

**MEETING AGENDA**  
**TROY BROWNFIELD REDEVELOPMENT AUTHORITY**

Tuesday, October 20, 2020

3:00 P.M.

**REMOTE ELECTRONIC MEETING**

- I. Call to Order**
- II. Roll Call**
- III. Resolution to Conduct Electronic Meeting**
- IV. Approval of Minutes from June 2, 2020 Rescheduled Regular Meeting**
- V. Old Business**
  - A. Status of Approved Brownfield Redevelopment Plans (Harrison Poolside Troy, Uptown Apartments, Somerset Plaza, Regency at Troy) - Glenn Lapin, Secretary/Treasurer
- VI. New Business**
  - A. 2021 Regular Meeting Schedule
- VII. Board Member Comment**
- VIII. Public Comment**

**Adjourn**

# Draft Minutes Troy Brownfield Redevelopment Authority Annual Meeting – June 2, 2020 (rescheduled from April 21, 2020)

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The electronic meeting was called to order at 3:05 p.m. by Chair Steven Gottlieb.

Members Present: Steven Gottlieb (Chair)  
Rosemary Kornacki (Vice Chair)  
Carolina Noguez-Ortiz  
Joseph Vassallo

Members Absent: Rami Sweidan

Also Present: Lori Bluhm, City Attorney  
Glenn Lapin, Troy BRA Secretary/Treasurer  
Rob Maleszyk, Chief Financial Officer  
David Michalik, Troy IT Department  
Mark F. Miller, City Manager

## **RESOLUTION TO CONDUCT ELECTRONIC MEETING**

Resolution # BRA 2020-06-01  
Moved by Vassallo  
Seconded by Kornacki

RESOLVED, that the Troy Brownfield Redevelopment Authority hereby allows all members to participate in public meetings by electronic means during the state of emergency as allowed by Article II, Section 10 of the bylaws. Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, that the Troy Brownfield Redevelopment Authority hereby establishes public participation rules during the state of emergency to provide for two methods by which members of the public can be heard by others during meetings. Email sent to [economicdevelopment@troymi.gov](mailto:economicdevelopment@troymi.gov) and received by 9:00 am on the day of the meeting will be read during the public comment period of the meeting. Voicemail left at 248.524.3314 and received by 9:00 am on the day of the meeting will be played during the public comment period of the meeting. Both email and voicemail public comments will be limited to three minutes each.

Yeas: 4  
Nays: 0

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

Resolution # BRA 2020-06-02  
Moved by Kornacki

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Seconded by Vassallo

RESOLVED, that Steve Gottlieb be elected as Chair.

Yeas: 4  
Nays: 0

Resolution # BRA 2020-06-03

Moved by Gottlieb

Seconded by Vassallo

RESOLVED, that Rosemary Kornacki be elected as Vice Chair.

Yeas: 4  
Nays: 0

Resolution # BRA 2020-06-04

Moved by Vassallo

Seconded by Kornacki

RESOLVED, that Glenn Lapin be elected as Secretary/Treasurer.

Yeas: 4  
Nays: 0

**2020 REGULAR MEETING SCHEDULE**

The remaining 2020 BRA meeting is scheduled for October 20 at 3:00 pm. Additional special meetings may be called. Meetings are held in the Council Boardroom at Troy City Hall unless otherwise indicated.

**APPROVAL OF MINUTES FROM OCTOBER 15, 2019**

Resolution # BRA 2020-06-05

Moved by Vassallo

Seconded by Kornacki

RESOLVED, that the BRA approve the minutes of the October 15, 2019 regular meeting.

Yeas: 4  
Nays: 0

**OLD BUSINESS**

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## A. Update on Previously Approved Projects

Glenn Lapin provided an update on previously approved projects. The Regency at Troy assisted living project began site work as the old McGregor manufacturing facility on Maple Road at Axtell was demolished. The owner, Ciena Health, has indicated that due to changes in the assisted living market, revised plans for the site are expected.

Harrison Poolside Troy, the most recently approved BRA project located next to the Michigan Design Center, is in the process of revising its site plans due to market changes and the escalation of construction costs.

Uptown Apartments, located just south of the MJR Theaters, is under construction and many of the buildings are nearing completion. Somerset Plaza, located at Maple and Coolidge, has substantially completed construction and several tenants have moved in. However, some delays have occurred in build out of the remaining spaces due to the pandemic.

## **NEW BUSINESS**

### A. 2020/2021 Budget

Glenn Lapin provided an overview of the budget to the BRA. Chief Financial Officer Rob Maleszyk answered questions related to the budget.

Resolution # BRA 2020-06-06  
Moved by Vassallo  
Seconded by Kornacki

RESOLVED, that the Troy BRA recommends approval of the 2020/2021 Budget.

Yeas: 4  
Nays: 0

## **BOARD MEMBER COMMENT**

General discussion took place related to city development trends for the future.

## **PUBLIC COMMENT**

None.

Meeting was adjourned at 3:31 p.m.

**The next regularly scheduled meeting is October 20, 2020 – 3:00 p.m.**

# CITY OF TROY, MICHIGAN

## PUBLIC MEETING NOTICE

### TROY BROWNFIELD REDEVELOPMENT AUTHORITY

#### 2021 REGULAR MEETINGS

In accordance with the provisions of the Michigan State Law, Notice is hereby given that the Brownfield Redevelopment Authority of Troy will hold Public Meetings at City Hall, 500 West Big Beaver Road, Troy, Michigan, 48084, at 3:00 p.m. in the Council Boardroom on the following dates:

APRIL 20, 2021

OCTOBER 19, 2021

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Glenn Lapin,  
Secretary/Treasurer

Posted: October , 2020

**NOTICE:** *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 524-3316 at least two working days in advance of this meeting. An attempt will be made to make reasonable accommodations.*