60% done.

NEW BUSINESS

- a. Red Drive Pipeline ACM/Demolition Project - Anne provided an update on the project. Attached report provides additional details. The Recreation Authority is very happy with progress. **MOVED** by Lewis, seconded by Howe to approve Reserve Authority Request for Reimbursement of \$11,202.50 in eligible activities for the Red Drive Pipeline ACM/Demolition project invoices from Local Brownfield Revolving Fund (LBRF) approved funds. **APPROVED** unanimously.
- b. This request is for a part of the 8th and Boardman Project. Funds were set aside funds from the GTCBRA LBRF earmarked for Brownfield Environmental Eligible Activities in the amount of \$29,300 on behalf of Commongrounds, LLC and Envision Eighth Street, LLC. Anne and Mac identified details of the project. McClelland found a couple of hits which requires landfill and also some vapor intrusion and Mercury. We met level but additional work will most likely be done but not sure what will need to be done. Anne recommends approval but information from EGLE on the approved methodology. **MOVED** by Lewis, seconded by Howe to approve a LBRF loan reserve for the pre-approved eligible activities listed for a cost not to exceed \$29,300 for additional funds necessary to complete analysis for Phase I/II of the development Commongrounds, LLC and Envision Eighth Street. **APPROVED** unanimously.
- c. Anne updated the board. She worked with EGLE to review and evaluate all invoices (which are available on request) and she and Heidi double and triple checked. Most of the invoices were for demolition with a small amount for asbestos removal, etc.. **MOVED** by Lewis, seconded by Howe to approve eligible activity invoices for Grandview Parkway Properties MDEQ Grant and approval for a draw request from EGLE and payment to Mercer Group TC, LLC in the amount of \$187,121.06. **APPROVED** unanimously.
- d. Anne identified the request for the Brownfield Plan Budget Line Item Adjustmenet, for the West End Riverfront Project (RiverWest), a Mixed use Redevelopment. Eric Helzer and Eric Falconer provided an update regarding project. Original was approved in 2008 and the now the parcels have been split to coincide with phases. We are working within current brownfield plan no amendment needed. Both parcels will be under construction at same time and funds are being shifted to be able to move forward now. The total project will be completed in 2021. ntified. **MOVED** by Lewis, seconded by Howe to approve administrative amendment to the October 31, 2007 adopted Brownfield Plan and City of Traverse City with no change to the eligible cost cap grand total of eligible activities but will 1) adjust cost amongst environmental and non- environmental activities and 2) recognize 2019 project description 3) to recognizing the parcel split from the parent parcel.

Additional discussion regarding end date. Language was included that indicated "or up to 30 years" and the amendment to extend is being covered by the development team so reimbursement is eligible. The project must be completed by March 2021. **APPROVED** unanimously.

PUBLIC COMMENT/INPUT

None

ADDITIONAL BOARD COMMENTS

Scott Joseph announced that he is moving so this is the last meeting. Gary will chair the next meeting and a vice chair will need to be appointed.

NOTICES

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

ADJOURNMENT

MOVED by Lewis, seconded by Howe to adjourn @ 9:10 a.m.. **APPROVED** unanimously.
Meeting was adjourned at 9:10 a.m..

Date

DRAFT