

Brownfield Redevelopment Authority

Regular Meeting Minutes

Monday, July 13, 2015
4:00 p.m., Council Chambers



City of South Haven

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

2. Roll Call

Present: Erdmann, Gawreliuk, Henry, Klavins, Timmer, Valentine, Bolt
Absent: Dotson, Herrera, Schaffer

3. Approval of Agenda

Motion by Timmer, second by Valentine to approve the July 13, 2015 regular meeting agenda.

All in favor. Motion carried.

4. Approval of Minutes – April 13, 2015

Motion by Klavins, second by Erdmann to approve the April 13, 2015 regular meeting minutes.

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 reviewed the Financial Report for the end of the fiscal year.

Motion by Henry, second by Gawreliuk to accept the Financial Report.

All in favor. Motion carried.

7. Overton Brownfield Plan

VandenBosch explained that in order to use the local site remediation revolving fund, the property has to be in a Brownfield Plan; another reason is to use Brownfield tax capture to recover expenses; noted that a development has been estimated although at this time such development is unknown. At this time staff does not want to say what the development will

be; need input from other boards and need to find a developer that is able to get financing to do a development.

VandenBosch pointed the board to the Resolution provided in the agenda packet, which authorizes staff to send the Brownfield Plan to the city council.

Erdmann questioned what happens if the development is only half of what has been estimated by staff. VandenBosch responded that in that case, the city will not be able to recover all of our costs. If it is owned by the city the taxable value is zero; there is no capture if the city owns the property. VandenBosch said the city's expenses could be recovered if we can attract a development there of sufficient taxable value.

Bolt requested that VandenBosch read the resolution which he did, as follows:

Now, therefore, be it resolved that:

1. The Amendment, attached as Exhibit A, is hereby approved by the BRA Board and recommended to the City Council for its approval.
2. The BRA Board authorizes and approves expenditures from the local site remediation revolving fund for the eligible activities to be undertaken by the City of South Haven Local Development Finance Authority pursuant to the Amendment.
3. The Amendment shall be submitted to the City Council for approval and adoption in accordance with the provisions of the Act.

Motion by Henry, second by Timmer to recommend Resolution 2015-03 to the City Council.

All in favor. Motion carried.

VandenBosch outlined a possible time table and stated that he hopes to see demolition start by October.

8. General Comments

VandenBosch gave an update on the Factory Condo demolition and remediation project.

9. Adjourn

Motion by Klavins, second by Henry to adjourn at 4:08 p.m.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary