

GRAND TRAVERSE COUNTY
Brownfield Redevelopment Authority (GTCBRA)

Minutes of June 27, 2018

Chairman Joseph 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: Ron Clous, Mark Crane, Scott Joseph, Eric Welch, Richard Lewis (8:04), Jay Zollinger, Gary Howe

Others Present: Scott Howard, GTCBRA Attorney, Anne Jamieson, ECT Inc., Heidi Scheppe, County Treasurer.

PUBLIC COMMENT: None

MOVED by Crane, seconded by Howe to approve the agenda as presented. **APPROVED** unanimously.

MOVED by Zollinger, seconded by Clous to approve the minutes of May 30, 2018, as presented. **APPROVED** unanimously.

REPORTS/RECEIVE AND FILE COMMUNICATIONS:

- a. Heidi Scheppe reported the Trial Balance/monthly Brownfield Activity sheet for information.
- b. Invoices were presented with a request for authorization to pay. **MOVED** by Crane, support by Howe to pay invoices as submitted. **APPROVED** unanimously.
- c. Approval requested to submit invoices for draw down from Phytoremediation Grant and TC Place Michigan Land Bank, and approve Nate Alger, County Administrator, as authorized signer. Discussion. **MOVED** by Lewis, seconded by Zollinger to authorize Nate Alger to sign and submit invoices for draw down identified by ECT. **APPROVED** unanimously.
- d & e. Contract with Michigan Land Bank to monitor contaminants of TC Place has been completed by ECT and the loan is being closed out. Dirk Mammen will be making a presentation next month. The investigation indicated no further need for groundwater treatment. Additional discussion. **MOVED** by Howe, seconded by Crane to approve Resolution #2018-1 to close out Michigan Land Bank Revolving Loan Fund and allow the use of the balance to be designated to another State of Michigan cleanup project by the MLB. **APPROVED** unanimously

RESOLUTION
#2018-1

At a regular meeting of the Grand Traverse County Brownfield Redevelopment Authority, held on the 27th day of June 2018, at 8:00 o'clock a.m., the following preamble and resolution were offered by board member Howe and supported by board member Crane:

WHEREAS, the Grand Traverse County Brownfield Redevelopment Authority entered into a Brownfield Cleanup Loan with the Michigan Land Bank EPA - Brownfield Revolving Loan Fund (RLF) – Cooperative Agreement No. BF-00E00383-0; and

WHEREAS, it has been determined that previous dewatering efforts have reduced available cyanide groundwater concentrations to levels that do not require an active pump and treat system to protect human health and the environment; and

WHEREAS, the Grand Traverse County Brownfield Redevelopment Authority intends to close-out the Brownfield Cleanup Loan with the Michigan Land Bank EPA - Brownfield Revolving Loan Fund (RLF) – Cooperative Agreement No. BF-00E00383-0 in order to allow the State of Michigan to designate the unused funds to another State of Michigan cleanup project.

NOW, THEREFORE, BE IT RESOLVED by the GTCBRA that:

1. The GTCBRA Board hereby closes out the Michigan Land Bank Revolving Loan Fund (RLF) to remediate contaminated groundwater in and around the TC Place Redevelopment Area (Area) in downtown Traverse City. It has been determined that previous dewatering efforts have reduced available cyanide groundwater concentrations to levels that do not require an active pump and treat system to protect human health and the environment as was intended by the RLF loan. Therefore, the unused portion of the RLF loan in the amount of \$459,943.17 will be designated to another State of Michigan cleanup project by the MLB.
2. The GTCBRA Board will repay the RLF Loan per the terms and conditions of the RLF Loan Agreement. The total RLF expenditure is \$140,056.83 of which 30% (\$42,017.05) will be discounted and exempted from repayment by the State of Michigan. The remaining loan amount of \$98,039.78 will be repaid using tax increment revenues over a period of 7 years at 2% interest per the terms of the Promissory Note.

f. Approval requested for TIF eligible expenses requested for Boardman Lake Avenue Pathway and Trail System. The total amount of Eligible Activities being requested at this time for the cost of the WYE relocation and the creation of the Boardman Lake District plan total \$99,538.41 - \$15,874.41 WYE relocation invoice will be reimbursed with local only TIF revenues; and \$83,664.00 will be reimbursed with local/state TIF revenues for Boardman Lake District Plan. **MOVED** by Lewis, seconded by Crane, to approve eligible expenses for the Boardman Lake Avenue Pathway and Trail System. **APPROVED** unanimously

g. Approval requested for \$111,972.58 TIF eligible expenses for final invoice reimbursement request of reconstruction of Silver Drive and portions of Buffalo Ridge Trail. **MOVED** by Lewis, seconded by Crane to approve request identified. **APPROVED** unanimously

h. The Brownfield Plan for the Rennie School Road Redevelopment was presented by Mac McClelland of Otwell Mawby, P.C.. **MOVED** by Lewis, seconded by Crane to approve Resolution #2018-2, as presented to recommend for approval the Brownfield Plan for the Rennie School Road Property Redevelopment, Blair Township, Grand Traverse County, Michigan. **APPROVED** unanimously.

R E S O L U T I O N
#2018-2

WHEREAS, The Brownfield Redevelopment Authority met in regular session on June 27th, 2018 and reviewed the Brownfield Plan (Plan) for the Rennie School Road Property Redevelopment, Blair Township, Grand Traverse County, Michigan;

WHEREAS, Properties are within Blair Township; and,

WHEREAS, Pursuant to Act 381, concurrence will be received by the Blair Township Board of Trustees on July 10th; and,

WHEREAS, the Plan identifies eligible activities totaling \$1,568,510; and,

WHEREAS, the plan will allow for a three-phase development project to realize new commercial and residential development within Blair Township, the creation of new jobs, and the addition of new infrastructure to facilitate the development; and,

WHEREAS, the redevelopment of this property allows for the productive reuse of Grand Traverse County Land Bank (GTCLB) owned and former GTCLB owned property, and allows for a new tax base to be created within the County,

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Brownfield Plan constitutes a public purpose and will facilitate investment and redevelopment of the property in the Brownfield Plan by:
 - a. Increasing Tax base.
 - b. Creation of new jobs for Blair Township, Grand Traverse County.
 - c. Improving overall infrastructure to support this development.
2. The Brownfield Plan is consistent with the requirements of Section 14(1) of Act 381 (MCL 125.2664), in particular:

- a. The Brownfield Plan provides all the information required in Section 13 of Act 381 (MCL.2663).
- b. Financing the costs of eligible activities will be through the capture of tax increment revenue, with brownfield plan ending within 10 years of eligible capture.
- c. The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of the Brownfield Financing Act.

i. Scott Howard provided a summary and supporting documents regarding the Envision 8th Development and Reimbursement Agreement. Options were presented regarding the interest rate of 2.5% and whether or not there would be a cap of \$751,653.00. Mac McClelland, representing the owner, indicated that she would agree to the cap. **MOVED** by Howe, seconded by Crane to approve the Development and Reimbursement Agreement – Envision 8th Redevelopment Project. Clous indicated that he did not approve as board member but since the project is underway, he will approve motion. **APPROVED** unanimously.

The board indicated that in the future they would accept the summarization memo; the entire supporting document is not necessary.

j. An update regarding the Kingsley subcommittee was given by Gary Howe. All involved parties met and hope to move forward cooperatively.

k. Jamieson is working with MDEQ regarding TC Place/Grandview to finalize quarterly reports.

l. Jamieson is also working with MDEQ regarding 124 W. Front Street to finalize quarterly reports.

m. Legal Counsel is working with the consultant regarding 4-Corners/Front & Division and will bring back next month.

Being no Old Business and no Public Comment, the meeting was adjourned by Crane and seconded by Howe at 9:16 a.m..

Date

Scott Joseph, Chairperson