

Meeting Agenda
Brownfield Redevelopment Authority
Thursday April 10, 2024, 8:00 a.m.
Basement Conference Room – Owosso City Hall, 301 W Main Street
Owosso, MI

Call to order and roll call:

Review and approval of agenda: April 10, 2025

Review and approval of minutes: January 23, 2025

Communications:

Public Comments:

Public Hearings:

Items of Business:

1. Approve Developer Reimbursements and Balances

Public Comments:

Board Comments:

Adjournment:

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 72 hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids on services should contact the City of Owosso by writing or calling Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500 or on the Internet. The City of Owosso Website address is www.ci.owosso.mi.us.]

**MINUTES
OWOSSO BROWNFIELD REDEVELOPMENT AUTHORITY
MEETING OF JANUARY 23, 2025**

Meeting was called to order at 8:00 a.m. by Vice Chairperson Janae Fear.

Roll Call.

Members Present: Vice Chairperson Janae Fear, Members Gregory Brodeur, Timothy Dame, Michael Dowler and Dallas Lintner.

Members Absent: Authority Member Randy Woodworth and Chairperson Susan Osika.

AGENDA:

It was moved by Authority Member Brodeur and supported by Authority Member Lintner to approve the agenda for the January 23, 2025 meeting as presented.

Yeas all. Motion passed.

MINUTES:

It was moved by Authority Member Brodeur and supported by Authority Member Dowler to approve the minutes of the October 10, 2024 meeting as presented.

Yeas all. Motion passed.

COMMUNICATIONS:

None.

PUBLIC COMMENTS:

None.

PUBLIC HEARINGS:

None.

ITEMS OF BUSINESS

BRA #23 Washington Park/Woodland Trails – Long Term Advancement

City Manager Nathan Henne briefly detailed the history necessitating a long-term advancement, saying the sewers in the Woodland Trails development were not built correctly and the City could not accept them as public, nor could it pay for repairs to a private sewer line. At the same time the Woodland Trails HOA did not have the resources to bring the sewers up to the specifications necessary for City acceptance. The recent action of a developer to build out the remaining condo units in the development presented the opportunity to use a brownfield plan as a means for the City to be made whole if they provided the funding for the work up front. The work to repair the lines has already been completed and the City is ready to accept the sewers in the development after the formal terms of this agreement is accepted.

Motion by Authority Member Brodeur to approve the following resolution setting the terms for a long-term advancement between the :

RESOLUTION NO. 2025-01-BRA

**AUTHORIZE A LONG-TERM ADVANCEMENT BETWEEN THE SEWER FUND AND
BROWNFIELD REDEVELOPMENT AUTHORITY PLAN DISTRICT 23 – WOODLAND
TRAILS – WASHINGTON PARK DEVELOPMENT**

WHEREAS, the City of Owosso, Shiawassee County, Michigan established a Brownfield Redevelopment Authority under Public Act 381 of 1996; and

WHEREAS, the City of Owosso Brownfield Redevelopment Authority and Owosso City Council adopted a Brownfield Redevelopment Authority (BRA) Plan for Woodland Trails – Washington Park Redevelopment in 2024; and

WHEREAS, the BRA Plan for Woodland Trails – Washington Park Development includes sewer improvements that will require funding, which will be paid back through tax increment financing; and

WHEREAS, a development agreement and reimbursement agreement has been executed between multiple parties associated with the BRA District 23 Plan; and

WHEREAS, the city has agreed to complete sewer related improvements at both sites in an amount not to exceed \$172,500 per the approved BRA District 23 Plan; and

WHEREAS, the city's Sewer Fund will cover the improvement expenses with the understanding the BRA Plan District 23 will pay back the Sewer Fund with captured taxes per the BRA tax increment financing plan.

NOW THEREFORE BE IT RESOLVED by the Owosso Brownfield Redevelopment Authority, Shiawassee County, Michigan, that:

- FIRST: it has heretofore determined that is advisable, necessary and in the public interest for the Owosso Brownfield Redevelopment Authority to pay the long-term advancement between the Sewer Fund and BRA Plan District 23 – Woodland Trails-Washington Park Development in an amount not to exceed \$172,500, plus interest.
- SECOND: the long-term advancement term will be 30 years (2025-2054) with an annual payment due each April.
- THIRD: the interest rate for the long-term advancement will be 1% APR for the term of the loan calculated using the standard commercial method.

Motion supported by Authority Member Lintner.

Roll Call Vote.

AYES: Vice Chairperson Fear, Authority Members Brodeur, Dame, Dowler and Lintner.

NAYS: None.

ABSENT: Authority Member Woodworth and Chairperson Osika.

Motion passes.

BRA #22 123 N. Washington Street – Action needed due to expiration of Development Agreement

City Manager Henne indicated the property in question currently has a brownfield plan and an OPRA in effect which required a development agreement with the developer. The project has now exceeded the two-year time limit in which construction must be completed per the terms of the development agreement and staff is looking for guidance as to how to proceed. Options include amending the development agreement, amending the brownfield plan, or recommending termination.

Property developer James Woodworth was on hand to detail the current status of the project. He indicated that after great delay, which was out of their hands, almost all of the financing pieces are now in place. They are now waiting for the approval of historic tax credits from the National Parks Service, on which they hope to receive word within the next ten days to two weeks. If the credits are approved, they can begin moving forward with the project. If they are not approved, financing for the project will become unviable. Unfortunately, in the meantime they cannot make any exterior improvements to the building, or they could lose their OPRA tax abatement.

Mr. Woodworth also noted that due to the lengthy delay by the MEDC, it will be necessary to extend the brownfield plan another two years in order to make the project viable. City Manager Henne indicated that Mr. Woodworth would need to re-engage with his third-party administrator to amend the DDA plan.

Motion by Authority Member Brodeur to extend the Timeline requirement of the Development Agreement for BRA District No. 22 – 123 N. Washington Street to one year from today to allow for amendment to the plan.

Motion supported by Authority Member Dowler.

Roll Call Vote.

AYES: Vice Chairperson Fear, Authority Members Brodeur, Dame, Dowler, and Lintner.

NAYS: None.

PUBLIC COMMENTS:

Mr. James Woodworth thanked the Authority for agreeing to extend the timeframe for his project.

BOARD COMMENTS:

None.

ADJOURNMENT:

Motion by Authority Member Dowler to adjourn the meeting at 8:18 a.m., supported by Authority Member Brodeur, and concurred in by unanimous vote.

Janae L. Fear, Vice Chairwoman

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DATE: April 8, 2025
 TO: Owosso Brownfield Redevelopment Authority
 FROM: Brad Barrett, Finance Director
 SUBJECT: FYE 6-30-2025 Developer Reimbursement Balances and Payments
 (Revised 4-9-2025)

The Finance Department has calculated the following developer reimbursement balances and payments for the fiscal year ending 6-30-2025 for review, confirmation and approval based on brownfield redevelopment authority approved agreements:

OBRA 12	Woodward Loft		
Developer Payment	140434.02	Due to Developer Balance	1040991.80
OBRA 22**	123 N Washington		
Developer Payment	0.00	Due to Developer Balance	402995
OBRA 23	Shiawassee County Land Bank		
		Advance from Sewer Fund	76508.76*
*actual amount will be booked as of 6-30-2025 once invoices are received.			
OBRA 13	Weisner Building		
Developer Payment	0.00	Due to Developer Balance	276010
TIF capture is anticipated for the next fiscal year due to the OPRA sunseting.			
OBRA 15	Armory Building		
Developer Payment	78915.57	Due to Developer Balance	65990.07
At the time of this memo, the city does not have record of property taxes being paid.			
OBRA 17	Cargill		
Advancement Payment	167998.20 (P&I)	General Fund Adv Balance	1084124.73
OBRA 9	Robbins Loft		
No DUE TO DEVELOPER booked because no receipts have been received from developer.			
At the time of this memo, the city does not have record of property taxes being paid.			
OBRA 16	Qdoba		
Refund	8132.97		
The property owner paid off EGLE loan due to sale of property.			

OBRA 20	J & H Oil		
Developer Payment	51037.62	Due to Developer Balance	239971.91
OBRA 3	Tial		
Advancement Payment	19391.28 (P)	RLF Adv. Balance	19381.57

**OBRA has captured funds associated with BRA Dist 22-123 N. Washington Street. Receipts have not been received to confirm the developer's eligible reimbursement amount as included in the approved OBRA TIF Plan and a 3 mill SET tax reimbursement will be due to the state.

RESOLUTION

A RESOLUTION OF THE OWOSSO BROWNFIELD REDEVELOPMENT AUTHORITY TO APPROVE DEVELOPER REIMBURSEMENT BALANCES AND PAYMENTS FOR THE FISCAL YEAR ENDING JUNE 30, 2025

WHEREAS, the Owosso Brownfield Redevelopment Authority (OBRA) has undertaken multiple redevelopment projects within the City of Owosso under various approved agreements; and

WHEREAS, the Finance Department has reviewed and calculated the developer reimbursement balances and payments for the fiscal year ending June 30, 2025; and

WHEREAS, the details of these calculations are provided for confirmation and approval by the OBRA.

NOW, THEREFORE, BE IT RESOLVED by the Owosso Brownfield Redevelopment Authority that developer reimbursements and balances for FY 2024-2025 be approved as follows:

1. **OBRA 12 - Woodward Loft**
 - o Developer Payment: \$140,434.02
 - o Due to Developer Balance: \$1,040,991.80
2. **OBRA 22 - 123 N Washington**
 - o Developer Payment: \$0.00
 - o Due to Developer Balance: \$402,995.00
3. **OBRA 23 - Shiawassee County Land Bank**
 - o Advance from Sewer Fund: \$76,508.76 (actual amount will be booked as of June 30, 2025, once invoices are received)
4. **OBRA 13 - Wesener Building**
 - o Developer Payment: \$0.00
 - o Due to Developer Balance: \$276,010.00
 - o TIF capture is expected next year due to OPRA sunsetting
5. **OBRA 15 - Armory Building**
 - o Developer Payment: \$78,915.57
 - o Due to Developer Balance: \$65,990.07
 - o NOTE: Taxes have not been paid so no payment can be made at this time! Once taxes are paid, city will reimburse owner.
6. **OBRA 17 - Cargill**
 - o Advancement Payment: \$167,998.20 (Principal & Interest)
 - o General Fund Advance Balance: \$1,084,124.73
7. **OBRA 9 - Robbins Loft**
 - o No Due to Developer booked because no receipts have been received.
8. **OBRA 16 - Qdoba**
 - o Refund: \$8,132.97
 - o NOTE: property owner paid off EGLE loan due to sale of property
9. **OBRA 20 - J & H Oil**
 - o Developer Payment: \$48,064.85
 - o Due to Developer Balance: \$242,944.68
10. **OBRA 3 - Tial**
 - o Advancement Payment: \$19,391.28 (Principal)
 - o RLF Advance Balance: \$19,381.57

BE IT FURTHER RESOLVED, that the Owosso Brownfield Redevelopment Authority hereby approves the aforementioned balances and payments for the fiscal year ending June 30, 2025.

Adopted this 10th day of April, 2025.

Susan Osika

Chairperson, Owosso Brownfield Redevelopment Authority

Moved: _____

Supported: _____