

CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

APPROVED

July 16, 2020

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, Joyce Van Coevering, Jade Sims

ABSENT: None

STAFF: Treasurer Phil Deschaine, Director of Community Planning and Development Mark Kieselbach, Economic Development Director Ken Lane, Information Technology Director Stephen Gebes, Principal Planner Peter Menser

OTHER: Township brownfield consultant Dave Van Haaren from Triterra

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 Premoe.

VOICE VOTE: Motion carried unanimously.

3. **Approval of Minutes**

Director Jackson moved to approve the meeting minutes of May 28, 2020 as written with the exception of a couple of identified typos on page two.

Supported by Director Matuszak.

VOICE VOTE: Motion carried unanimously.

4. **Public Remarks** – None

5. **New Business**

A. Elevation brownfield plan error

Principal Planner Menser provided background information on the Elevation project and related brownfield plan. He noted that the Township Attorney had reviewed the plan and identified errors in the recitals on pages 10 and 11, found that two parcels were not included in the list of parcels covered by the plan, and that there were errors in tax records because of property line adjustments made by the property owner. He further noted that the legal descriptions were correct and that the taxable value was correct, but that the initial taxable value was incorrect. The Township Attorney has indicated a revision to the plan is unnecessary given the minor nature of the errors and provided the costs and time associated with revision. The BRA Board raised no issues with the direction proposed by staff.

B. Haslett Marathon brownfield plan update

Principal Planner Menser announced that the Haslett Marathon brownfield plan was approved by the Township Board at its July 7, 2020 meeting. The next step in the process is consideration of the reimbursement agreement by the BRA, which should happen at a future meeting.

C. Pine Village brownfield plan

Principal Planner Menser provided a summary of the Pine Village project in Haslett and related brownfield plan and announcing a brownfield plan application is forthcoming. He noted the Township Board had approved the plan and that the site plan was currently under review by Planning staff. Menser also shared the following:

- A Phase 2 environmental review was recently completed
- Site was home to former dry cleaner
- Consulting firm Triterra is representing the client
- SME will review plan on behalf of Township

6. Old Business - None**7. Public Remarks - None**

Several BRA Board members had questions for the Township Manager regarding projects, which included the following:

- Financing for the Village of Okemos project is in jeopardy given Covid issues
- Township is taking bids for the demolition of buildings in Block 2
- Redevelopment funds previously set aside from sale of MARC building considered for use as incentives for Village project
- The Village project site does not currently meet Township standards
- Township officials meeting with Village developer on Friday
- Possibly use of redevelopment fund to demo buildings and put lien on property for demo under consideration
- Redevelopment fund is reviewed and recommended by EDC Board, subject to Township Board approval
- BRA Board member suggestion to put up sign or opaque fencing around Village project area announcing future redevelopment, something to inspire hope on project and shield blight
- If buildings demolished and the project doesn't occur the possibly remains it that the site could go undeveloped for years
- Worst case scenario is Township could lose half of investment in demolition if project doesn't move ahead
- Project may lose state funding if Township does not participate financially
- BRA Board member concern regarding optics and legality of Township paying to demolish private buildings on private property
- Redevelopment funds to be used for projects with public benefit, belief that building demo is public purpose

- Belief that Township property values diminish with lack of downtown viability
- There may be opportunity to recover funds if lien is placed on property
- Possibility of losing project if Township doesn't participate with financing
- August 20th is the approximate date for Farmers' Market project completion

8. Adjournment

The meeting was adjourned at 8:42 a.m.

Respectfully Submitted,

Peter Menser
Principal Planner