

**BROWNFIELD REDEVELOPMENT AUTHORITY
INAUGURAL MEETING**

FEBRUARY 17, 2015

Call to Order:

Eric Helzer called the Brownfield Redevelopment Authority meeting to order at 7:30 p.m.

Roll Call: Carol Betts, Emily Coles, Ralph Crew, Bobby Fisher, and Richard Hult

PRESENT: Carol Betts, Emily Coles, Ralph Crew, and Richard Hult

ABSENT: Bobby Fisher

Eric Helzer, Vice President of AKT Peerless and Janet Michaluk, Project Manager gave a presentation on Introductions to Brownfields.

A Brownfield is defined as: real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Qualifying Criteria for a Brownfield by Michigan definition is as follows:

Facility – contamination exceeds residential criteria or;

Blighted- 1. Attractive nuisance to children, utilities permanently disconnected, fire hazard, subsurface debris
2. Designated by local government, or;

Functionally Obsolete property – unable to perform the function it was originally intended for, this will need a level 3 or 4 assessor, or;

Historical Resource – A building that is on the Historic Register or in a Historic District and;

Includes property that is adjacent and or contiguous to property qualifying as either a facility, blighted, functionally obsolete or historic resource within the project.

There are two phases: Phase I – is Environmental Site Assessments. Inspection of property and looking at historical and current uses, identifying areas of concern. Phase II – Testing, soil/water samples, determining environmental conditions.

TIF

There are two types of tax increments that can be captured to pay for Brownfield projects: Local taxes that include intermediate School District tax (if they have opted out in the DDA TIF) and school taxes, which include the local school operating (18 mills) and State education tax (6 mills).

AKTPeerless will facilitate three additional meetings:

March 17, 2015 – Bylaw Recommendations, application process, policies & procedures guidelines, and possible redevelopment areas of focus.

April 21, 2015 - Adoption of Bylaws, draft application process, draft of policies & procedures.

May 19, 2015 - Adoption of application processes, adoption of policies and procedures, set next meeting and agenda items.

There being no further business to come before the board, the acting chair declared the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Tamyra K. Gillis, MMC
Secretary