

CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

August 15, 2019

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 8:00 A.M.

PRESENT: Chairperson John Scott-Craig, Vice-Chair Jeff Theuer, Joyce Van Coevering (via telephone), John Matuszak, Jade Sims, Ned Jackson
ABSENT: Township Manager Frank Walsh
STAFF: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck, Treasurer Phil Deschaine, Assistant to the Treasurer Mary Ann Groop, Principal Planner Peter Menser
OTHER: Township brownfield consultant representative J.P. Buckingham

1. **Call meeting to order**

Chairperson Scott-Craig called the regular meeting to order at 8:03 a.m.

2. **Approval of Agenda**

Vice-Chair Theuer moved to approve the agenda as written.

Supported by Director Matuszak.

VOICE VOTE: Motion carried unanimously.

3. **Approval of Minutes**

Director Sims moved to approve the meeting minutes of July 18, 2019 as written.

Supported by Director Matuszak.

VOICE VOTE: Motion carried unanimously.

4. **Public Remarks** – None

5. **New Business**

A. Village of Okemos brownfield introduction

Consultant on the project Eric Helzer provided an introduction to the financing for the Village of Okemos project. His presentation included the following:

- Overview of different financial tools and resources to fund the project
- Preference by development team to seek grants for remediation and demolition
- Project has received EGLE grant for environmental clean up
- Financing divided between DDA and Brownfield TIF
- Traditional financing not often available for environmental cleanup activities
- Shortfall in revenue to support infrastructure improvements
- Michigan Strategic Fund used to address shortfall
- Application is planned for the Meridian Redevelopment Fund
- Current work on site being funded by EGLE
- Contamination on site mostly chlorinated solvents and petroleum
- Private infrastructure funded by DDA TIF

- Project addressing issues related to aged infrastructure
- Project will exhaust all grants/loans prior to TIF financing
- Brownfield plan expected late 2019
- TIF funds used 1st to payback loan then to payback TIF

B. Environmental contamination process discussion

Janet Michaluk from ELGE took questions from the BRA regarding the process used to test and verify contamination and cleanup activities funded using the brownfield TIF process. BRA discussion included the following:

- Contamination identified by historical research and on-site testing
- Testing samples taken to labs certified/accredited at the state and national level
- Samples verified at lab with multiple tests
- Due diligence and baseline environmental assessments provide some protection for buyers, in most cases
- If previous owner or party is liable for contamination and viable to pay they may be required to do so
- Brownfield program is intended to cleanup properties for benefit of entire community
- Individual residences are typically not eligible for TIF funding

6. **Old Business**

A. 2360 Jolly Road brownfield plan

Township Brownfield Consultant J.P. Buckingham from Triterra provided an overview of the revisions made to the brownfield plan. Consultant for the applicant Eric Helzer summarized the reasons behind the changes, which stemmed from a meeting with the Township Assessor.

Motion by Director Matuszak to recommend approval of the 2360 Jolly Road brownfield plan.

Supported by Vice-Chair Theuer.

VOICE VOTE: Motion approved unanimously.

B. Elevation at Okemos Pointe Brownfield Plan Amendment Update

Principal Planner Peter Menser updated the BRA on the brownfield plan, which was approved by the Township Board at its meeting on August 8, 2019. The next step in the process is to develop a reimbursement agreement for consideration by the BRA.

8. **Public Remarks**

Treasurer Phil Deschaine thanked the members of the BRA for their efforts and service and voiced his continued support for brownfields as a valuable tool for the community.

Environmental Commission Chairperson Bill McConnell made a comment noting that wetland use permit criteria includes criteria related to public/private needs and interest and appreciates the ongoing discussion regarding those items in the context of brownfields.

9. **Adjournment** – The meeting was adjourned at 9:00 a.m.

Respectfully Submitted,

Peter Menser
Principal Planner