

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

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 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

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

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

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

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.