

Draft Minutes Troy Brownfield Redevelopment Authority

Annual Meeting - April 18, 2017

The meeting was called to order at 3:01 p.m. in the Council Boardroom, Troy City Hall by Chairperson Joseph Vassallo.

Members Present: Joseph Vassallo (Chair)
Rosemary Kornacki (Vice Chair)
Steven Gottlieb
Mary Kerwin
Robert Swartz

Members Absent: Charles Salgat

Also Present: Lori Bluhm, City Attorney
Glenn Lapin, Economic Development Specialist
Mark F. Miller, Troy BRA Secretary/Treasurer
Corey Levin, PM Environmental
Elizabeth Masserang, PM Environmental
David Stobb, Ciena Health

ELECTION OF OFFICERS (Chairperson, Vice-Chairperson and Secretary/Treasurer)

Resolution # BRA 2017-04-01

Moved by Kerwin

Seconded by Swartz

RESOLVED, that Mark F. Miller be elected as Secretary/Treasurer.

Yeas: 5

Nays: 0

Resolution # BRA 2017-04-02

Moved by Vassallo

Seconded by Gottlieb

RESOLVED, that Mary Kerwin be elected as Chairperson and that Rosemary Kornacki be elected as Vice Chairperson.

Yeas: 5

Nays: 0

2017 REGULAR MEETING SCHEDULE

2017 BRA meetings are scheduled on April 18 and October 17 at 3:00 pm. Additional special meetings may be called. Meetings are held in the Council Boardroom at Troy City Hall.

APPROVAL OF MINUTES FROM OCTOBER 18, 2016

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Resolution # BRA 2017-04-03

Moved by Gottlieb

Seconded by Vassallo

RESOLVED, that the BRA approve the minutes of the October 18, 2016 regular meeting.

Yeas: 5

Nays: 0

OLD BUSINESS

None.

NEW BUSINESS

A. 2017/2018 Budget

Mark F. Miller provided an overview of the budget to the BRA and answered questions related to it.

Resolution # BRA 2017-04-04

Moved by Vassallo

Seconded by Swartz

RESOLVED, that the Troy BRA approve the 2017/2018 Budget.

Yeas: 5

Nays: 0

B. Proposed Brownfield Redevelopment Plan #7 – 2785 W. Maple Road

Elizabeth Masserang and Corey Levin of PM Environmental, and David Stobb of Ciena Health were present to provide an overview of the proposal. The proposed project includes the demolition of the existing McGregor industrial building and new construction of a combined skilled nursing and assisted living facility. The proposed facility will include three floors totaling approximately 240,000 square feet and approximately 250 beds, part of which are for skilled care and rehabilitation and part for assisted living. A total of 37,279 square feet of common space will also be created within the facility. It is estimated that 200-250 full time equivalent jobs will be created as part of the redevelopment. The estimated capital investment is \$26 million (including acquisition, hard and soft costs).

Eligible activities include a Baseline Environmental Site Assessment, Demolition, Asbestos Containing Materials Survey, and Preparation of a Brownfield Plan and Act 381 Work Plan. Developer reimbursable costs total \$260,005.

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Discussion and questions followed the presentation.

Resolution # BRA 2017-04-05

Moved by Swartz

Seconded by Gottlieb

RESOLVED, that the Troy BRA approve the proposed Brownfield Redevelopment Plan #7 for the development located at 2785 West Maple Road in Troy, Michigan.

Yeas: 5

Nays: 0

C. Public Act 471 of 2016 (Effective 4/5/2017) – Amendments to Public Act 381 of 1996 – Brownfield Redevelopment Authorities

Information on enacted amendments to Public Act 381 of 1996 – Brownfield Redevelopment Authorities was included in the agenda packet. An overview was provided by Mark F. Miller and Lori Bluhm.

D. Schedule Special Meeting, for the purpose of considering the Brownfield Redevelopment Plan #8, Somerset Shoppes, LLC located at 2830 West Maple Road

Resolution # BRA 2017-04-06

Moved by Vassallo

Seconded by Gottlieb

RESOLVED, that the Troy BRA schedules a Special Meeting for the purpose of considering the Brownfield Redevelopment Plan #8, Somerset Shoppes, LLC located at 2830 West Maple Road on May 17, 2017 at 3:00 PM in the Council Board Room at Troy City Hall, 500 W. Big Beaver Road, Troy, Michigan.

Yeas: 5

Nays: 0

BOARD MEMBER COMMENT

General discussion took place.

This is the last meeting for Troy BRA member Robert Swartz. Chairperson Kerwin and all Troy BRA members expressed sincere thanks to Robert Swartz for his years of service to the community.

PUBLIC COMMENT

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None.

Meeting was adjourned at 3:53 p.m.

The next regularly scheduled meeting is October 17, 2017 – 3:00 p.m.