

CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

APPROVED

April 18, 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, Township Manager Frank Walsh, Jade Sims, Joyce Van Coevering, John Matuszak
ABSENT: Ned Jackson
STAFF: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck, Principal Planner Peter Menser
OTHER: Township brownfield consultant representatives Dave Van Haaren and Dawn Van Hulst

1. **Call meeting to order**
Chairperson Scott-Craig called the regular meeting to order at 8:04 a.m.
2. **Approval of Agenda**
Director Sims moved to approve the agenda as written.
Supported by Director Matuszak.
VOICE VOTE: Motion carried unanimously.
3. **Approval of Minutes**
Director Director Matuszak moved to approve the meeting minutes of December 19, 2018 as written.
Supported by Vice-Chair Theuer.
VOICE VOTE: Motion carried unanimously.
4. **Public Remarks** – None
5. **New Business**
 - A. Triterra brownfield training session

Township brownfield consultant Dave Van Haaren conducted a training of the BRA Board, which included the following:

- History of the brownfield program in Michigan
- Definition of brownfields
- Overview of relevant state laws such as the Brownfield Redevelopment Financing Act
- Examples of brownfield sites and types of contamination
- Details on how tax increment financing (TIF) and developer payback using TIF works
- Types of activities qualifying as eligible activities
- Comparison of coasts to develop brownfield vs. greenfield sites
- Brownfield plan implementation and logistics
- Review of brownfield resources

6. **Old Business**

A. Elevation at Okemos Pointe Brownfield transfer update

Principal Planner Menser provided a brief update on the transfer of the brownfield plan for the Elevation development on Jolly Oak Road from Ingham County to Meridian Township.

B. New Elevation Brownfield Plan introduction

Eric Helzer from Advanced Redevelopment Solutions, representing the owner of the Elevation project, provided a history of the brownfield plan adopted by Ingham County and Meridian Township in 2016. He also noted the intention of the property owner to submit an amended brownfield plan for consideration by the BRA Board and Township Board. The new proposal would be a 23 year, \$7.6 million brownfield plan. Mr. Helzer noted he expected to submit the new plan to the BRA in the coming weeks.

Mr. Helzer also provided an overview of a new brownfield plan for the rehabilitation of a building at 2360 Jolly Road. The project would include the renovation of the existing tire store building into a high end sports bar, gathering space, and training studio. The plan would include funds for asbestos and lead paint abatement.

8. **Public Remarks** – None

9. **Adjournment** – The meeting was adjourned at 10:08 a.m.

Respectfully Submitted,

Peter Menser
Principal Planner