

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

APPROVED

August 18, 2022

5151 Marsh Road, Okemos, MI 48864-1198

Town Hall Room, 8:00 A.M.

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

1. Call meeting to order

Vice Chair Jackson 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 Manager Walsh

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Manager Walsh moved to approve the July 28, 2022 minutes

Supported by Director Trezise, subject to the correction of minor typographical and spelling errors pointed out by the Directors

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

A. Pine Village Brownfield Plan, Amendment One

CPD Director Schmitt introduced the project, which has changed names and is now called the American House project and updated the MTBRA on the status of the construction. CPD Director Schmitt further outlined the three changes proposed with the amendment under review at this time. The plan is now reduced to a six-year capture/reimbursement, due to the reduced amount of eligible activities on the site.

Dave Van Haaren, TriTerra, introduced the proposed amendment and the owner's representative, Laura Hester. Mr. Van Haaren pointed out the main point of the amendment was to remove the neighboring grocery store property from the brownfield plan, as that work will be covered under a different plan. The total investment in the project is \$33,000,000 now. There was asbestos in the buildings, which has been abated, and a previous dry cleaner on the site which has contaminated the soil, which will be remediated. Additionally, the demolition costs are eligible for reimbursement. The majority of the costs, however, are removal of contaminated soils.

Vice Chair Jackson asked if the entirety of the contaminated soils would be removed. Mr. Van Haaren indicated that the majority, but not all of the soils would be removed. Because of that, a vapor mitigation system will be installed in the new building. The costs of the complete removal versus a vapor mitigation system were discussed.

Mr. Van Haaren further explained the differences between the original plan and the proposed amendment. He further mentioned that the interest has been removed from the plan, since the original timeline had not been met by the original developer. He clarified that this was an amendment to the previous plan, not a new approval of the eligible activities.

Director Trezise asked about the increase in the capital investment in the property. Mr. Van Haaren explained the cost increases that have occurred since the project originally came in front of the board.

Manager Walsh asked about the realistic schedule for construction. Laura Hester, American House, discussed the status of the project. Soil remediation has taken roughly a month, foundation work has begun, and they anticipate construction completion at the end of 2023, with an opening date for residents 30 days thereafter.

Manager Walsh further pointed out that he believed that to be fair to this project compared to others, interest reimbursement should be reincluded in the plan. They are the first major project to be moving forward in the post-Covid environment and it would be fair to add interest back in. Vice Chair Jackson asked how we could incorporate that into the discussion currently underway. CPD Director Schmitt indicated that they would ask Mr. Van Haaren to run 0%, 3% (Manager Walsh's suggestion), and 5% interest calculations and bring them back for the MTBRA to review and make a recommendation on. General consensus was that this would be reviewed when the matter came back to the MTBRA for final action.

B. Village of Okemos Brownfield Plan

CPD Director Schmitt outlined the plan and pointed out that the plan is the same work and eligible costs as previously reviewed in February, but the costs have been updated. The capture period is now up to 19 years. The MTBRA is being asked to take action this morning on authorization of the contract with TriTerra to review the plan.

Eric Helzer, Advanced Redevelopment Solutions (acting as the owner's representative), went through the project as a 'reintroduction' of what was previously recommended for approval. The most notable physical change is the addition of the parking structures on the site. One of the largest increases in costs is the requirement that the project design and reconstruct the west half of Okemos Road. John Peckham, Advanced Redevelopment Solutions, outlined the design process and timing for the Road and the coordination between the project at the Ingham County Road Department. Mr. Peckham further discussed the progress that has been made with the Ingham County Drain Commissioner's Office and Consumer's Energy.

Mr. Helzer further discussed the changes to the physical changes to the project and outlined the specific changes to the Brownfield Plan. Capital Investment has increased from \$85mm to \$92mm. The taxable value did not increase in a commensurate way, due to the cost additions being public infrastructure and parking structures, which do not add to the taxable value. The TV increased from \$14mm to \$15mm. The duration of the plan has increased from 15 years to 19 years. The eligible costs have increased from \$4.3mm to \$6.9mm. The

administrative costs, local revolving local funds, and state revolving loan fund captures have all gone up under the new plan.

Director Trezise asked Mr. Helzer to outline the increase in eligible costs. Mr. Helzer explained that excavation and trucking of soils are the majority of the increase in costs, and mostly in block two. There are both hazardous and non-hazardous soils, which has also increased costs. The EGLE grant/loan funding has not changed, the increased costs are entirely borne by the developer.

Vice Chair Jackson discussed the boulevard on Hamilton Road. Mr. Peckham discussed the boulevard and the discussions with the Ingham County Road Department. There was discussion about the potential for the boulevard to go away, if the Consumer's line cannot be buried. This would be due to the fire department needing access on Hamilton, if they cannot access the building from Okemos Road, due to the power lines.

Vice Chair Jackson further discussed the non-motorized access for the project. Discussion occurred about whether or not the Ingham County Road Department will allow specific items in the road design and what could be included.

Director Chapman asked about the design of the bridge to the south and how traffic may be calmed by the design of the building and suggested any traffic calming measures would be beneficial. Mr. Peckham pointed out the curb radii that will be changing to further slow traffic, along with the traffic light at the intersection and its timing.

6. **Old Business**

7. **Project Updates**

CPD Director Schmitt provided an update on Elevation construction and that the final reimbursement request is forthcoming. The Haslett Marathon is nearly complete, and they have received partial temporary certificate of occupancy, pending final installation on the HVAC system. The capture for that project will not start until next year. Joe's on Jolly is finalizing the fit and finish of the building and will be open soon. Mr. Helzer gave a further update on the schedule for Joe's on Jolly to submit their reimbursement request.

8. **Public Remarks**

Director Trezise moved to approve the proposal with TriTerra for their review and assistance with administration of the Village of Okemos Brownfield Plan.

Supported by Director Chapman

ROLL CALL VOTE: Motion carried unanimously

9. **Adjournment**

Vice Chair Jackson adjourned the meeting at 9:00 a.m.

Respectfully Submitted,

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