

GRAND TRAVERSE COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (GTCBRA)

Minutes of September 26, 2019

Chairman Howe called the meeting to order at 8:01 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, Richard Lewis, Ron Clous, Eric Welch, Jay Zollinger, Heidi Scheppe, County Treasurer (8:16)

Absent: John Peck

Others Present: Lydia Barbash-Riley, Dirk Manmen, Chris Forsyth, Linda Forwerck, Deb Rodriquez, Mac McClelland, Andy Smits, Chris Cramer

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT None.

Chairman Howe suggested moving the financial report to a later time awaiting Scheppe's arrival. **MOVED** by Lewis, seconded by Zollinger to approved the agenda as amended. **APPROVED** unanimously.

CONSENT CALENDAR

- a. Approval of Minutes of August 29, 2019 minutes
- b. Approval to pay invoices (Administrative/LBRF/MDEQ Grant/Loan payables listing)
- c. Receive and File – none

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

SPECIAL ORDERS OF BUSINESS

None

DEPARTMENTAL ITEMS

a. Legal Counsel Updates:

1) Four Corners/Front and Division Update - Electric service was continued the past year for this property for about \$180/year to avoid any reconnect if additional work, etc. was needed. Monthly discharge reports were completed and at this time, it is not necessary to continue service. The service will be disconnected and pump check to determine whether or not it can be used in the future.

OLD BUSINESS

1. The Update on the Village at Grand Traverse Commons is postponed until October 31st.
2. The update on West End River Front Project (RiverWest) is also postponed until October 31st.

NEW BUSINESS

A. Recommendation for Approval of the Pugsley Redevelopment Project Brownfield Plan.

The Board asked if there were any changes from the previous presentation regarding the plan and Mac McClelland, author of the plan, provided a brief summary of the brownfield plan which was being presented to Fife Lake Township this evening. The approval being sought today is for the traditional brownfield plan. If the State approves the transformational plan (details presented previously) this plan will be amended and brought back for approval.

Discussion continued with various questions asked and answered.

MOVED by Lewis, seconded by Clous to approve the Brownfield Plan and Resolution for the Pugsley Redevelopment Project as presented on September 26th to the Brownfield Redevelopment Authority. Discussion.

Linda Forwerck, Fife Lake Township Supervisor, commented that she is excited about this project and believes it will be successful after contracting with a professional planner for the project. She is hopeful the board will take action to move forward tonight.

Chair Howe commented that as we move forward with all projects, he would like to see us quantify the value of brownfield project to the local community more. He does not know what data is necessary but has seen it done at Brownfield conferences and it's impressive and provides valuable information.

Vote was called for on the motion. **APPROVED** unanimously.

Heidi Scheppe, Treasurer, presented the Trial Balance/Monthly Brownfield Activity Sheet for information and indicated a couple of loans had been paid off.

PUBLIC COMMENT/INPUT

None

ADDITIONAL BOARD COMMENTS

Zollinger agreed with Chair Howe and agreed with his point of finding out more information to identify the value of these projects to the local community in the future. He also indicated that this would be his last meeting and he had presented his resignation to the clerk.

Lewis indicated that the City had created an Ad Hoc to fill the current vacancy and indicated that he would be leaving in November as city commissioner so that would also bring a new face to the Authority.

Staff will need to do a "Brownfield 101 Training" for the new members - perhaps after the first of the year.

NOTICES

Next GTCBRA meeting is scheduled for Thursday, October 31, 2019 @ 8:00 a.m.

ADJOURNMENT

Meeting was adjourned at 8:35 a.m..

Date

Gary Howe, Chairperson