

MINUTES FOR THE BROWNFIELD REDEVELOPMENT AUTHORITY (BRA)  
CONDUCTED ON THURSDAY, OCTOBER 28, 1999

The meeting was called to order by Doug Smith, Director of Real Estate & Development at 4:00 p.m. in the lower level conference room of Troy City Hall, 500 West Big Beaver, Troy, Michigan. Those in attendance were: Arthur Cotsonika, Gary Lepp, Victor Lenivov, Leon E. Sowell, Robert D. Swartz, Kenneth F. Wheeler and staff present included Doug Smith, Laurence Keisling and John Martin III.

Doug Smith welcomed the members of the newly appointed Brownfield Redevelopment Authority and gave a short overview of the Brownfield legislation and the history of its creation here in Troy.

A discussion then took place regarding the role of this Authority in terms of how proactive or reactive a response the general role should be for the Brownfield Redevelopment Authority in Troy. After some discussion regarding the role, there was general consensus regarding further information that would be helpful to Commission members, this included the state list of contaminated sites including any old Act 307 sites. Doug Smith indicated he would contact the state for that information. In addition, a request would be made to DEQ for any list of BEAs in Troy that were public record. Finally, the local banking community would be surveyed to see if any available information existed in financial institutions regarding BEAs on local property.

It was agreed that part of the Commission meetings would include information to assist the Commissioners in becoming more expert about Brownfield sites and legislation. It was requested that at the next meeting someone from DEQ be available to spend the first half hour of the meeting discussing other Brownfield Redevelopment Authorities throughout the state and answering some questions, such as does the Authority have any flexibility in how much tax increment is utilized for paying back all environmental cleanup costs or do they need to pay for all eligible reimbursement. A second question for them to address was to discuss eligible activities for development costs.

Victor Lenivov requested that staff seek to get the Brownfield Authority members on the list for the ERD/Brownfield monthly newsletter. Doug Smith indicated he would seek to get them on that list.

The Commission members voted unanimously to make Bob Swartz the Chair of the Authority, and Leon Sowell the Vice-Chair of the Authority. After some discussion there was a unanimous agreement that the Authority would meet at least quarterly, and that the next meeting would be January 20, 2000 at 3:00 p.m. (Thursday).

Staff was requested to put together some additional information regarding the revolving loan fund so it could be discussed at the January 20th meeting along with the visit of someone from DEQ.

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A summary of the discussion on the role of the Authority included the following issues:

1. Respond to formal requests for Brownfield sites.
2. An educational element to meetings where the Commission members become more knowledgeable about Brownfields in general.
3. A responsibility to publicize the Brownfield Authority, especially the smaller companies that may not be aware of the benefits of a Brownfield site for their respective companies as they expand or move.
4. Further explore tax increment financing and the flexibility for a loan program through a revolving loan fund.

The Authority adjourned at 5:31 p.m.