

Final Minutes Troy Brownfield Redevelopment Authority Annual Meeting – April 20, 2021

The electronic meeting was called to order at 3:01 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
David Michalik, Troy IT Department
Mark F. Miller, City Manager

RESOLUTION TO CONDUCT ELECTRONIC MEETING

Resolution # BRA 2021-04-01

Moved by Vassallo

Seconded by Noguez-Ortiz

RESOLVED, that the Troy Brownfield Redevelopment Authority (TBRA) hereby allows all members to participate in public meetings by electronic means as allowed under the Open Meetings Act, based on the Troy City Council's Emergency Declaration of April 12, 2021, since an in person meeting could detrimentally increase exposure of board members and the general public to COVID-19, and would also be difficult to facilitate in light of the Michigan Department of Health and Human Services epidemic orders protecting public health and safety.

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 for any eligible virtual meetings to provide for two methods by which members of the public can be heard by others during meetings. Email sent to 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

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

Resolution # BRA 2021-04-02

Moved by Vassallo

Seconded by Noguez-Ortiz

RESOLVED, that Steven Gottlieb be elected as Chair; Rosemary Kornacki be elected as Vice Chair; and Glenn Lapin be elected as Secretary/Treasurer

Yeas: 4

Nays: 0

APPROVAL OF MINUTES FROM OCTOBER 20, 2020

Resolution # BRA 2021-04-03

Moved by Vassallo

Seconded by Noguez-Ortiz

RESOLVED, that the BRA approve the minutes of the October 20, 2020 regular meeting.

Yeas: 4

Nays: 0

OLD BUSINESS

A. Update on Previously Approved Projects

Glenn Lapin provided an update on previously approved projects. Harrison Poolside Troy, located next to the Michigan Design Center, is in the process of revising its site plans due to the escalation of construction costs. The number of units is expected to be reduced. Plans will be submitted to the Planning Department for review, and then to the BRA for reconsideration.

Uptown Apartments, located south of the MJR Theaters, has welcomed its first tenants as Phase I nears completion. The Somerset Shoppes retail center, located at Maple and Coolidge, is nearly fully occupied. The project is generating tax capture this year for the first time, and the first reimbursement to the owner is forthcoming.

Ciena Health, owner of the Regency at Troy assisted living project on Maple Road at Axtell, has indicated that due to changes in the assisted living market, revised plans for the site are expected.

NEW BUSINESS

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A. 2021/2022 Budget

Glenn Lapin provided an overview of the budget to the BRA.

Resolution # BRA 2021-04-04

Moved by Vassallo

Seconded by Kornacki

RESOLVED, that the Troy BRA recommends approval of the 2021/2022 Budget.

Yeas: 4

Nays: 0

B. Draft Policy Guidelines

Glenn Lapin provided an overview of the Draft Policy Guidelines for BRA review and consideration. Discussion took place regarding the Draft Policy Guidelines. The BRA expressed their appreciation for the Draft Policy Guidelines as presented and thought they would be helpful for future projects. Additional time to review the Draft Policy Guidelines and provide comments was requested.

Resolution # BRA 2021-04-05

Moved by Vassallo

Seconded by Kornacki

RESOLVED, that the Troy BRA has received the Draft Policy Guidelines and will continue to review the document and will provide additional comments as needed. Action to approve or reject the Draft Policy Guidelines is requested to take place at the next available BRA meeting.

Yeas: 4

Nays: 0

BOARD MEMBER COMMENT

General discussion took place, including the process for adding new BRA members.

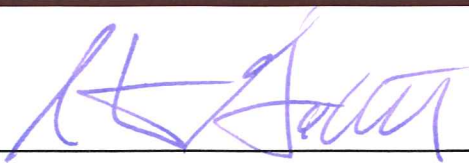
PUBLIC COMMENT

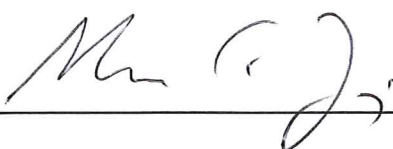
None.

Meeting was adjourned at 3:52 p.m.

The next regularly scheduled meeting is October 19, 2021 – 3:00 p.m.

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Chairperson _____ Date 10/19/2021


Secretary _____ Date 10-19-21