

Brownfield Redevelopment Authority Meeting
Madison Heights, Michigan
July 19, 2022

A Brownfield Redevelopment Authority Meeting was held on Tuesday, July 19, 2022 at 8:00 AM at Police Conference Room, 280 13 Mile Rd.

Chairman Van Buren called the meeting to order at 8:03 a.m.

PRESENT

Rickey Busler
Gordon Davignon
Roslyn Grafstein
Yousif Jarbo
Joseph Keys
Joe Marando
Melissa Marsh (arrived at 8:20 a.m.)
Lenea Renshaw
Michael Sheppard
Jennifer Zmarzlik
Michael Van Buren

ABSENT

Ruth Charlebois
Anthony Mancini

OTHERS PRESENT

City Clerk Cheryl Rottmann

BRA-22-06. Excuse Member.

Motion made by Grafstein, Seconded by Sheppard, to excuse Ms. Charlebois from today's meeting as she gave notice.

Voting Yea: Busler, Davignon, Grafstein, Jarbo, Keys, Marando, Renshaw, Sheppard, Zmarzlik, Van Buren

Absent: Charlebois, Mancini, Marsh

Motion carried.

BRA-22-07. Approval of Minutes.

Motion made by Zmarzlik, Seconded by Sheppard, to approve the minutes of April 12, 2022, as printed.

Voting Yea: Busler, Davignon, Grafstein, Jarbo, Keys, Marando, Marsh, Renshaw, Sheppard, Zmarzlik, Van Buren

Absent: Charlebois, Mancini, Marsh

MEETING OPEN TO THE PUBLIC

There were no members of the public wishing to speak.

BRA-22-08. Reimbursement Request: 29101-29501 John R Road.

CED Director Tucker reviewed the BRA Reimbursement Request for 29101-29501 John R Rd and all eligible activities under PA 381. It is the Brownfield Authority's responsibility to have a written determination within 14 days of this meeting. He reviewed the history of the approved Brownfield Plan for this location and the Summary of Findings from the Community and Economic Development Department that was included in the packet. They are asking for a \$2,086,645.88 reimbursement and this will leave a TIF balance of \$291,353.12 available for future reimbursement, should they request it. Mr. Tucker noted that AKT Peerless dis review all the invoices submitted and eligible expenses.

In response to Ms. Zmarzlik, CED Director Tucker noted that it would be beneficial in the future to explicitly state what is a reimbursable retro-actively. This was not clear in the originally approved Brownfield Plan. AKT Peerless Representative Sam Seimer concurred with this comment, noting that the plan language should include parameters on reimbursable retroactive expenses. Billy Gershenson, Developer, stated that plans like these are highly sophisticated. This is a full project that the community can be proud of. Mr. Tucker stated that in the future, if it is amenable to the Brownfield Authority, the findings on Page 5 of the Summary of Findings can be use as a look-back guide should any retroactive expenses be requested for reimbursement. It was the consensus to use these findings for future consideration.

Mr. Jarbo stated that he believed that the cost of the development is the price of doing business in the community and other businesses that make improvements are not eligible for reimbursements. He asked what happens if the outlot is not developed? In response, Ms. Seimer responded that the development and reimbursement are separate. If the outlot is not developed, then it cannot generate the income to create a reimbursement.

Motion made by Marsh, Seconded by Busler, to approve the Brownfield Reimbursement Request to Madison Center LLC for 29101-29501 John R Road in the amount of \$2,086,645.88 with a total remaining TIF budget of \$291,353.12; and to authorize that this remaining balance should be used only for overages on future reimbursement requests of items described on Page 5 of the Approved Brownfield Plan if they were incurred prior to 12/9/19.

Voting Yea: Busler, Davignon, Grafstein, Keys, Marando, Marsh, Renshaw, Sheppard,
Van Buren

Voting Nay: Jarbo, Zmarzlik

Absent: Charlebois, Mancini

Motion carried 9-2.

BRA-22-09.

Reimbursement Request: 30031 Dequindre Road.

CED Director Tucker reviewed the Brownfield Plan reimbursement request from 30031 Dequindre Road. He noted that AKT Peerless also reviewed these submitted invoices and eligible expenses. Mr. Tucker noted that there were no issues with the submission.

Motion made by Sheppard, Seconded by Busler, to approve the Brownfield Reimbursement Request to Cypress Partners LLC for 30031 Dequindre Road in the amount of \$1,306,859.98.

Voting Yea: Busler, Davignon, Grafstein, Jarbo, Keys, Marando, Marsh, Renshaw,
Sheppard, Van Buren

Voting Nay: Zmarzlik

Absent: Charlebois, Mancini

Motion carried 10-1.

ADJOURNMENT

Having no further business, Chairman Van Buren adjourned the meeting at 9:01 a.m.

Cheryl E. Rottmann
City Clerk