

Brownfield Redevelopment Authority

Regular Meeting Agenda

Monday, September 9, 2013
4:00 p.m., Council Chambers



City of South Haven

1. Call to Order

2. Roll Call

Chairman Art Bolt, Thomas Erdmann, Eugen Gawreliuk, Mike Henry, Robert Herrera, Lynn Kerber, Andy Klavins, Larry Lewis, Mike Rainey, Christine Valentine, Janice Varney.

3. Approval of Agenda

4. Approval of Minutes – February 11, 2013

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

6. Financial Report

7. Brownfield Report and Reimbursements

8. General Comments

9. Adjourn

RESPECTFULLY SUBMITTED,
Paul VandenBosch
Secretary, Brownfield Redevelopment Authority

SOUTH HAVEN CITY HALL IS BARRIER FREE AND THE CITY OF SOUTH HAVEN WILL PROVIDE THE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES FOR PERSONS WITH DISABILITIES, SUCH AS SIGNERS FOR THE HEARING IMPAIRED AND AUDIO TAPES OF PRINTED MATERIALS BEING CONSIDERED AT THE MEETING TO INDIVIDUALS WITH DISABILITIES AT THE MEETING UPON SEVEN (7) DAYS NOTICE TO THE SOUTH HAVEN CITY HALL.

Brownfield Redevelopment Authority

Regular Meeting Minutes

Monday, February 11, 2013
4:00 p.m., Council Chambers



City of South Haven

1. Call to Order by Valentine at 4:00 p.m.

2. Roll Call

Present: Erdmann, Gawreliuk, Herrera, Kerber, Valentine, Varney
Absent: Bolt, Henry, Klavins, Lewis, Rainey

3. Approval of Agenda

Motion by Gawreliuk, second by Erdmann to approve the February 11, 2013 regular meeting agenda as presented.

All in favor. Motion carried.

4. Approval of Minutes – November 12, 2012

Motion by Erdmann, second by Kerber to approve the November 12, 2012 regular meeting minutes as written.

All in favor. Motion carried.

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

None at this time.

6. Financial Report

VandenBosch gave an overview of the Financial Report.

7. Brownfield Reimbursement Request, Factory Condominium

Horizon Environmental, #20121203, Nov 30, 2012, \$5,997.08, Soil Gas Monitoring

VandenBosch related what the request was for (soil gas monitoring) which is included in the Brownfield plan; this is a reimbursement to the Factory Condominiums.

Motion by Gawreliuk, second by Erdmann to approve the reimbursement request of \$5,997.08 to Factory Condominiums for soil gas monitoring.

Kerber asked a question regarding the ceiling amount of reimbursement which VandenBosch agreed is likely long-term. Valentine noted that the Factory Condominium association has testing down to less frequently, adding that the tests have never indicated a problem.

Erdmann questioned if this Brownfield plan has a twenty (20) year end date; VandenBosch noted that he would have to look the plan up to be sure of the length of the plan.

Valentine called the question.

All in favor. Valentine abstained. Motion carried.

8. Administrative Expenses

Invoices for Approval:

Clark Hill, #477379, Jan 18, 2013, \$456.00, Central Lofts Bankruptcy review.

VandenBosch noted that Clark-Hill did a determination of how the money should be reimbursed.

All in favor. Motion carried.

9. General Comments

There were none.

10. Adjourn

Motion by Erdman, second by Gawreliuk to adjourn at 5:00 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary

City of South Haven
Brownfield Authority
For the period ended August 31, 2013

Revenues

Property Tax Captures	-	
Interest Income	26	
Other Revenue	-	
Other Transfers In	-	
Total Revenue		26

Expenditures

Administrative Costs		
General Fund/DDA Reimbursement	9,667	
Total Administrative Expenses	9,667	
Contractual Services	0	
Total Other Expenses	0	
Total Expenditures		9,667

Year-to-Date Fund Gain/(Loss)		(9,641)
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Cash and Investments

Cash	284,932	
Certificates of Deposit	281,264	
Other Financial Investments	643,059	
Total	1,209,254	

August 21, 2013

TO: Brownfield Redevelopment Authority

FR: Paul VandenBosch

RE: 2012-2013 Brownfield Report

Staff has reviewed brownfield tax captures for 2012-2013 and recommends the following brownfield plan payments:

Central Lofts, 500 Erie Street, Central High School

\$27,793.66

Lago Blue LLC
7300 West Q Ave.
Kalamazoo, MI 49009

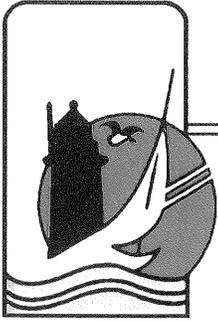
Everett Park, 1070 Indiana Street, National Motors

\$6,945.63

Roland J. Peterson, LLC
Peterson Land Company, Inc.
P.O. Box 638
Douglas, MI 49406

Staff recommendation:

Approve the brownfield plan reimbursements.



City of South Haven

City Hall • 539 Phoenix Street • South Haven, Michigan 49090-1499

Telephone (269) 637-0700 • FAX (269) 637-5319

August 21, 2013

Lago Blue, LLC
7300 West Q Ave.
Kalamazoo, MI 49009

RE: 500 Erie Street Brownfield Plan, 2012-13 Tax Year Brownfield Report

Good Morning;

The 500 Erie Street Brownfield Plan has a balance of \$27,793.66 including 2012-13 tax capture revenues. There are approved expenses in the amount of \$371,732.21 which are eligible for reimbursement as funds become available.

Van Buren County records indicate that there are no delinquent property tax payments on parcels in the 500 Erie Street brownfield plan.

The proposed payment of \$27,793.66 are proceeds from taxes captured on the 500 Erie Street site, South Haven, Michigan (Central Lofts) under the Brownfield Redevelopment Financing Act, Act 381 of 1996.

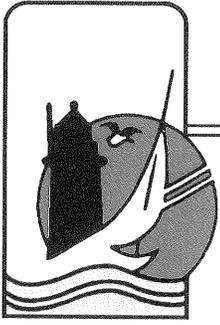
If you have any questions or feel that any of the information in this report is in error, please contact Paul VandenBosch at 269-637-0775 or pvandenbosch@south-haven.com.

The City of South Haven Brownfield Redevelopment Authority will consider approval of the 2012-13 Brownfield Report at its meeting at 4:00 p.m., September 9, 2013 at Council Chambers in South Haven City Hall, 539 Phoenix Street, South Haven.

Sincerely;

Paul VandenBosch
Secretary, Brownfield Redevelopment Authority

cc Huntington Bank



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August 21, 2013

Roland J. Peterson, LLC
P.O. Box 638
Douglas, MI 49406

Peterson Land Company, Inc.
P.O. Box 638
Douglas, MI 49406

RE: 1070 Indiana Street Brownfield Plan, 2012-13 Tax Year Brownfield Report

Good Morning;

The 1070 Indiana Street Brownfield Plan has a balance of \$6,945.63 including 2012-13 tax capture revenues. There are approved expenses in the amount of \$461,866.59 which are eligible for reimbursement.

Van Buren County records indicate that there are no delinquent property tax payments on parcels in the 1070 Indiana Street brownfield plan.

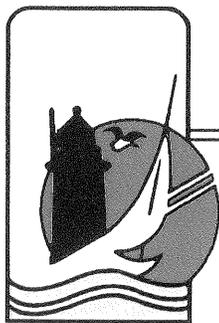
The proposed payment of \$6,945.63 are proceeds from taxes captured on the 1070 Indiana Avenue site, South Haven Michigan (National Motors, Everett Park) under the Brownfield Redevelopment Financing Act, Act 381 of 1996.

If you have any questions or feel that any of the information in this report is in error, please contact Paul VandenBosch at 269-637-0775 or pvandenbosch@south-haven.com.

The City of South Haven Brownfield Redevelopment Authority will consider approval of the 2011-12 Brownfield Report at its meeting at 4:00 p.m., September 9, 2013 at Council Chambers in South Haven City Hall, 539 Phoenix Street, South Haven.

Sincerely;

Paul VandenBosch
Secretary, Brownfield Redevelopment Authority



City of South Haven

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August 21, 2013

PWH Management, LLC
303 W. Madison Street, Suite 1925
Chicago, IL 60606

Edward S. Salomon
25 E. Washington, Suite 1000
Chicago, IL 60602

RE: The Preserve Brownfield Plan, 2012-13 Tax Year Brownfield Report

Good Morning;

The Preserve Brownfield Plan revenue for 2012-2013 was \$8,996.00. The fund has a balance of \$65,104.22 including 2012-13 tax capture revenues. There are approved expenses in the amount of \$3,469,407 which are eligible for reimbursement as funds become available.

Van Buren County records indicate that there are a total of \$401,168.42 in delinquent property tax payments on parcels in the Preserve brownfield plan.

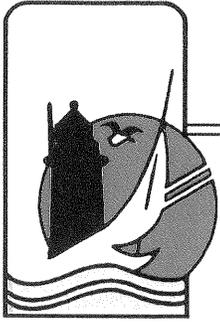
Because the amount of unpaid property taxes exceeds the funds available for reimbursement, no brownfield reimbursement will be paid at this time. The funds available for reimbursement remain on the account for the Preserve brownfield plan, and will be available for reimbursement when property taxes have been paid.

If you have any questions or feel that any of the information in this report is in error, please contact Paul VandenBosch at 269-637-0775 or pvandenbosch@south-haven.com.

The City of South Haven Brownfield Redevelopment Authority will consider approval of the 2012-13 Brownfield Report at its meeting at 4:00p.m., September 9, 2013 at Council Chambers in South Haven City Hall, 539 Phoenix Street, South Haven.

Sincerely;

Paul VandenBosch
Secretary, Brownfield Redevelopment Authority



City of South Haven

City Hall • 539 Phoenix Street • South Haven, Michigan 49090-1499

Telephone (269) 637-0700 • FAX (269) 637-5319

August 21, 2013

Factory Condominium Association
Glen Pietenpol, Treasurer
125 Elkenburg Street #5
South Haven, MI 49090

RE: Factory Condominium Brownfield Plan, 2012-13 Tax Year Brownfield Report

Dear Mr. Pietenpol;

2012-2013 tax capture revenues for the Factory Condominium brownfield plan were \$22,907.13 from local tax capture, and \$20,440.11 from school operating tax capture. These tax captures are from the City of South Haven fiscal year 2012-2013, which began July 1, 2012.

The Factory Condominium Brownfield Plan has a local tax capture balance of \$32,759.15, and a school operating tax capture balance of \$186,734.27.

Please note that school operating tax capture is only available for environmental expenses as part of a workplan approved by the Department of Environmental Quality. Local tax capture is available for environmental expenses authorized by the Brownfield Redevelopment Financing Act.

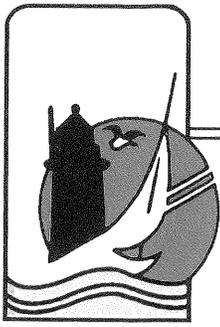
The current DEQ approved workplan has unexpended amounts of \$74,586.49 remaining in local tax capture expenditures, and \$64,050.04 in school operating tax capture expenditures. These are not balances, but authorized spending limits for approved environmental work.

The Factory Condominium brownfield plan has a remaining capture amount of \$339,824.20. The plan term ends capture in 2022. The funds will remain available for reimbursement for a longer period of time.

If you have any questions or feel that any of the information in this report is in error, please contact Paul VandenBosch at 269-637-0775 or pvandenbosch@south-haven.com.

Sincerely;

Paul VandenBosch
Secretary, Brownfield Redevelopment Authority



City of South Haven

City Hall • 539 Phoenix Street • South Haven, Michigan 49090-1499

Telephone (269) 637-0700 • FAX (269) 637-5319

August 22, 2013

Roland J. Peterson, LLC
P.O. Box 638
Douglas, MI 49406

Peterson Land Company, Inc.
P.O. Box 638
Douglas, MI 49406

RE: 900 Indiana Street Brownfield Plan, Closure to Tax Capture for Eligible Expenses

Good Morning;

The brownfield plan for 900 Indiana Street (former Everett Building) was approved on August 2, 2004. In Section 9.0 of the brownfield plan, the duration of the brownfield plan is stated:

"The Brownfield Plan will remain in effect for as many years as required to fully reimburse the Developer for all Eligible Activities or five (5) years, whichever is less."

Section 15.0 states:

"Tax increment revenue will be captured and deposited in the Local Site Remediation Revolving Fund (LSRRF) for an amount equal to the time that capture is required for the purpose of paying the costs of Eligible Activities under the Plan and in accordance with the ACT."

Section 7.0 states:

"The term of the reimbursement agreement shall commence with the date of its execution and expire the sooner of payment in full of all Eligible Activities or at the end of year five of the agreement."

The Reimbursement Agreement is dated February 19, 2007. Five years from this date is February 19, 2012.

During the term of the brownfield plan, there were no tax captures. This is due to the demolition of the building, which reduced the value of the parcel, and the fact that no development creating taxable value occurred on the former Everett Piano site.

This letter is to notify you that the 900 Indiana Brownfield Plan is now closed to future tax capture for reimbursement of environmental expenses to the developer. The Plan will now capture tax increment revenue (if any) for the Local Site Remediation Revolving Fund until February 19, 2017.

If you have any questions or feel that any of the information in this report is in error, please contact Paul VandenBosch at 269-637-0775 or pvandenbosch@south-haven.com.

Sincerely;

A handwritten signature in black ink, appearing to read "Paul VandenBosch". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Paul VandenBosch
Secretary, Brownfield Redevelopment Authority

**City of South Haven
Brownfield Redevelopment Authority
Brownfield Plan Revenue and Expenses
As of June 30, 2013**

08/21/13

	2012-2013 Revenue	Proposed 2012-2013 Reimbursements	Life of Plan Revenue	Life of Plan Reimbursements	Life of Plan Balance	Maximum Plan Amount	Capture Deadline
1421 Kalamazoo 1 Local	Closed	.00	109,337.09	109,337.09	.00	675,000.00	Closed
1421 Kalamazoo 1 School	Closed	.00	565,662.91	436,445.00	129,217.91		
Revolving Fund Local	Closed	.00	20,702.66	.00	20,702.66	675,000.00	Closed
Revolving Fund School	Closed	.00	565,662.91	.00	565,662.91		
1421 Kalamazoo 2 Local	2,883.31	.00	92,098.03	36,715.61	55,382.42	400,000.00	2034
KSU Local	.00	.00	899.36	.00	899.36	436,500.00	2028
KSU School	.00	.00	3,352.31	.00	3,352.31		
Factory Condo 1 Local	Closed	.00	198,087.08	198,087.08	.00	380,000.00	Closed
Factory Condo 1 School	Closed	.00	181,912.92	39,637.96	142,274.96		
Factory Condo 2 Local	22,907.13	.00	50,366.49	17,607.34	32,759.15	434,650.00	2022
Factory Condo 2 School	20,440.11	.00	44,459.31	.00	44,459.31		
900 Indiana Local	.00	.00	.00	.00	.00	319,687.00	2012
1070 Indiana Local	6,945.63	6,945.63	82,676.03	75,730.40	6,945.63	2,004,657.05	2022
Sherman Hills Local	4,799.52	.00	59,926.80	.00	59,926.80	2,000,000.00	2015
500 Erie Local	27,794.89	27,794.89	218,238.21	190,443.32	27,794.89	817,232.00	2019
The Preserve Local	8,996.00	.00	68,130.20	3,025.98	65,104.22	3,967,407.00	2026
The Preserve School	X	.00	.00	.00	.00		
TOTAL	94,766.59	34,740.52	2,261,512.31	1,107,029.78	1,154,482.53	12,110,133.05	