

Brownfield Redevelopment Authority Meeting
January 28, 2025
Meeting Minutes

CALL TO ORDER

A meeting of the Brownfield Redevelopment Authority (BRA) was called to order at 4:00 pm by Chairman Steve Black

MEMBERS PRESENT

Steve Black, Todd Clements, Mitzi Dimitroff, Gary Glaza, Timothy Beckman Jr., David Huiskens, Dana Muscott, Jim Reaume, Mike Stodolak

MEMBERS EXCUSED

Mike Debo, Bruce Falcon, Adam Webster, Patrick Winningham, Stephen Prince

MEMBERS ABSENT

George Martini

OTHERS PRESENT:

Shelli Thurston, Commissioner Runberg, Debbie Kiesel

PUBLIC INPUT

No Public Input

APPROVAL OF MINUTES

Motion made by J. Reaume, second by G. Glaza to approve the meeting minutes from November 12, 2024. Motion Carried.

REPORT OF OFFICERS

No report of officers.

OLD BUSINESS

Update LBRF and EPA RLF Loan Policy Discussion

A copy of the policy was included in the packet. The policy has been reviewed by an environmental consultant.

G. Glaza pointed out a typo on page 5, line 2, under term, "Principle".

Discussion was held on interest rate and term of loan. Suggestion, that term of loan will not exceed the brownfield plan, maximum cannot exceed 30 years. Tie the interest rate to the treasury minus 2% to floor.

Consensus, the objective is that the revolving loan be an attractive incentive.

Review Brownfield Program Policy Discussion

Thurston updated the website and emails from .org to .gov in the policy.

Suggested a change to Section 3, item 3 that the brownfield redevelopment authority will capture 5% every year, starting right away to help create more revenue and increase administrative funds.

It was stated that the 5% fee was a lot to ask of the developer, it puts all the risk on the developer. A lot of discussion was held. Thurston will do research on what other surrounding communities do and also try to get an example of what the collection would look like if the 5% started at the beginning. Members stressed that they want to be a good fiduciary of taxpayer funds.

There was an interest to call out in the development agreement and policy that developers register their rental units and have inspected with Bay City's rental division.

NEW BUSINESS

Begin the process to abolish Wilkinson Minerals Brownfield Plan for the redevelopment of 101 Picard.

The Wilkinson Minerals project as originally presented will not be moving forward, a new developer is interested in the project but not ready to move forward at this time and is not in a position to utilize the current brownfield plan. Best at this time to abolish the brownfield plan for development of 101 Picard, 107 Picard, and 3013 North Water Street. A letter will be sent to the initial developer(s) of the plan. A new plan can be put in place if the project moves forward.

Motion made by J. Reaume, Second by D. Muscott to start the process to abolish the Wilkinson Minerals Brownfield Plan. Motion Carried.

Schedule Special Meeting for Future Amendment to the Water Street Lofts Brownfield Plan

A special meeting will need to be scheduled for a future amendment to the Water Street Lofts Brownfield Plan. The plan that was originally submitted was not sufficient for the Michigan State Housing Development Authority (MSHDA). The attorney is currently providing necessary edits to the environmental consultant, who will prepare a formal amendment. The only item on the agenda will be approving the amendment to the brownfield plan. The meeting will be scheduled for February 25, 2025.

OTHER

North Peak is moving forward with an anticipated July 2025 opening. Sampling for vapor intrusion is going better than expected, hopefully only need to sample for one more quarter.

ANNOUNCEMENTS

Next meeting is April 15, the agenda will include elections and 2026 budget approvals.

ADJORNMENT

Motion to adjourn by G. Glaza, second by D. Muscott.

Respectfully submitted by Debbie Kiesel.