

**MINUTES
OWOSSO BROWNFIELD REDEVELOPMENT AUTHORITY
MEETING OF JUNE 23, 2022**

Meeting was called to order at 7:35 a.m. by Chairperson Susan Osika.

Roll Call.

Members Present: Randy Woodworth, Susan Osika, Jerome Haber, Gregory Brodeur, Michael Dowler, Janae Fear

Members Absent: Jeff Phillips, Julie Omer

AGENDA:

It was moved by Authority Member Fear and supported by Authority Member Woodworth to approve the agenda for June 23, 2022 as presented.

Yeas all. Motion passed.

MINUTES:

It was moved by Authority Member Fear and supported by Authority Member Brodeur to approve the minutes of October 19, 2019 as presented.

Yeas all. Motion passed.

Randy Woodworth recused himself from the discussion regarding 123 North Washington Street as a building owner/investor of this property.

COMMUNICATIONS:

- 1) Agenda
- 2) Staff memorandum (reference)
- 3) Brownfield Notices
- 4) Resolution to approve Brownfield Plan #22

**PUBLIC HEARING: **Owosso Brownfield Redevelopment District #22
123 North Washington Street****

City Manager Nathan Henne detailed the history and plan for the building at 123 N Washington Street, Owosso. The proposed investment of approximately \$2.9 million would yield nine new residential units. This Brownfield plan would be layered with an Obsolete Property Rehabilitation Certificate. According to the City's abatement policy, used to score the plan, this Brownfield only qualifies for an eleven (11) year abatement, not the twenty years that are being proposed. It would be up to City Council and the Brownfield Authority whether or not to approve the extra length of time. The precedent is in place for the City to bypass the abatement policy as it was done for 152 E Howard. This project is larger in scope and scale.

The public hearing was opened at 7:42 a.m. No public comments were received prior to or during the meeting.

JP, representative of the developer Triterra, outlined the project. He noted there will be employees with the projects, just not permanent job creation. Fifth Third Bank has not yet indicated whether they will renew their lease.

Authority members expressed concerns about the appearance of the current façade, parking issues, occupancy rate. The amount of the abatement was discussed at length. The City would continue to receive taxes on the initial assessment, but will not collect the incremental during the abatement period. It was indicated the contractors would begin work at the most logical place (interior/exterior) depending on season and other factors.

Randy Woodworth discussed that this is a passion project to assist in their long term goals to beautify, repurpose and invest in Owosso. They are drawing on all available levels of assistance to make this project a reality. Spring/Summer of 2023 is projected start date in order to have all approvals and financing in place.

It was noted that a Reimbursement Agreement would be executed between the City and the developer to solidify the terms of the capture and amendments could be made to that agreement, if necessary. Brownfield Plans are also reviewed annually by staff to ensure progress is being made the terms of the agreement are being met.

Motion by Authority Member Haber, supported by Authority Member Brodeur to approve the twenty (20) year plan:

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 #22, "123 N Washington St Redevelopment Project" (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. Line item cost details are eligible expenses that serve a public good.
- G. 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 June 23, 2022, 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.

A roll call vote was taken.

YEAS: Brodeur, Dowler, Osika, Haber, Fear.

NAYS: None.

ABSENT: Phillips, Omer.

RECUSED: Woodworth. Motion passed.

Public Hearing was closed at 8:23 a.m.

Motion by Authority Member Brodeur, supported by Authority Member Haber to approve the draft of the reimbursement agreement to be executed by the Authority's Secretary Fear and the Authority's Chair Osika once the dates are filled with the understanding the City Council has the right to negate this motion if they do not agree to the terms presented.

A roll call vote was taken.

YEAS: Brodeur, Dowler, Osika, Haber, Fear.

NAYS: None.

ABSENT: Phillips, Omer.

RECUSED: Woodworth. Motion Passed.

ITEMS OF BUSINESS: None.

PUBLIC COMMENTS: Randy and Jim Woodworth and the representatives from TriTerra thanked the Authority for having real discussion on the matter.

BOARD COMMENTS:

Authority Member Woodworth rejoined the meeting. Authority Member Fear asked for an update on the Howard Street project. Authority Member Woodworth gave an update on the progress of the apartments above Hit & Pitch.

ADJOURNMENT:

Motion by Authority Member Woodworth, supported by Authority Member Fear to adjourn the meeting at 8:32 a.m.

Carrie A. Farr, Deputy City Clerk