

Brownfield Redevelopment Authority

Regular Meeting Minutes

Monday, October 12, 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, Dotson, Gawreliuk, Henry, Herrera, Klavins, Timmer, Valentine, Bolt
Absent: Schaffer

3. Approval of Agenda

Motion by Valentine, second by Klavins to approve the October 12, 2015 regular meeting agenda as presented.

All in favor. Motion carried.

4. Approval of Minutes – July 13, 2015

Motion by Klavins, second by Timmer to approve the July 13, 2015 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 reports.

Motion by Dotson, second by Erdmann to accept the financial reports.

All in favor. Motion carried.

7. Brownfield Report

VandenBosch explained this as an annual report where capture is reported and payments/reimbursements are made.

To Roland J. Peterson, LLC \$5,141.11 and to Lago Blue, LLC (Central Lofts; Larry Hollenbeck) \$24,878.20.

Discussion ensued regarding The Preserve, which is currently at the tax tribunal.

Motion by Valentine to approve Resolution #2015-03. Second by Erdmann.

All in favor. Motion carried.

Discussion ensued regarding the taxes being delinquent and at tax tribunal. Bolt noted the calendar is running on that and we are well into the 12-year calendar. VandenBosch noted that if they had paid those taxes the city would have to reimburse the reimbursement amount.

Dotson asked if there is a time table on the tribunal, generally, to which VandenBosch stated that he did not research that and does not know.

8. Central Lofts Eligible Expenses

VandenBosch noted that Larry Hollenbeck has been working on adding units and has put the parking lot in that was part of the Brownfield plan with the former developer, capping the area where the coal and ash were formerly stored. The Central Lofts have submitted for reimbursement \$129,079.38 along with certification from the environmental consultant and with copies of invoices.

Discussion ensued about the delinquent taxes and VandenBosch explained, "We take delinquent taxes off of the amount we reimburse." VandenBosch stated that the developer will only recover what he gets from the tax capture.

In response to a question by Valentine regarding the different LLC name VandenBosch noted that we are going to be reimbursing Lago Blue because we have a chain of assignments for reimbursement and agreed it is important to determine who gets reimbursed.

Motion by Valentine to accept the expenses as eligible. Second by Henry.

Abstention by Klavins.

All others in favor. Motion carried.

9. General Comments

None at this time.

10. Adjourn

Motion by Klavins, second by Erdmann to adjourn at 4:28 p.m.

All in favor. Motion carried.

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RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary