

BROWNFIELD REDEVELOPMENT AUTHORITY

June 1, 2010 MINUTES

1. Roll Call. The regular Brownfield Redevelopment Authority (BRA) meeting of June 1, 2010, held in City of Manistee Council Chambers, 70 Maple Street, Manistee, MI, was called to order by Chair Beaver at 2:15 pm.

Members Present: Chair Frank Beaver, Steve Brower, Dave Carlson, Marlene McBride, and Jeff Seng

Members Absent: Donald Kuk, Clinton McKinven-Copus, Jeff Stege, and Lee Trucks

Others Present: Travis Alden (MSDDA Executive Director), T. Eftaxiadis, Jon Rose (BRA Administrator), and Sarah Wojciechowski (Recording Secretary)

2. Approval of Agenda. Jon Rose asked to have item 6 c. General Chemical (North) Status removed from the June 1, 2010 agenda. There was a motion by Carlson, seconded by Brower, to remove item 6 c from the agenda and approve the agenda as amended. All voted aye, motion carried.
3. Public Hearing. None.
4. Approval of Minutes of May 4, 2010. There was a motion by McBride, seconded by Seng, to approve the minutes of May 4, 2010. All voted aye, motion carried.
5. Financial Reports.
 - a. Invoices for Payment. There was a motion by Seng, seconded by Carlson, to approve the invoice for payment, totaling \$2,400 (attached hereto and made a part of these minutes.) All voted aye, motion carried.
6. New Business.
 - a. BRA Plan – 334 River Street Site. T. Eftaxiadis called attention to a draft of a BRA Plan for 334 River Street (copy attached hereto and made a part of these minutes) and did a presentation on the plan. The property is located within the City of Manistee Downtown Development District and within the City of Manistee Historic District. The building has been vacant and under-utilized for several years. The property started as a planning mill and furniture manufacturing facility in the 1880's. Later it was used as a garage/auto repair facility and automobile dealership through the 1950's, followed by various retail uses. The proposed project will consist of the redevelopment of the building into residential and retail spaces by James & Susan Matthews (developer.) The estimated cost of the eligible activities is \$229,550. The cost of the eligible activities may be reimbursed through revenues generated from the capture of future incremental School and Local taxes on the Property. The estimated cost to be reimbursed to the Developer through TIF is subject to the capture and reimbursement duration limitation discussed in Section II.5 of the Plan. Following approval of this Plan by the Authority, the DDA and the City Council, review and approval of a Brownfield (Act 381) Work Plan by the MDNRE and MEGA will be required prior to beginning work. The capture and reimbursement period of the eligible costs will be extended for fifteen years from the adoption of the Plan, or for as long as required for the repayment of the MDNRE loan, whichever occurs first. A discussion followed regarding whether fifteen years would be acceptable for this Plan. A question arose as to whether the BRA would have a legal right

to complete alterations if the owner defaults and Eftaxiadis agreed to investigate this matter.

Chair Frank Beaver left the meeting at 3:20 pm, and asked Steve Brower to preside over the remainder of the meeting.

Eftaxiadis noted that the BRA might not be ready to approve this Plan today. The consensus of the BRA Board was to table discussion until a future meeting, as discussions need to be held with the owner and a grant application needs to be submitted to the State in order to get an idea as to how much they will support monetarily.

7. Unfinished Business.
 - a. EPA Grants Consultant Updates (T. Eftaxiadis) Deferred until next meeting.
 - b. Phase I and Phase II Status (T. Eftaxiadis) Deferred until next meeting.
 - c. General Chemical (North) Status. Removed from agenda.
8. Other Communications. None.
9. Staff Communications. Eftaxiadis said EC&S closed their business today. Discussions have taken place with NTH about taking over Phase I ESA's. A couple of other options will be discussed at the next BRA meeting.
10. Citizen Questions, Concerns and Consideration. No input.
11. Work/Study Session. None.
12. Adjournment. Acting Chair Brower declared the meeting was adjourned at 3:28 PM. The next meeting will be Tuesday, July 6, 2010, 2pm, in the City of Manistee Council Chambers.

Respectfully submitted by

Sarah Wojciechowski
Recording Secretary

Approved at the BRA meeting on 9-7-10