

Brownfield Redevelopment Authority

Regular Meeting Agenda

Monday, November 12, 2012
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 – September 10, 2012

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

6. Financial Report

7. Administrative Expenses

Invoices for Approval:

Clark Hill, #465088, Sep 24, 2012, \$38.00, Brownfield Payment Procedure

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, September 10, 2012
4:00 p.m., Council Chambers



City of South Haven

1. Call to Order by Bolt at 4:38 p.m.

2. Roll Call

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

3. Approval of Agenda

The agenda was approved as presented.

4. Approval of Minutes – August 13, 2012

Motion by Henry, second by Valentine to approve the August 13, 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

There were none.

6. Financial Report

VandenBosch gave an overview of the Financial Report.

7. Brownfield Report

VandenBosch noted that this is the annual report that is done to determine reimbursements. This report represents an 18-month year due to a new requirement of adopting a fiscal year.

R.J. Peterson, 1070 Indiana, Everett Park has a balance of \$18,027.96. There are no delinquent property tax payments on parcels in the 1070 Indiana Brownfield Plan.

Central Lofts, 500 Erie Street Brownfield Plan. The appropriate recipient is the Huntington National Bank which has taken possession due to bankruptcy. There is a balance of \$175,811.17 including 2011-2012 tax capture revenues. Approved expenses in the amount of \$547,543 are eligible for reimbursement as funds become available. There are no delinquent property tax payments on parcels in the 500 Erie Street Brownfield Plan.

VandenBosch noted that taxes on both of these are paid up to date so are ready for reimbursement.

Henry asked for details on the reimbursements. VandenBosch explained that the portions of the tax that go to the City, other than what goes to the schools, are coming in and are being held in the Brownfield Fund. Last year the developer did not pay all the taxes and there were other issues, so the LDFA did not do a reimbursement last year, according to VandenBosch. As of this year the bank has paid all the taxes up to date (probably two to three years of captured taxes).

Motion by Henry, second by Erdmann to approve reimbursements as presented.

All in favor.
Motion Carried.

8. General Comments

Bolt reminded the group that last year he suggested members be considering who would best fill the vacant vice-chair position. Bolt asked for appointments.

Motion by Henry, second by Erdmann to appoint Valentine. Valentine said her only issue would be conflicts in the winter. After discussion, Bolt called the question.

All in favor.
Motion carried.

Adjourn

The meeting was adjourned at 5:05 p.m.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary

City of South Haven
Brownfield Authority
For the period ended October 31, 2012

Revenues

Property Tax Captures	96,997	
Interest Income	3,994	
Other Revenue	-	
Other Transfers In	-	
Total Revenue		100,992

Expenditures

Administrative Costs		
General Fund/DDA Reimbursement	-	
Total Administrative Expenses	-	
Contractual Services	202,660	
Total Other Expenses	202,660	
Total Expenditures		202,660

Year-to-Date Fund Gain/(Loss)		(101,668)
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Cash and Investments

Cash	547,553	
Certificates of Deposit	277,066	
Other Financial Investments	402,580	
Total	1,227,198	

CLARK HILL P.L.C.

September 24, 2012

INVOICE # 465088

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DETAILED DESCRIPTION OF SERVICES

RE: Brownfield Authority

08/16/12	SGS	Email from P. VandenBosch regarding proper calculations for TIF payments; communication with R. Swets regarding same.	.10
08/20/12	SGS	Email from P. VandenBosch and attorney conference with K. Lane regarding quit claim deed for lofts.	.10
TOTAL SERVICE FOR THIS MATTER			\$38.00