

CHARTER TOWNSHIP OF MERIDIAN
BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES

APPROVED

August 20, 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, Jade Sims

ABSENT: Joyce Van Coevering

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: Dave Van Haaren from Triterra, Ruthie Doering from Triterra, Bret Stuntz from SME, Janet Michaluk from EGLE, Jeff Buck from Hudson Senior Living, Jessica DeBone from PM Environmental, Township Attorney Matt Kuschel

1. Call meeting to order

Chair Theuer called the regular meeting to order at 8:01 a.m.

2. Approval of Agenda

Director Matuszak moved to approve the agenda as written.

Supported by Director Jackson.

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Director Premoe moved to approve the minutes from July 16, 2020.

Supported by Manager Walsh.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks – None

5. New Business

A. Pine Village brownfield plan

Principal Planner Menser provided background information on the Pine Village project and noted that for this project Triterra is serving as the consultant for the applicant and SME will be serving as the Township's brownfield consultant. Dave Van Haaren from Triterra, consultant for the applicant, provided a summary of the proposed brownfield plan. Applicant Jeff Buck from Hudson Senior Living provided a description of the project and review process to date. Ruthie Doering from Triterra provided an overview of the contamination discovered on site and the testing Triterra used to identify and quantify it. She noted historically the property was used as a dry cleaner. BRA Board discussion included the following:

- The five percent interest proposed in the plan totals approximately \$800,000.
- Interest proposed does not match current rates of market.

- Proposed interest rate too high and doesn't match those proposed in other communities.
- Community interest in having buildings razed as soon as possible.
- Majority of waste on site is non-hazardous (4500 cubic yards non-hazardous compared to 1500 tons of hazardous waste).
- Concern that most of plan is non-hazardous waste. Response from applicant noting disposal of hazardous waste is 10 times higher than non-hazardous waste.
- Belief that 15% contingency is too high and that it should be closer to 10%.
- Existing tenants have leases that impact start of building demolition.
- Asbestos found in floors and ceiling tiles in building.
- SME statement that 5% interest rates is standard and that 15% contingency is typical in other communities.
- Belief that reimbursement agreement could be used to establish demolition timeline and that Township can abolish plan if demolition doesn't commence within two years.

Manager Walsh moved to approve the Pine Village brownfield plan subject to the interest being capped at two percent.

Supported by Director Matuszak.

Speaking to his motion, Manager Walsh noted the Pine Village proposal is a good development and noted his appreciation for the additional building demolition beyond the structure at 1673 Haslett Road. Dave Van Haaren from Triterra said the rest of the Haslett Village Square development is still eligible to submit a separate brownfield plan and that the Pine Village plan does not disqualify it from doing so.

ROLL CALL VOTE: 6-0 to approve plan subject to interest capped at two percent.

B. Haslett Marathon brownfield reimbursement agreement

Principal Planner Menser provided an introduction to the reimbursement agreement, noting it mirrors in format and content the agreement template used in other recent projects.

Director Matuszak moved to approve the reimbursement agreement.

Supported by Director Premoe.

ROLL CALL VOTE: 7-0 to approve.

6. **Old Business - None**

7. **Project Updates**

Several BRA Board members had questions for the Township Manager regarding projects, which included the following:

- The new Farmers' Market is nearing completion.
- Buildings in the Village of Okemos project must be demolished by December 15, 2020.
- The Township's local road paving program is 75% completed.
- The 2021 budget will soon be submitted to the Township Board.

- Replenishment of the redevelopment fund is a priority in the 2021 budget.
- The redevelopment fund request discussed at a recent EDC meeting was denied however the applicant may re-apply.
- The Township is working on getting a portion of Powell Road paved to support the construction of homes at Silverstone.
- The ladder truck purchase by the Fire Department is happening soon.

8. **Public Remarks - None**

9. **Adjournment**

The meeting was adjourned at 9:26 a.m.

Respectfully Submitted,

Peter Menser
Principal Planner