

GRAND TRAVERSE COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY (GTCBRA)

Minutes of October 29, 2020

Chairman Howe called the meeting to order at 8:02 a.m.

Members Present: Gary Howe, John Peck, Marvin Radtke, Tim Werner, Katie Bertodatto,  
Ron Clous

Excused:

Absent: Heidi Scheppe joined at 8:34 am

Others Present: Ray Minervini, Lydia Barbash-Riley, Scott Howard, Tim Lodge,  
Chris Forsyth, Anne Jamieson, Lisa Emery

PUBLIC COMMENT: None.

AGENDA APPROVAL:

**MOVED** by Radtke, seconded by Clous to approve the agenda as presented. **APPROVED**  
unanimously.

Ayes: Howe, Clous, Peck, Werner, Radtke, Bertodatto

Absent:

Nays:

**MOTION CARRIES**

CONSENT CALENDAR

- a. Approval of Minutes of August 27, 2020 Meeting Minutes
- b. Approval to pay invoices (Administrative payables listing)
- c. Receive and File – none

**MOVED** by Clous, seconded by Radtke to approve the consent calendar. **APPROVED**  
unanimously.

Ayes: Howe, Clous, Peck, Werner, Radtke, Bertodatto

Absent:

Nays:

**MOTION CARRIES**

SPECIAL ORDERS OF BUSINESS

None

DEPARTMENTAL ITEMS

a. Treasurer

- 1) Trial Balance/Monthly Brownfield Activity Sheet presented by Jamieson

b. Legal Counsel – Howard gave a preview of revisions of Bylaws regarding remote participation. Legislature revised the Open Meetings Act to allow for remote participation in meetings through the end of this year. After the end of the year remote participation will only be permitted for active duty military members, members with medical conditions, or an emergency order requiring remote meetings.

c. Administration – Update on ELGE Grant and Loan status for 124 W. Front Street – On September 15, 2020 the GTCBRA was awarded a EGLE Grant in the amount of \$805,189 and a EGLE Loan in the amount of \$617,810. GTCBRA was able to secure an additional ~\$210,000 in grant funds from the Renew Michigan Grant that reduced the amount of EGLE Loan dollars awarded to the project.

#### OLD BUSINESS

a. Approval of Bylaws – based on comments from the GTCBOC, additional language was added to the Bylaws regarding membership to the BRA for GTC appointments.

**MOVED** by Radtke, seconded by Clous for approval of the Bylaws with the amendments regarding remote meetings and compliance with the Open Meetings Act as recommended by legal counsel and present to Grand Traverse County Board of Commissioners for approval.

Ayes: Howe, Clous, Peck, Radtke, Bertodatto

Absent:

Nays: Werner

#### **MOTION CARRIES**

#### NEW BUSINESS

a) Consideration and approval of the Eighth and Boardman Public Infrastructure.

**MOVED** by Radtke, seconded by Werner for approval for the reimbursement of TIF eligible activity expenses for Public Infrastructure improvements along 8<sup>th</sup> Street completed by the City of Traverse City in the amount of \$1,448,575.01

Ayes: Howe, Clous, Peck, Werner, Radtke, Bertodatto

Absent:

Nays:

#### **MOTION CARRIES**

b) Consideration and approval of the Village at Grand Travers Commons – Building 57 Eligible Activities.

**MOVED** by Radtke, seconded by Bertodatto for approval of the reimbursement of \$269,884 TIF eligible activity expenses to facilitate the redevelopment of Building 57 – at Village at Grand Traverse Commons.

Ayes: Howe, Clous, Peck, Werner, Radtke, Bertodatto

Absent:

Nays:

**MOTION CARRIES**

- c) Consideration and approval of the 3rd Party oversight contract for the environmental activities to be completed with the LBRF Grant funding for the Commongrounds project – Eight and Boardman Redevelopment

**MOVED** by Radtke, seconded by Clous for approval of ECT to complete the 3rd Party oversight for the review of the BRA environmental Work Plan to complete activities under the approved LBRF funding, not to exceed \$3,500.00. All contact and work product will be routed through County Administration and Brownfield Redevelopment Authority.

Ayes: Howe, Clous, Peck, Werner, Radtke, Bertodatto

Absent:

Nays:

**MOTION CARRIES**

PUBLIC COMMENT/INPUT

Anne gave an update regarding the coalition formed by GTC BRA, City of Traverse City and Garfield Twp. An EPA assessment grant application for \$600,000.00 has been submitted to complete assessments that connect City of Traverse City and Garfield Twp.

ADDITIONAL BOARD COMMENTS

None

NOTICES

Next GTCBRA meeting is scheduled for Thursday, December 10, 2020

SPECIAL MATTERS

ADJOURNMENT

**MOVE** to adjourn by Radtke, seconded by Clous, at 8:50 a.m. **APPROVED** unanimously.

Ayes: Howe, Clous, Peck, Werner, Radtke, Bertodatto

Absent:

Nays:

**MOTION CARRIES**

\_\_\_\_\_  
Date

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Gary Howe, Chairperson