

GRAND TRAVERSE COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY (GTCBRA)

Minutes of August 28, 2019

Vice Chairman Howe called the meeting to order at 8:02 a.m. in the Commission Chambers, located on the second floor of the Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, and led the Pledge of Allegiance.

Members Present: Gary Howe, John Peck, Heidi Scheppe, County Treasurer, Richard Lewis, Ron Clous, Eric Welch, Jay Zollinger

Others Present: Scott Howard, Lydia Barbash-Riley, Anne Jamieson-Urena, Dirk Mammen

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT None.

Lewis requested we add Election of Officers to the Agenda. **MOVED** by Zollinger, seconded by Peck to approve the agenda with the addition of election of officers. **APPROVED** unanimously.

CONSENT CALENDAR

- a. Approval of Minutes of June 27, 2019 minutes
- b. Approval to pay invoices (Administrative/LBRF/MDEQ Grant/Loan payables listing)
- c. Receive and File – none

**MOVED** by Lewis, seconded by Clous to approve the consent calendar. **APPROVED** unanimously.

SPECIAL ORDERS OF BUSINESS

None

ITEM ADDED TO CONSENT CALENDAR

Election of Officers:

**MOVED** by Lewis, seconded by Zollinger to approve Gary Howe as Chairman. **APPROVED** unanimously.

**MOVED** by Lewis, seconded by Clous to approve Eric Welch as Vice-Chairman. **APPROVED** Unanimously.

DEPARTMENTAL ITEMS

a. Heidi Scheppe, Treasurer, presented the Trial Balance/Monthly Brownfield Activity Sheet for information.

b. Scott Howard, Legal Counsel identified “four corners” as the properties which were formerly gas stations at Front and Division. He indicated that the State of Michigan has approved a closure plan and indicated that additional monitoring data is being taken.

OLD BUSINESS

1. Anne provided a brief update on the powerhouse project (local Brownfield revolving fund) at the Grand Traverse Commons. A formal update and findings on the project will be presented by Minervinis in September.

2. 124 W. Front - Last September the Board was asked whether or not to approve extension and we kept it open for one year. Since there has been no activity, loan officially terminates in September. Approximately \$34,000 invested.

3. Further investigation is underway on the Eighth and Boardman Redevelopment Project. Otwell Mawby has been working with EGLE on site specific criteria for potential vapor intrusions. Additional

information will be available at next meeting. McClelland added that because of the criteria required, there are some administrative changes to the brownfield plan that will also come back to you at the next meeting but the total amount will not change.

4. Update on 305 West Front – latest information from development team and EGLE is that they are working through their site specific evaluation which has delayed project. They will be presenting info to us in the next month and one half.

#### NEW BUSINESS

A. Chris Forsyth introduced the Pugsley Redevelopment Project which is a great opportunity for a private/public partnership to redevelop the Pugsley site. Forsyth, McClelland, Andy Smits and Mark McKeller, North Bay Development provided information regarding the proposed Brownfield project. This allows the Sheriff's Office and region to continue to use the gun range and North Bay Development will turn the former prison into a new manufacturing facility.

McClelland presented background and identified the public benefits of redevelopment of the property and eligible property and activities. Because of the Land Bank involvement, this property automatically qualifies as a Brownfield Property. The presentation went on to discuss some of the elements of a "transformational brownfield plan" along with the ways this project may qualify and the additional advantages this could provide. The Transformation Brownfield Plan was developed in 2017 and provides for vertical construction and additional state taxes to be captured and reimbursed and sunsets in 2022.

Andy Smits and Mark McKeller provided additional information regarding the project. The anticipated investment for this five phase project is up to \$20 million and Fife Lake has provided interim approval for the site plan.

The traditional plan will come to the Board in September. This team is hoping the Board will support their application for a transformational Brownfield Plan since the project would be limited in use if only a traditional plan. They will bring back clarification of what's required of the board.

B. Anne is working on setting up an education session which will probably take place after November 11<sup>th</sup>. More information to follow.

There were no additional Public or Board Comments.

Next GTCBRA meeting is scheduled for Thursday, September 30, 2019 @ 8:00 a.m.

#### ADJOURNMENT

Meeting adjourned at 9:30 a.m..

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Date

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Gary Howe, Chairman