

GRAND TRAVERSE COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (GTCBRA)

Minutes of December 10, 2020

Chairman Howe called the meeting to order at 8:00 a.m.

Members Present: Gary Howe, John Peck, Marvin Radtke, Tim Werner, Katie Bertodatto,
Ron Clous, Heidi Scheppe (joined late),

Excused:

Absent:

Others Present: Ray Minervini, Lydia Barbash-Riley, Scott Howard, Koffi Kpachavi,
Anne Jamieson, Lisa Emery, Mac Mclelland, Kris Erickson, Eric Helzer,
Katie Redman

PUBLIC COMMENT: None.

AGENDA APPROVAL:

MOVED by Clous, seconded by Radtke to approve the agenda along with the addition of the
Commonground Cooperative Grant Agreement under New Business.

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

Absent:

Nays:

MOTION CARRIES

CONSENT CALENDAR

- a. Approval of October 29th, 2020 Meeting Minutes
- b. Approval to pay invoices (Administrative payables listing)
- c. Extension of ECT contract as BRA Director
- d. Receive and File: NONE

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

Ayes: Clous, Howe, Bertodatto, Werner, Radtke

Absent: Peck (technical issues)

Nays:

MOTION CARRIES

SPECIAL ORDERS OF BUSINESS

- a. Approval of Calendar for 2021 - Last Thursday of the month at 8:00 am

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

Ayes: Clous, Werner, Howe, Radtke, Bertodatto

Absent: Peck (technical issues)

Nays:

MOTION CARRIES

DEPARTMENTAL ITEMS

- a. Treasurer
 - 1) Trial Balance/Monthly Brownfield Activity Sheet presented by Anne Jamieson
- b. Legal Counsel – Update by Lydia Barbash-Riley
June of this year funds were approved for the Commongrounds project, the agreement sets the terms of the grant, to be discussed further under New Business.
- c. Administration – Update by Anne Jamieson
We will present our year end in January 2021, once the books are closed out and we can have a discussion on community benefits impact of supporting projects with Brownfield plans and other programs. We will be inviting new members to the BRA in January as the BOC is approving the reappointment of Gary Howe and appointing Amanda Elliot from Fife Lake Township to the GTCBRA at its December 16th meeting. Further, I'd like to discuss the GTCBRAs interest in having guests present from EGLE and the MEDC on current programs available. Stayed tuned for return to business in person mid-year.

Pre COVID there were discussions of presentations from EGLE and MEDC about available programs, Jamieson asked if there was still interest in this.

Suggested by Clous and Peck to wait until we can meet in person.

Howe recommended that if virtual meetings happen for an extended period of time, to readdress having a virtual presentation by EGLE and MEDC.

OLD BUSINESS

- a. NONE

NEW BUSINESS

- a. Consideration and approval of the TIF Reimbursement Request for the Park Place Brownfield Plan Eligible Activities from Regency Midwest Ventures LP

MOVED by Radtke, seconded by Werner to approve the reimbursement of \$820,226.82 of TIF Eligible Activities to Regency Midwest Ventures, LP.

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

Absent:

Nays:

MOTION CARRIES

- b. Consideration and approval of the TIF Reimbursement Request Village at Grand Traverse Commons – Building 58 Eligible Activities

MOVED by Radtke, seconded by Bertodatto, to approve the reimbursement of \$544,070 TIF eligible activity expenses to facilitate the redevelopment of Building 58 – at Village at Grand Traverse Commons.

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

Absent:

Nays:

MOTION CARRIES

- c. Consideration and approval of LBRF Loan dollars to Commongrounds Cooperative redevelopment

MOVED by Werner, seconded by Bertodatto to approve a LBRF Loan draw for the Brownfield, Environmental and Engineering service Eligible Activities for a cost not to exceed \$22,300.00. If addition funds are necessary to complete further analysis Commongrounds, LLC will have to request further funding from the GTCBRA at that time.

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

Absent: Peck

Nays:

MOTION CARRIES

- d. Consideration and approval of LBRF Grant dollars to the Grand Traverse County Conservation District.

Koffi Kpachavi, Mac McLelland, Kristine Erickson and Lydia Barbash-Riley gave further information regarding the project.

Questions were raised by both Clous and Radtke with concerns of County liability. If contaminants are found on the property where does the County's responsibilities begin and end?

MOVED by Werner seconded by Peck, to approve Local Brownfield Revolving Funds (LBRF) – Grant for Grand Traverse Conservation District to complete a Phase I Environmental Site Assessment (ESA), and asbestos inspections of the structures and sampling of paints on the structures to determine their potential to contain cadmium and/ or lead at the Meyer Farm homestead located at 1091 Keystone Road, Traverse City for a cost not to exceed \$4,375.00. If addition funds are necessary to complete further analysis GTCD will have to request further funding from the TCBRA at that time.

Ayes: Howe, Werner, Peck

Absent: Bertodatto

Nays: Clous, Radtke

MOTION CARRIES

A request for Lydia to provide more information at the next meeting regarding this item, specifically, what kind of liability could this expose the Authority to?

- e. LBRF Grant Agreement for Commonground Cooperative and Commonground, LLC (Added to the Agenda)

MOVED by Radtke seconded by Werner to approve the LBRF Grand Agreement between Grand Traverse County Brownfield Redevelopment Authority and Commongrounds Cooperative and Commonground, LLC in the amount of \$210,000.00 available for reimbursement.

Ayes: Clous, Howe, Peck, Radtke, Werner

Absent: Bertodatto

Nays:

MOTION CARRIES

PUBLIC COMMENT/INPUT

None

ADDITIONAL BOARD COMMENTS

None

NOTICES

Next GTCBRA meeting is scheduled for Thursday, January 28, 2021

SPECIAL MATTERS

ADJOURNMENT

MOVE to adjourn by Radtke, seconded by Clous, at 9:12 a.m.

Ayes: Howe, Peck, Radtke, Werner

Absent: Bertodatto, Clous

Nays:

MOTION CARRIES

Date

Gary Howe, Chairperson