

**CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES**

APPROVED

**November 17, 2022
5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Room, 8:00 A.M.**

PRESENT: Chair Jeff Theuer, Vice Chair Ned Jackson, Township Manager Frank Walsh, Director Peter Trezise, Director Joyce Van Coevering
ABSENT: Director Brenda Chapman, Director John Matuszak,
STAFF: Director of Community Planning and Development Timothy Schmitt, Senior Planner Brian Shorkey, Director of Neighborhoods and Economic Development Clark, Treasurer Phil Deschaine
OTHER: Dave Van Haaren, Tri Terra, Laura Hester, American Homes

1. Call meeting to order

Chair Theuer called the regular meeting to order at 8:00 a.m.

2. Approval of Agenda

Director Trezise moved to approve the agenda as written.

Supported by Vice Chair Jackson

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Director Trezise moved to approve the September 15, 2022 minutes

Supported by Vice Chair Jackson

Vice Chair Jackson noted to minor typographical errors to be incorporated into the final approved minutes.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

A. 2023 Brownfield Redevelopment Authority Meeting Schedule

CPD Director Schmitt outlined the proposed schedule for 2023 and noted the potential holiday conflict in December. The Directors generally agreed to move the proposed December meeting to the 14th instead of the 21st.

Vice Chair Jackson moved to approve the 2023 Brownfield Redevelopment Authority meeting schedule, as amended

Supported by Director Van Coevering

VOICE VOTE: Motion carried unanimously

6. Old Business

A. Pine Village Brownfield Plan (aka American House of Meridian) Amendment 1

CPD Director Schmitt went over the proposed changes to the plan since the August meeting. The Authority requested that three interest rate scenarios be provided, based on the updated values for the project, a 0%, 3%, and 5% interest rate. CPD Director Schmitt went over those three scenarios, which each has a plan duration of four years, regardless of the interest rate. The main question for the Authority was to make a recommendation to the Township Board on the interest rate. Staff's review of the plan has raised no concerns based on the State enabling legislation and the local policy.

Dave Van Haaren, Tri Terra, discussed the potential inclusion of interest rate capture into the plan. He further discussed some of the areas of cost increases that have occurred, including the soil conditions on site and the vapor mitigation system installation during winter. The addition of interest rate capture to the plan will be helpful in offsetting those previously unknown costs.

Chair Theuer asked about the L&L building. CPD Director indicated that it was part of the Haslett Village Square Brownfield Plan that was approved and it will be demolished in early 2023 most likely.

Director Van Coevering asked about the difference in interest rates between projects. CPD Director Schmitt discussed the original plan and construction timelines therein.

Vice Chair Jackson asked about the interest rates from the original plan. Director Clark discussed the timelines in the original plan and the sliding scale of the interest rates. She further explained that the sliding scale was originally intended as a further incentive to get the project started originally. Chair Theuer asked if Director Clark believed the interest rate should now be included, due to the delay in the project. Director Clark replied that she did. Director Schmitt further explained the sliding scale of interest from the original plan.

Chair Theuer asked about costs that were incurred during the time when interest was capturable in the original plan, even though construction did not proceed. Mr. Van Haaren explained that the environmental assessment and preparation of the Brownfield Plan were done in that period of time, but that no commencement of demolition occurred.

Manager Walsh explained that the incentive was structured to get the L&L building demolished, but that Covid delayed things. He further stated that he supported including the interest rate capture, given that this is the first project that is actually moving forward.

CPD Director reiterated that regardless of the interest rate, this was a four year capture, so that taxing agencies will be getting their full taxes after four years regardless.

Chair Theuer indicated that the statute allows for 5% capture and there are no concerns with 5%, given that the project is moving forward.

Manager Walsh asked when occupancy is likely to occur. Laura Hester, American Homes, indicated that tenants are likely to move in during the early part of 2024.

Director Trezise moved to recommend approval to the Township Board of the Village of Okemos brownfield plan, with 5% interest capture included

Supported by Director Van Coevering

ROLL CALL VOTE: Motion carried unanimously.

7. Project Updates

CPD Director Schmitt stated that Haslett Marathon and Joe's on Jolly are both expected to begin capture in 2023 and the eligible expense verification will be brought forward in early 2023 for the Authority's approval. Elevation Phase 3 continues construction and Phase 4 is likely to start in 2023. The Township Board has approved the Brownfield Plan for Village of Okemos and the request is now with the State of Michigan for approval. The Haslett Village Square plan is also at the State of Michigan for review and approval.

Director Van Coevering asked about the utility costs for the Village of Okemos. CPD Director Schmitt explained that we continue to work on the funding options and the designs for that work.

8. Public Remarks

There was no comment from the public.

9. Adjournment

Chair Theuer adjourned the meeting at 8:28 a.m.

Respectfully Submitted,

Timothy R. Schmitt, *AICP*
Director of Community Planning & Development