

GRAND TRAVERSE COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (GTCBRA)

Minutes of October 31, 2019

Chairman Howe called the meeting to order at 8:03 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, Richard Lewis, John Peck, Eric Welch, Marvin Radtke, Heidi Scheppe, County Treasurer
Excused: Ron Clous
Others Present: Lydia Barbash-Riley, Dirk Manmen, Chris Forsyth, Mac McClelland, Chris Cramer

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT None.

AGENDA APPROVAL: **MOVED** by Lewis, seconded by Radtke to approve the agenda as presented. **APPROVED** unanimously.

CONSENT CALENDAR

- a. Approval of Minutes of September 30, 2019 minutes
- b. Approval to pay invoices (Administrative/LBRF/MDEQ Grant/Loan payables listing)
- c. Receive and File – none

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

SPECIAL ORDERS OF BUSINESS

None

DEPARTMENTAL ITEMS

- a. Treasurer
 - 1) Trial Balance/Monthly Brownfield Activity Sheet presented by Scheppe.
- b. Legal Counsel Updates: - There were no updates this morning
- c. Administration: Anne Jamieson presented updates/information on the following items.

1) Welcome to Marvin Radtke, the current supervisor of Green Lake Township who is the new Township Association representative for the Brownfield Redevelopment Authority. Anne met with Marvin earlier this week to update him about Brownfield.

2) The resignation of Lewis, Welch and Zollinger are effective November 1st. Thank you all for your service.

3) **MOTION** by Lewis to recommendation Gary Howe represent Brownfield on Land Bank. **APPROVED** unanimously. Land Bank normally meets monthly on the last Friday of the month in room 300 and the next one is scheduled for November 22nd @ 8:00 a.m..

4) Jamieson presented an overall summary of Fiscal Reports. We are still awaiting final numbers for 2018 which will come out with the final accounting in December of 2019. There is a link to all reportings to MEDC on the website.

OLD BUSINESS

Update on Grandview Parkway Project – The packet identified eligible activities that were reviewed and approved with EGLE for contamination during demolition late 2018-early 2019. The extent of contaminants were identified and disposal was properly managed. Board authorized draw amount \$30,236.46 which addressed the identified items that were approved earlier. Grant and Loan will be closed out in December 2019. **MOVED** by Lewis, seconded by Welch to approve eligible activities draw in the amount of ~~\$20,236.46~~ \$30,236.46. **APPROVED** unanimously.

Update on West End River Front was presented by Eric Heltzer. Heltzer provided background update for new members. Phase 2 in the Spring is planned to be condominiums over a parking garage with a 5000 sq. ft. restaurant. A work plan is being put together and will be submitted in the next couple of weeks. We're also working with MEDC on a Brownfield tax credit and are scheduled to do formal presentation to MEDC in December along with Anne Jamieson.

TIF reimbursement is attached for approval for the powerhouse, to be paid to the Minervini Group for eligible activities.

A presentation was given on the powerhouse project by Raymond Minervini. He explained this was the 1st facility in the state that had electric power generation and identified the structure and the boiler which was actually integrated into the structure. The structure will need to be shored up to support 2nd story flooring.

Additional information was provided regarding cleanup in more detail. An asbestos survey done 10 years ago but since then a lot of asbestos has come off of equipment and also windows and doors and insulation. A LOT of asbestos was found. Also identified were areas of PCB's and Lead Based Paint. Fortunately, contamination in soil and groundwater found are not extensive.

Minervini indicated they greatly appreciate the support from the Brownfield Redevelopment Authority as they needed to know what had to be done in order to provide that information to parties interested in future redevelopment.

Very rough costs were estimated at \$600,000 - 700,000 for abatement, \$300,000 – 400,000 for demolition, \$225,000 for structural reinforcement and under \$100,000 for environmental work. During the next 6 months, we will take this information and send out bid specs in order to see what contractors can do. (in regard to pricing).

MOVED by Lewis, seconded by Welch, to approve payment to the Minervini Group in the amount of \$25,621 for eligible expenses. **APPROVED** unanimously.

NEW BUSINESS: None.

PUBLIC COMMENT/INPUT: None

ADDITIONAL BOARD COMMENTS

The Board extended it's thanks to Lewis and Welch and welcomed Mr. Radtke.

NOTICES

Next GTCBRA meeting is scheduled for Thursday, November 22, 2019 @ 8:00 a.m.

The option of combining the November and December meetings was discussed and an email will be sent out once decided for sure whether or not to have the meeting on December 5th.

Houser will be giving a presentation on what grant dollars were used for and we will be closing out the Grandview project.

Radtke provide a brief background to the Board.

ADJOURNMENT

MOTION to adjourn at 8:41 a.m.. **APPROVED** unanimously.

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Date

Gary Howe, Chairperson