

**MINUTES
OWOSSO BROWNFIELD REDEVELOPMENT AUTHORITY
MEETING OF JUNE 27, 2024**

Meeting was called to order at 8:00 a.m. by Chairperson Susan Osika.

Roll Call.

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

Members Absent: Authority Member Randy Woodworth.

AGENDA:

It was moved by Authority Member Fear and supported by Authority Member Brodeur to approve the agenda for June 27, 2024 as presented.

Yeas all. Motion passed.

MINUTES:

It was moved by Authority Member Brodeur and supported by Authority Member Fear to approve the minutes of the March 6, 2024 meeting as presented.

Yeas all. Motion passed.

COMMUNICATIONS:

None.

PUBLIC COMMENTS:

None.

PUBLIC HEARING:

None.

ITEMS OF BUSINESS

Consider Consent and Clarification Agreement – Qdoba BRA District #16

City Manager Nathan R. Henne noted that Qdoba had been advised of this meeting and he had spoken to them several times since the last meeting. Unfortunately, he is unsure what their plans are at this point. They had inquired about a payoff amount for the loan and if they would be eligible to receive part of the tax capture if they are no longer the owners of the property. No check has been received and they are not present today to answer any questions.

Authority Member Dowler indicated that the property has been sold since the time of the BRA meeting.

In light of that fact, City Manager Henne said the question before the Authority was now moot as they no longer owned the property and were no longer eligible to receive tax capture payments.

Motion by Authority Member Fear to deny the Consent and Clarification Agreement presented by Southwind Restaurants, LLC.

Motion supported by Authority Member Brodeur.

Roll Call Vote.

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

NAYS: None.

ABSENT: Authority Member Woodworth.

Motion passes.

Approve Developer Reimbursements and Balances

Motion by Authority Member Fear to approve the following resolution approving developer reimbursements and balances for the 2023-2024 fiscal year:

RESOLUTION NO. 2024-02-BRA

**A RESOLUTION OF THE OWOSSO BROWNFIELD REDEVELOPMENT AUTHORITY
TO APPROVE DEVELOPER REIMBURSEMENT BALANCES AND PAYMENTS FOR
THE FISCAL YEAR ENDING JUNE 30, 2024**

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, 2024; 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 2023-2024 be approved as follows:

1. **OBRA 12 - Woodward Loft**
 - o Developer Payment: \$133,141.75
 - o Due to Developer Balance: \$1,181,425.82
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: \$51,351.00 (actual amount will be booked as of June 30, 2024, once invoices are received)
4. **OBRA 13 - Wesener Building**
 - o Developer Payment: \$0.00
 - o Due to Developer Balance: \$276,010.00
5. **OBRA 15 - Armory Building**
 - o Developer Payment: \$42,710.18

- Due to Developer Balance: \$144,905.64
- DDA Payment: \$32,058.83

6. OBRA 17 - Cargill

- Advancement Payment: \$167,998.20 (Principal & Interest)
- General Fund Advance Balance: \$1,225,077.54

7. OBRA 9 - Robbins Loft

- No Due to Developer booked because no receipts have been received.

8. OBRA 16 - Qdoba

- EGLE Loan Payment: \$28,171.00 (Principal & Interest)
- EGLE Loan Balance: \$185,878.31

9. OBRA 20 - J & H Oil

- Developer Payment: \$49,978.00
- Due to Developer Balance: \$291,009.53

10. OBRA 3 - Tial

- Advancement Payment: \$19,391.28 (Principal)
- RLF Advance Balance: \$38,772.85

Motion supported by Authority Member Lintner.

Roll Call Vote.

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

NAYS: None.

ABSENT: Authority Member Woodworth.

Motion passes.

Approve Armory Brownfield Reimbursement Benefit Transfer

City Manager Henne noted that the Armory has been sold and the new owners are requesting transfer of the reimbursement benefits from the seller as specified in the sales agreement.

Motion by Authority Member Brodeur authorizing the transfer of all brownfield tax incentives and reimbursements associated with the property at 215 N. Water Street from Owosso Armory, LLC to The Armory Owosso, LLC, contingent upon specific conditions being met:

RESOLUTION NO. 2024-03-BRA

TO AUTHORIZE TRANSFER OF BROWNFIELD TAX INCENTIVES AND REIMBURSEMENTS FROM OWOSSO ARMORY, LLC TO THE ARMORY OWOSSO, LLC FOR BRA #15: ARMORY

WHEREAS, the City of Owosso has established a Brownfield Redevelopment Authority (the "Authority") to oversee and guide the redevelopment of brownfield sites within the city; and

WHEREAS, the Authority has implemented a tax increment financing (TIF) plan to capture tax increments generated from the increased property values resulting from redevelopment projects; and

WHEREAS, Owosso Armory, LLC, the current owners of the property located at 215 N. Water Street (the "Property"), have requested the transfer of brownfield tax incentives and reimbursements to The Armory Owosso, LLC, the buyer; and

WHEREAS, the transfer of these incentives and reimbursements is consistent with the goals of the Authority to encourage redevelopment and investment in brownfield sites; and

WHEREAS, The Armory Owosso, LLC has agreed to assume all responsibilities and obligations under the existing brownfield plan and reimbursement agreement originally held by Owosso Armory, LLC;

NOW, THEREFORE, BE IT RESOLVED by the Owosso Brownfield Redevelopment Authority that the Authority hereby authorizes the transfer of all brownfield tax incentives and reimbursements associated with the Property from Owosso Armory, LLC to The Armory Owosso, LLC, contingent upon the following conditions:

1. The Armory Owosso, LLC must agree to comply with all terms and conditions of the existing brownfield plan and reimbursement agreement.
2. The Armory Owosso, LLC must provide a written agreement to assume all responsibilities and obligations under the existing brownfield plan and reimbursement agreement.
3. The transfer must be approved by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) – if required.

BE IT FURTHER RESOLVED that the Chair of the Owosso Brownfield Redevelopment Authority is authorized to execute any and all documents necessary to effectuate the transfer of the brownfield tax incentives and reimbursements to The Armory Owosso, LLC.

Motion supported by Authority Member Fear.

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

NAYS: None.

ABSENT: Authority Member Woodworth.

Motion passes.

Approve BRA Meeting Schedule

Motion by Authority Member Brodeur, support by Vice Chairperson Fear, to approve the following resolution establishing a meeting schedule:

RESOLUTION NO. 2024-04-BRA

**TO ESTABLISH MEETING SCHEDULE FOR
THE OWOSSO BROWNFIELD AUTHORITY**

WHEREAS, the Owosso Brownfield Redevelopment Authority recognizes the need for regular meetings to effectively oversee and guide redevelopment projects; and

WHEREAS, quarterly meetings will provide timely opportunities for review and decision making; and

WHEREAS, establishing a regular schedule for meetings will facilitate planning and attendance for all members;

NOW, THEREFORE, BE IT RESOLVED by the Owosso Brownfield Redevelopment Authority that the Authority shall hold quarterly meetings on the second Thursday of the month at Owosso City Hall in Council Chambers. The meeting dates shall be as follows:

- October 10, 2024
- January 9, 2025
- April 10, 2025
- June 12, 2025
- October 9, 2025

Yeas 6, nays 0. Motion passed.

PUBLIC COMMENT:

None.

BOARD COMMENT:

None.

ADJOURNMENT:

Motion by Vice Chairperson Fear to adjourn the meeting at 8:16 a.m., supported by Authority Member Brodeur.

Yeas 6, nays 0. Motion passed.

Susan J. Osika, Chairwoman