

CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

APPROVED

April 29, 2021

Held via Zoom web conferencing application

517-853-4560, 8:00 A.M.

PRESENT: Township Manager Frank Walsh, Chair Jeff Theuer, Vice-Chair Ned Jackson, Dave Premoe, John Matuszak, Brenda Chapman, Joyce Van Coevering

ABSENT: None

STAFF: Director of Community Planning and Development Mark Kieselbach, Information Technology Director Stephen Gebes, and Neighborhoods and Economic Development Director Amber Clark

OTHER: Dave VanHaaren-Triterra, Village of Okemos representatives Eric Helzer and Will Randle, Planning Commissioner Bill McConnell and EGLE staff Kim Sakowski

1. Call meeting to order

Chair Theuer called the regular meeting to order at 8:01 a.m.

2. Approval of Agenda

Director Matuszak moved to approve the agenda as written.

Supported by Director Van Coevering.

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Director Premoe moved to approve the minutes from March 18, 2021.

Supported by Director Matuszak.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

- A. Village of Okemos- Phase 1 ELGE Grant Reimbursement Request No. 1
Quarterly Report-FY 2021 Quarter 2

Dave VanHaaren provided a summary of his memorandum dated April 23, 2021. The memorandum gave a detailed summary of the activities conducted and costs presented by the Developer and its consultant, Advanced Redevelopment Solutions. Activities completed included potable well abandonment, asbestos abatement, above-grade demolition, partial at-grade/below-grade building demolition, site demolition, and site restoration activities including backfill and compaction at the subject property. Triterra on behalf of the Township and the Brownfield Redevelopment Authority reviews the activities that were conducted, the project work plan and the reimbursement request. The total cost of activities that were conducted was \$274,967.93 which is approximately 12 percent of the total grant/loan program that was awarded. Triterra found the activities in compliance with the grant/loan program and approved work plan and recommends the submittal of the quarterly reimbursement report and payment request to EGLE. The BRA Board discussion included the following:

- The BRA Board is being asked to accept the reimbursement request
- The particular source of funds for the reimbursement
- Triterra will request the Developer and EGLE to better define the funding sources between the Refined Petroleum Grant and the Renew Michigan Grant
- Important for the BRA Board to see the unconditional waivers from previous payment to know contractors have been paid and track where the money is going
- The Developer will provide proof of payment
- Triterra will track the reimbursements through the grant/loan agreements the Township has executed with EGLE that the money is used appropriately and within budget
- If EGLE approves the reimbursements the funds would be sent to the Township and the Township Treasurer would issue a check to the Developer for the reimbursement
- If EGLE denies the reimbursement or a portion of the reimbursement Triterra will notify the BRA Board
- Triterra will identify on the quarterly reports the funding source

Motion by Director Premoe to approve Village of Okemos-Phase 1 EGLE Grant Reimbursement Request No. 1 and submit the Quarterly Report- FY 2021 Quarter 2.

Supported by Director Matuszak.

VOICE VOTE: 7-0

6. **Old Business – None**

A. Elevation Brownfield Reimbursement Request

The BRA Board had requested at its last meeting information on the total amount of money captured and the total amount of money that has been reimbursed. Treasurer Deschaine provided a spreadsheet for 2018/2019/2020 showing total money captured and total money reimbursed. The reimbursement did include a portion of interest per the Brownfield agreement.

B. March Bank Statement

Through the end of March the bank balance was \$40,669.75.

7. **Project Updates**

Township Manager Frank Walsh provided update on the following projects:

- Carwash proposed at the southeast corner of Grand River Avenue and Dawn Avenue
- Rezoning of the former LaFontaine site on Grand River Avenue
- Building Permit submitted for Buddy's Pizza
- Community survey
- Rezoning of Midwest Power at Jolly Road
- Joe's Restaurant on Jolly Road
- Village of Okemos site preparation in fall
- Okemos Road bridge construction 2022

- New Community Planning & Development Director Tim Schmitt will start May 17, 2021

8. **Public Remarks - None**

9. **Adjournment**

Chair Theuer adjourned the meeting at 8:58 a.m.

Respectfully Submitted,

Mark Kieselbach
Director of Community Planning & Development