

Brownfield Redevelopment Authority
Monday, October 12, 2015, 8:30 a.m.
Owosso City Council Chambers, 301 W Main Street
Owosso, MI

Meeting was called to order at 8:35 a.m. by Chairman Vaughn.

Roll Call was taken by Recording Secretary Bridget Cannon.

Members Present: Loreen Bailey, Mark Erickson, Vice-Chairman John Horvath, Benjamin Frederick, Chairman David Vaughn, Mike Bazelides

Members Absent: Larry Cook, Secretary/Treasurer General Grant, Richard Williams

Others Present: Susan Montenegro, Assistant City Manager and Director of Community Development; Don Crawford, City Manager; Adam Patton & Jessica DeBone, PM Environmental; Greg Johnroe & Kevin Egnatuck, Southwind Restaurant, LLC.

AGENDA:

It was moved by Authority Member Frederick and supported by Authority Member Bailey to approve the agenda for October 12, 2015 as presented.

Yeas all. Motion passed.

MINUTES:

It was moved by Authority Member Erickson and supported by Authority Member Frederick to approve the minutes of the meeting from November 19, 2014.

Yeas all. Motion passed.

COMMUNICATIONS:

1. Resolutions (Reference)
2. Staff memorandum (Reference)
3. Regular meeting minutes of November 19, 2014 (Resolution)
4. Brownfield Notices
5. Brownfield Plan #16
6. Reimbursement Agreement for plan #16
7. MDEQ Grant and Loan Application

PUBLIC COMMENTS: None

ITEMS OF BUSINESS:

1. 910 E. Main Street – Brownfield Plan Approval
2. Election of Officers

PUBLIC HEARING:

1. 910 E. Main Street – Brownfield Plan Approval

Ms. Jessica Debone, PM Environmental, displayed “Owosso Qdoba & Retail presentation” on the overhead. The property in question was formerly four parcels, and was combined in to one parcel in March, 2015. Currently, there is a commercial building on the property and also includes three residential dwellings with two outbuildings. The commercial building was originally a gas station in the 1930’s, a drycleaners most recently, and has been vacant since 2012. The soil underneath the commercial building is contaminated from the dry cleaning business and gas station. Therefore, property is eligible for Brownfield funds to eliminate this contamination before building the proposed Qdoba and retail plaza. The new restaurant and retail spaces will require demolition of the three residential dwelling and the current commercial building. The new restaurant and retail plaza will result in a \$2.5 million total investment in to the community. Presentation from Ms. Debone is included in the meeting agenda, and details tax dollars captured and repayment implications for the developer.

Mr. Adam Patton, PM Environmental, stated there will be several positive impacts from this plan: redevelopment of parcels that are currently a blight issue within the city, and the elimination of contaminated soil from the location will benefit surrounding properties, as well. The target date for project completion is June/July 2016.

Chairman Vaughn inquired if there are any tanks still underground from the former gas station. He also asked where the contaminated soil would be taken.

Mr. Patton stated it is their understanding the tanks from the previous gas station have already been removed in the past. The contaminated soil excavated from the site will be taken off-site to a special landfill that treats contaminated soil. The landfill is located in Detroit, and is the only hazardous waste landfill in the state.

Authority Member Frederick stated the city had been trying to get corridors addressed, and it is nice to see this site have a future. Members agreed it would be an exciting addition to the city and are pleased to have the area cleaned up.

Motion by Authority Member Bailey, supported by Authority Member Bazelides to approve the Brownfield Plan #16 as presented.

Yeas all. Motion Carried.

WHEREAS, the Brownfield Redevelopment Authority (the “Authority”) of the City of Owosso, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the “Act”), has prepared and recommended for approval by the Authority a Brownfield Plan entitled District #16, “910 E. Main Street” (the “Plan”), pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, the Authority has, at least ten (10) days but not more than forty (40) days before the meeting of the Authority at which this resolution has been considered, provided notice to and fully informed all taxing jurisdictions which are affected by the Financing Plan (the “Taxing Jurisdictions”) about the fiscal and economic implications of the proposed Financing Plan, and the Authority has previously provided to the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Financing Plan and in accordance with Sections 13 (10) and 14 (1) of the Act; and

WHEREAS, the Authority has made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan is feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- F. The square footage of the proposed building is 6,291 square feet.
- G. Line item cost details are eligible expenses that serve a public good.
- H. Local redevelopment area details are accurate.

WHEREAS, as a result of its review of the Plan and upon consideration of their views and recommendations of the Taxing Jurisdictions, the Authority desires to proceed with approval of the Plan and to forward the Plan to the City Council of the City of Owosso for adoption.

NOW THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the Authority by the Act, and pursuant to and in accordance with the provisions of Section 14 of the Act, the Plan is hereby approved in the form considered by the Authority on October 12, 2015, and maintained on file in the office of the City Clerk.
 2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
 3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.
2. Election of Officers

It was moved by Authority Member Erickson to keep the previous slate of officers of Chairman Vaughn, Vice-Chairman Horvath, and Secretary/Treasurer Grant for 2015/2016. Yeas all. Motion carried.

COMMUNICATIONS:

Susan K. Montenegro, Assistant City Manager. 300 W. Main Street update
Susan K. Montenegro, Assistant City Manager. Sugar Beet factory update

ADJOURNMENT:

Motion by Board Member Frederick, supported by Board Member Horvath to adjourn the meeting at 9:02 a.m.

Yeas all. Motion Carried.

General Grant, Secretary/Treasurer

bac