

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING - **APPROVED** -
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room
TUESDAY, FEBRUARY 5, 2013 **6:00 P.M.**

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka (6:01 P.M.), Veenstra, Wilson
ABSENT: None
STAFF: Township Manager Gerald Richards, Director of Community Planning & Development Mark Kieselbach, Director of Public Works and Engineering Ray Severy, Parks and Land Management Coordinator Jane Greenway

1. CALL MEETING TO ORDER
Supervisor LeGoff called the meeting to order at 6:00 P.M.
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
Supervisor LeGoff led the Pledge of Allegiance.
3. ROLL CALL
The secretary called the roll of the Board.
4. PUBLIC REMARKS
Supervisor LeGoff opened Public Remarks.

Ann Alchin, 5975 Cypress, Haslett, offered history on the Okemos Downtown Development (DDA) Authority and stated there is no justification, other than monetary, for including Meijer in the DDA area.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke to transparency in government and requested all Board packet information be accessible to the public, both online and in the public packet available at the Board meeting. He requested notification of all public input meetings conducted regarding the Township Manager search process and that they be made available in a timely manner.

Vance Kincaid, 4530 Nakoma Drive, Okemos, spoke in opposition to Township action of closing sidewalks as he believed it is a public safety issue. He also stated the Capital Area Transportation Authority (CATA) is not cleaning the "T" sidewalks at bus stops along the corridors of Okemos and Mount Hope Roads. Mr. Kincaid suggested that construction firms who will be demolishing old buildings should recycle materials. He spoke to the misuse of brownfield tax abatements. Mr. Kincaid suggested there be a full and complete audit of all tax share agreements (PA 425 and 108).

Neil Bowlby, 6020 Beechwood Drive, Haslett, requested the Planning Commission packet and agenda be placed online the Friday before Planning Commission meetings. He asked that a Board member make a motion that the Planning Commission packet and agenda be placed online.

Supervisor LeGoff closed Public Remarks.

5. BOARD COMMENTS & REPORTS
Treasurer Brixie reported her attendance at the most recent CATA Board meeting, where the budget was discussed. She noted CATA also scheduled a special meeting in which they passed a motion to continue with the Grand River/Michigan Avenue Corridor bus rapid transit project. Treasurer Brixie announced there will be Chinese New Year Celebration at the Meridian Mall on Saturday, February 9th, from 2-6 P.M., adding this celebration was an outcome of the global initiative put together by the Meridian Economic Development Corporation (EDC).

Trustee Scales reported he attended his first meeting of the Ingham County Department of Transportation and Roads where members were informed there will be a 15% reduction in monies anticipated from the federal government, indicating alternatives were discussed. He also attended the Public School Conference hosted by the Center for Michigan, kicked off Black History Month for Lansing Community College by introducing the keynote speaker, participated in the City Pulse television interview with other fellow Board members, and testified at the Elected Officials Compensation Commission meeting, requesting Board members not receive any increases higher than staff (2%) and tie together the salaries of the Clerk and Treasurer. Trustee Scales announced Asian Buffet and partners have acquired the building previously occupied by Old Country Buffet and will explore expansion of the menu to international fare. He stated that Asian Buffet will donate 10% of their gross revenues for lunch and dinner on February 25 through February 28, 2013 to support the Okemos Library renovation.

Trustee Veenstra reported his attendance at the annual dinner meeting of Tri County Regional Planning Commission. He addressed the letter from the Environmental Commission in the Board packet suggesting energy efficiencies regarding the construction of the new fire station and urged the Manager to refer these comments to the architect for implementation. Trustee Veenstra expressed concern that all Board packet pieces be available in the public copy. He inquired as to the timeframe for public and employee input into the Township Manager Search Process. Trustee Veenstra questioned the rationale for closing the sidewalk over the Red Cedar River next to southbound Okemos Road.

Township Manager Richards explained the closing of the aforementioned sidewalk was for safety reasons as it is narrow and right next to narrow lanes of traffic. He added the Township is in the process of designing a new pedestrian bridge across the Red Cedar River and it is anticipated to be built this year with pathway funds.

Clerk Dreyfus attended the Michigan Townships Association (MTA) Annual Conference on January 22nd through January 25th where emphasis was placed on community linkages and increasing participation in local democracy. He noted he attended a two (2) day accreditation training through the Bureau of Elections on January 29th and 30th in order to have the ability to administer elections in Meridian Township. Clerk Dreyfus reported his attendance at the January 16th Environmental Commission meeting where a presentation was given on placemaking by Gil White.

Trustee Wilson also attended the MTA Conference, where she participated in two breakout sessions: Trail Township and a Michigan Economic Development Corporation (MEDC) presentation on resources for second stage businesses. She attended the January 9th Conference on the Future of Education hosted by the Center for Michigan, where the importance of schools in Meridian Township was emphasized through high rankings for both the Okemos and Haslett Public Schools. Trustee Wilson highlighted the Grand Opening of the Meridian Area Resource Center (MARC) to be held on February 11, 2013.

Supervisor LeGoff announced a planned urban development named Aspen Heights is being proposed on Abbot Road near Lake Lansing Road on property annexed by East Lansing through a 425 Agreement. She noted a Super Zoning Committee was formed which will include the Township Supervisor, Clerk Dreyfus, and Trustee Styka who will meet with East Lansing to discuss the project.

Trustee Styka reported he has made contact with all four school districts as the Board Liaison. He indicated he attended the Williamston Board yesterday where they are seeking a one mill sinking fund, East Lansing School District is in the strategic planning process and clarified the Okemos School District is considering selling property it owns in Alaiedon Township.

Trustee Veenstra requested the Board representative to CATA pass on citizen concern mentioned earlier regarding the clearing of snow on "T" sidewalks at bus stops.

6. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the agenda amended as follows:

- **Add Agenda Item #11B: Public Input to the Township Manager Selection Process**

Seconded by Trustee Scales.

VOICE VOTE: Motion carried unanimously.

7. CONSENT AGENDA

Supervisor LeGoff reviewed the consent agenda.

Treasurer Brixie moved to adopt the Consent Agenda amended as follows:

- **Move Agenda Item #7H to #10B: Approval of Agreement with Architect for Fire Station Design**

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

The adopted Consent Agenda items are as follows:

A. Communications

(1) Board Information (BI)

- BI-1 John P. Gardner, Government Affairs Manager, Comcast, Heartland Region, 1401 E. Miller Road, Lansing; RE: Changes to Comcast's channel lineup
- BI-2 Terry R. Baker, Kater Engineering Associates, 6093 Anchor Cove, Dimondale; RE: Watermain extension for Grand Petro Mart, 743 Grand River Avenue, Okemos
- BI-3 Bauckham, Sparks, Lohrstorfer, Thall & Seeber, PC, 458 W. South Street, Kalamazoo; RE: Municipal Law Update on Amendment to the Open Meetings Act, PA 528 of 2012
- BI-4 Bill Fahey, Fahey Schultz Burzych Rhodes PLC; 4151 Okemos Road, Okemos; RE: Proposed Zoning Amendment for Medical Marijuana Uses
- BI-5 Neil Bowlby, 6020 Beechwood Drive, Haslett; RE: Past and future discussion of the Urban Services District
- BI-6 Normal Gozalka II and Maeann D. DeMars-Gozalka, 5691 Babbitt Street, Haslett; Request for initiation of a rezoning at 5691 Babbitt Street from C-2 Commercial to RB Residential
- BI-7 Andrews Hooper Pavlik PLC, 4295 Okemos Road, Suite 200, Okemos; RE: Planned scope of their 2012 audit for Meridian Township
- BI-8 James Brazier, 4185 Cornell Road, Okemos; RE: Replacement of the Township Manager
- BI-9 Vance Boyd, 88 W. Sherwood, Okemos; RE: Township sale of 30 acres at Okemos and Sandhill Roads
- BI-10 Marsha Madle, Program Director, Meridian Area Resource Center (MARC); RE: Invitation to the Grand Opening Celebrations for The MARC on Monday, February 11, 2013 beginning at 10:00 AM at 4675 Okemos Road

(2) Commission Linkage (CL)

- CL-1 Environmental Commission letter to Director Severy; RE: Construction of the new fire station at the southeast corner of Okemos Road and Central Park Drive

(3) Regional Linkage (RL)

- RL-1 Julie Jiang, Chair, 2013 Chinese New Year Celebration Planning Committee; RE: Invitation to attend the 2013 Chinese New Year Event to be held on February 9, 2013 from 2:00 until 6:00 PM at the Meridian Mall

(4) On File in the Clerk’s Office

Material received at the January 15, 2013 Board Meeting

Amy H. Crites, President, Okemos Board of Education, 4406 N. Okemos Road, Okemos;
RE: Establishment of a 1,000 foot setback for medical marihuana facilities near public school property

Dorothy Kunisada, 2149 Quarry Road, East Lansing; RE: Support for proposed ordinance language from William Fahey regarding medical marihuana facilities in Meridian Township

Treasurer Brixie moved that the communications be received and placed on file, and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

B. Minutes

Treasurer Brixie moved to approve and ratify the minutes of the January 9, 2013 Special Meeting, January 12, 2013 Policy Governance Review Meeting and January 15, 2013 Regular Meeting as submitted. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

C. Bills

Treasurer Brixie moved that the Township Board approve the Manager’s Bills as follows:

Common Cash	\$ 866,470.17
Public Works	\$ 30,522.24
Total Checks	\$ 896,992.41
Credit Card Transactions	\$ 18,017.16
Total Purchases	<u>\$ 915,009.57</u>
ACH Payments	<u>\$ 1,045,825.99</u>

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

D. Assessing Stipulations

Treasurer Brixie moved that the Township Attorney be authorized to sign a stipulation with The Kroger Co. of Michigan in accordance with the revised assessed and taxable values stated as follows:

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 413396
THE KROGER CO. OF MICHIGAN
PROPOSED STIPULATION FIGURES**

Original Values

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-22-126-021	4884 Marsh	2011	\$1,937,000	\$1,836,429
33-02-02-22-126-021	4884 Marsh	2012	\$1,929,400	\$1,917,372

Proposed Revised Values

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-22-126-021	4884 Marsh	2011	\$1,438,835	\$1,438,835
33-02-02-22-126-021	4884 Marsh	2012	\$1,438,835	\$1,438,835

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
 Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

Treasurer Brixie moved that the Township Attorney be authorized to sign a stipulation with Robert M. Herrera in accordance with the revised assessed and taxable values stated as follows:

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 404323
 ROBERT M. HERRERA
 PROPOSED STIPULATION FIGURES**

Original Values

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-36-201-007	3945 Turnberry	2010	\$560,200	\$560,200
33-02-02-36-201-007	3945 Turnberry	2011	\$565,600	\$565,600
33-02-02-36-201-007	3945 Turnberry	2012	\$562,800	\$562,800

Proposed Revised Values

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-36-201-007	3945 Turnberry	2010	\$459,250	\$459,250
33-02-02-36-201-007	3945 Turnberry	2011	\$412,250	\$412,250
33-02-02-36-201-007	3945 Turnberry	2012	\$417,250	\$417,250

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
 Treasurer Brixie, Clerk Dreyfus
 NAYS: None
 Motion carried unanimously.

Treasurer Brixie moved that the Township Attorney be authorized to sign a stipulation with Comerica Bank, Inc. in accordance with the revised assessed and taxable values stated as follows:

**MICHIGAN TAX TRIBUNAL DOCKET NUMBER 414748
COMERICA BANK, INC.
PROPOSED STIPULATION FIGURES**

Original Values

Parcel Number	Address	Year	Original Assessed Value	Original Taxable Value
33-02-02-22-151-002	4829 Marsh	2011	\$422,300	\$422,300
33-02-02-22-151-002	4829 Marsh	2012	\$421,200	\$421,200

Proposed Revised Values

Parcel Number	Address	Year	Revised Assessed Value	Revised Taxable Value
33-02-02-22-151-002	4829 Marsh	2011	\$325,000	\$325,000
33-02-02-22-151-002	4829 Marsh	2012	\$312,500	\$312,500

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

- E. Reappointment to the Elected Officials Compensation Commission
Treasurer Brixie moved that Stacy Hickox be appointed to serve on the Elected Officials Compensation Commission for a term ending December 31, 2016. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

- F. Byrne Justice Assistance State Competitive Grant Application
Treasurer Brixie moved to authorize the Police Department to apply for, and if awarded, receive grant funds for technology improvements through the Byrne Justice Assistance Grant not to exceed \$50,000, with local match of up to \$5,000. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

- G. Budget Amendment Requests
Treasurer Brixie moved that the Township Board approve an increase of \$25,000 to the Assessing Department budget for contractual services, to be paid from Fund Balance of the General Fund; and establish a budget of \$200,000 for contractual services in the Fire Station Construction Fund. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

- I. 2012 Order to Maintain Sidewalk, Special Assessment District #13, **Resolution #4** (Set Public Hearing for March 5, 2013)

Treasurer Brixie moved to approve the 2012 Order to Maintain Sidewalk Special Assessment District #13 – Resolution #4, which files the proposed final special assessment roll with the Township Clerk and sets the date for a public hearing on March 5, 2013. Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

- J. Ferguson Park Grant Application Resolution

Treasurer Brixie moved [and read into the record] NOW THEREFORE BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, as follows:

That the Parks and Recreation Department be authorized to submit the Ferguson Park Riparian Enhancement grant application to the National Fish and Wildlife Foundation, in the amount of \$50,000 as outlined in a memorandum to the Board dated January 31, 2013 with the local match of \$25,000 to be derived from the General Fund.

Seconded by Trustee Wilson.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

8. QUESTIONS FOR THE ATTORNEY (None)

9. HEARINGS

- A. Proposed Brownfield Plan for Douglas J Redevelopment
Supervisor LeGoff opened the public hearing at 6:38 P.M.

Sandy Gower, Economic Development Coordinator, Ingham County Brownfield Redevelopment Authority, 121 E. Maple Street, Mason, gave an overview of the proposed brownfield plan for the Douglas J Redevelopment Project, noting that under Public Act 502 of 2012, the County Brownfield Authority can establish a remediation fund (revolving loan fund) by taking additional capture to use on future brownfield projects. She noted a revised table was handed out which showed that whatever the balance is in 2017 after eligible expenses are paid would go into the county's revolving loan fund. If the Township approves the plan it will go before the Ingham County Board of Commissioners for final adoption.

J. P. Buckingham, Triterra, 1210 N. Cedar Street, Suite A, Lansing, added the brownfield plan creates incentive for the developer to build/rebuild in an urban area by allowing reimbursement to the developer for demolition of three (3) buildings, asbestos removal, heating oil tank removal, etc. at a cost estimate of \$328,900.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke against the Douglas J Redevelopment Project as he believed some of the costs are outside of the scope of the contamination in the ground. He did not think the burden of this development for a "for-profit organization" should be born by the public.

Will White, 4706 Okemos Road, Okemos, questioned data in the project description which indicated the redevelopment would provide approximately 100 new jobs in Meridian Township, indicating information given at the mixed use planned unit development hearings projected only four to twelve (4-12) new jobs. He questioned use of tax money to demolish a building on the Michigan Historic Register.

Supervisor LeGoff closed the public hearing at 6:48 P.M.

10. ACTION ITEMS

Supervisor LeGoff opened and closed Public Remarks.

A. Amendment to the Board Policy Manual

Clerk Dreyfus moved to approve the amendments to the Board Policy Manual discussed and developed at the January 12, 2013 Board Meeting as delineated in a memorandum to the Township Board dated February 1, 2013. Seconded by Treasurer Brixie.

Board members discussed the following:

- Appropriateness of including a policy about Township Board and Commission packets being available online as of Friday evening before the meetings

Clerk Dreyfus moved to add posting of agendas and packets for Boards and Commission on the website as a discussion item at the next Board meeting. Seconded by Trustee Scales.

VOICE VOTE: Motion carried unanimously.

VOICE VOTE ON THE MAIN MOTION: Motion carried unanimously.

Continued Board discussion:

- Request that all Board members submit their reprioritization of the six main issues to the Manager
- Manager to present compilation of Board members' reprioritization at the next Board meeting
- Differentiation between sustaining and enhancement
- Change all references of the Ingham County Road Commission to the Ingham County Department of Transportation and Roads
- Possibility of changing the Township logo given the policy which adds "Proactive marketing and branding of the Township" and changing of Township letterhead with the hiring of the new manager
- Branding to be placed on the next Board agenda

B. Approval of Agreement with Architect for Fire Station Design.

Treasurer Brixie moved to authorize the Township Manager to sign the agreement with DLZ Michigan, Inc. for professional architectural and engineering services for design and construction of a new Central Fire Station. Seconded by Trustee Scales.

Trustee Veenstra offered the following amendment:

- Add "costs not to exceed \$200,000" after "Station"

Seconded by Trustee Styka.

VOICE VOTE: Motion carried unanimously.

Board members and staff discussed the following:

- Six proposals were received by the Township and staff interviewed two
- References were contacted during the process of reviewing proposals
- Desire for a high level of inspection supervision as the projects moves forward through the construction phase
- Clarification that the proposed number of man hours is 2,345
- Architect to receive input from the Environmental Commission

- LEED certifiable v. LEED certified project
- Potential option to enlarge the community room and enhance the kitchen area
- DLZ Michigan has the most experience in fire station construction
- DLZ has constructed several fire stations in northern Indiana and some in Michigan
- Project Manager and some of the architects are located in Lansing
- Request for inclusion in the future of information regarding all the bidders, their cost estimates, and specific previous experience
- Architectural firm qualified to work in the field of energy efficiency (e.g., reuse of rain water, green roof, pervious pavement, etc.) as several of the team members are LEED certified
- Project Manager, three (3) architects and electrical/mechanical staff person are all LEED certified professionals who will be on the Township's project team
- Board member suggestion to have the architects/engineer look at the possibility of generating electricity onsite
- Inquiry if the Board will participate in the approval process
- First step will be programming, where the architect meets with staff to find out what the building should look like
- Staff request for the architect to prepare two schematic phase designs
- The architect will provide cost estimates and a report at each phase
- Staff suggestion for the architect to make a presentation to the Board after the schematic design phase
- Acceptance of bid will come before the Board for action
- Possible resources or grant opportunities to aid in funding environmental initiatives for the new fire station
- Setting that the building will be in will dictate what the building looks like
- Tentative construction schedule of a 9-12 month period commencing in late September, 2013
- Bond resolution will be on the next Board agenda
- Tentative bond sale at the end of March or beginning of April
- Municipal bond rates are still very competitive

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

11. BOARD DISCUSSION ITEMS

Supervisor LeGoff opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, expressed appreciation for the fire station design being moved from the consent agenda to an action item.

Supervisor LeGoff closed Public Remarks.

A. Proposed Brownfield Plan for Douglas J Redevelopment

Board members, staff and the developer discussed the following:

- Appreciation to Sandy Gower for providing an alternative reimbursement table
- Concern with the original table as it did not allow funds to go back into the DDA when the project was completed
- Township Board approves the plan with the dollar amount of reimbursement
- Site is "ripe" for cleanup as it is close to the Red Cedar River
- Initial taxable value was arrived at through meeting with the Township Assessor
- Reclamation of exterior brick and interior wood will not be affected by the asbestos removal
- Pipe wrap is in the Smiley House
- Difference between the two tables is three less years of tax capture
- Approval process allows for the Board to amend the number of years of tax capture
- Any monies past the reimbursement amount to the applicant is at the Board's discretion
- Board member belief that only one soil sample showing contamination out of 32 borings at a rate of 11 parts per million does not make this site highly contaminated

- Tax capture of \$328,000 could be better used by the DDA to make it self-sustaining as well as repayment of debt incurred for the Okemos/Hamilton LED Streetlights project
- Consideration of the cost as part of the developer's operating expenses for the project
- Concern when the project was before the Board in May and June of 2012, there was no mention of a potential brownfield redevelopment
- Brownfield development plan is meant to offset some of the costs incurred by a developer when he redevelops a site instead of constructing a new building on a green site
- Brownfield Program was formed to create incentives to encourage redevelopment back in the core
- Board must first approve the project before a baseline environmental assessment is performed
- Baseline environmental assessment revealed the chemical components of gasoline exist in the ground
- Steps in the process for implementation of a brownfield plan
- Indication in the brownfield plan that the contamination exists on the vacant parcel
- Board member inquiry why the contamination extends to the other parcels and why taxpayer money should be expended for the properties not contaminated
- Developer has already expended considerable funds for phase 1 and phase 2 assessments in an effort to keep the development at the four corner of the DDA
- Taxable value will dramatically increase once the redevelopment is complete
- DDA submitted a letter of approval for this brownfield project
- Expansion of corporate offices and the addition of retail space will create many of the additional jobs noted in the report
- Only one sample having contamination does not equate to a small amount of contamination due to distances between boring samples
- Significant contamination was found in the soil sample at a concentration above the Part 201 Drinking Water Protection criteria and the Part 201 Groundwater Surface Water Interface Protection criteria
- Difference between the dollars being captured by the brownfield and those captured by the DDA
- DDA capture is approximately half of what will be captured by the brownfield
- Drinking water report from East Lansing indicates small levels of toxins
- More than half of the total amount of tax capture is for demolition
- Contamination exists outside of the acceptable scope of drinking water as indicated in state statute
- Violation of Part 201 qualifies the project for the Brownfield Program
- Belief it is a modest brownfield development plan with significant taxes coming into the Township after 2017
- Township gains vastly outweigh any potential negatives
- Concern with the statement that the proposed redevelopment will only be economically viable with the support and approval of the local brownfield redevelopment incentives
- Costs of materials and services continue to rise as the process moves to fruition

B. Public Input for the Township Manager Selection Process

Manager Richards clarified community input can be given by allowing the public to meet with the candidates prior to the April 6, 2013 candidate interviews.

Board members and staff discussed the following:

- Suggestion for the Board to agree that members not meet the candidates prior to the interview process
- Previous experience of one Board member was to speak with coworkers from where the candidate currently is employed
- Inquiry as to why the interviews will not take place on March 9th as originally discussed
- Concern with current language on the MML website indicating the detailed candidate description and community profile will be forthcoming
- Preference for community input prior to development of the interview questions

Trustee Scales moved to hold initial interviews on Saturday, March 9, 2013. Seconded by Trustee Wilson.

Clerk Dreyfus offered the following amendment:

- **Change the date to March 16, 2013**

The amendment was accepted by the maker.

VOICE VOTE: Motion carried unanimously.

Trustee Scales moved to start the initial interviews at 11:00 A.M.

Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried unanimously.

Board members discussed the following:

- Suggestion to have a special meeting for union representatives, the business community and the public to express their viewpoints to the Board
- Preference to have the public come before the Board during public remarks at the next Board meeting
- Development of interview questions can transpire during the meeting in which the applicants are selected
- Suggestions can be submitted to the Board through e-mail, letters and the Township website
- Preference for this issue to be a separate agenda item on the February 19th Board agenda

12. PUBLIC REMARKS

Supervisor LeGoff opened Public Remarks.

Will White, 4706 Okemos Road, Okemos, clarified that the 32 boring samples took place over a five (5) year period, commencing in 2007. He believed there was no danger or cost in remediating the "slight" contamination. Mr. White indicated the DDA Board decision on support for the brownfield plan was not unanimous.

Leonard Provencher, 5824 Buena Parkway, Haslett, stated candidates for the Township Manager should know Policy Governance and believed the Board should know if the candidates have working history with Policy Governance.

Supervisor LeGoff closed Public Remarks.

13. FINAL BOARD MEMBER COMMENT (None)

14. POSSIBLE CLOSED SESSION

Treasurer Brixie moved that the Township Board go into closed session for the following reasons:

1. **To discuss collective bargaining strategies pursuant to MCL 15.268(c).**
2. **To consult with the Township Attorney regarding pending litigation pursuant to MCL 15.268(e).**

Seconded by Trustee Scales.

ROLL CALL VOTE: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried unanimously.

Supervisor LeGoff recessed the meeting at 8:35 P.M.

The Board adjourned to the Administrative Conference Room for a closed session.

Treasurer Brixie moved to return to open session. Seconded by Trustee Styka.

ROLL CALL VOTE YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff,
Treasurer Brixie, Clerk Dreyfus
NAYS: None
Motion carried unanimously.

Supervisor LeGoff reconvened the meeting at 10:28 P.M.

Treasurer Brixie moved that the Township Attorney go forward as discussed in closed session. Seconded by Trustee Wilson.

VOICE VOTE: Motion carried unanimously.

15. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 10:30 P.M.

ELIZABETH LEGOFF
TOWNSHIP SUPERVISOR

BRETT DREYFUS
TOWNSHIP CLERK

Sandra K. Otto, Secretary