

CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

APPROVED

May 28, 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

ABSENT: Jade Sims

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: Michigan Department of Environment, Great Lakes, and Energy representative Janet Michaluk, PM Environmental staff Adam Patton and Jessica DeBone, Haslett Marathon owner Robert Saroki, Township brownfield consultant Dave Van Haaren from Triterra

1. **Call meeting to order**

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

2. **Approval of Agenda**

Director Premoe moved to approve the agenda as written.

Supported by Manager Walsh.

VOICE VOTE: Motion carried unanimously.

3. **Approval of Minutes**

Director Jackson moved to approve the meeting minutes of February 20, 2020 as written with the exception of a couple of identified typos.

Supported by Director Matuszak.

VOICE VOTE: Motion carried unanimously.

4. **Public Remarks** – None

5. **New Business**

A. 1619 Haslett Road brownfield plan

Principal Planner Menser introduced the applicant team consisting of staff from PM Environmental Jessica DeBone and Adam Patton and the owner of the Haslett Marathon service station Robert Saroki. Both staff and the property owner provided an overview of the project to redevelop the service station and the details of the brownfield plan, which included the following:

- Project timeline
- History of site and brownfield eligibility
- Gas station since late 50's
- Developer acquired 2015
- Contamination overview

- Testing and sampling conducted to document contamination and identify due care measures
- Overview of due care activities
- Overview of eligible activities

BRA discussion on the project and plan included the following topics:

- Current tanks are compliant and not currently leaking
- Past leak has been addressed and identified as closed per EGLE
- Site tested for heavy metals, which included testing for lead. The leak in the 1970's was of unleaded gasoline. Some lead found was during testing under existing building.
- Contaminated soil will be removed from site
- Soil removed during previous remediation work not included in current study
- No permanent monitoring wells on the site currently
- Reasons why limited soil removal vs removing all soil from property
- Current owner not responsible for residual contamination as it doesn't pose hazard to site occupants
- Removing all soil cost prohibitive
- Assumption of 1% increase in taxable value per year
- Length of plan if 2% vs. 1% increase in taxable value per year
- Estimate produced based on Assessor feedback, 1% used to be conservative so as not to overestimate payback
- Revisions to plan made based on Township consultant comments
- Local only plan
- No pass through included in plan
- 5% Admin and 5% revolving fund included
- No interest requested
- There must be cap on total funds in reimbursement agreement
- Difference between DDA/TIF project funding and brownfield plan funding
- No school tax included in plan
- Question about Haslett/bldg. "sit" category on page 7 of plan, which is the Haslett school sinking fund
- The sinking fund is for performance center renovation, not for general education
- Project has received approvals from Planning Commission and Township Board
- Restaurant will be carry-out and/or delivery
- Property owner also owns several other gas stations in the state, BRA Board member belief that stations well maintained and food offerings of high quality
- Overview of brownfield process, which includes a BRA recommendation followed by consideration by Township Board, preceded by notice to all taxing jurisdictions as required by law
- Question about hydrocarbons on site, removal of all soil on site may not be necessary due to hydrocarbon breakdown

Motion by Director Premoe to approve the brownfield plan as proposed.

Supported by Director Van Coevering.

Motion passes 7-0.

6. **Old Business**

Treasurer Deschaine noted errors in previously approved elevation brownfield plan will be discussed at next BRA meeting.

7. **Public Remarks**

Manager Walsh provided an update on projects and initiatives underway in the Township including the following: Former Toys R Us building on Newman Road will be occupied by Klingman's furniture store, Farmers Market construction ongoing, road improvement projects starting soon, and the Pine Village project under consideration by Township Board.

8. **Adjournment**

The meeting was adjourned at 9:06 a.m.

Respectfully Submitted,

Peter Menser
Principal Planner