

# Draft Minutes Troy Brownfield Redevelopment Authority

## Regular Meeting – October 20, 2020

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The remote electronic meeting was called to order at 3:08 p.m. by Chair Steve Gottlieb.

Members Present: Steve Gottlieb, Chair  
Carolina Noguez-Ortiz  
Rami Sweidan  
Joseph Vassallo

Members Absent: Rosemary Kornacki, Vice Chair

Also Present: Lori Bluhm, City Attorney  
Glenn Lapin, Secretary/Treasurer  
David Michalik, Troy Information Technology Department  
Mark F. Miller, City Manager

### **RESOLUTION TO CONDUCT ELECTRONIC MEETING**

Resolution # BRA 2020-10-01  
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 by Article II, Section 10 of the TBRA bylaws and Public Act 228 of 2020, 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](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

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### **APPROVAL OF MINUTES FROM JUNE 2, 2020 RESCHEDULED MEETING**

Resolution # BRA 2020-10-02

Moved by Vassallo

Seconded by Sweidan

RESOLVED, that the BRA approve the minutes of the June 2, 2020 meeting.

Yeas: 4

Nays: 0

### **OLD BUSINESS**

#### A. Status of Approved Brownfield Redevelopment Plans

Secretary/Treasurer Glenn Lapin provided a status report on approved Brownfield Redevelopment Plans.

The pandemic has had an impact on the progress of some of the previously approved Brownfield Redevelopment Plans. Potential new projects in the pipeline have also been impacted.

The previously approved Harrison Poolside Troy project, located on Stutz Drive, intends to submit revised plans incorporating some design changes in an effort to help reduce project costs.

The Uptown Apartments project, located on Livernois south of Maple Road, is nearing completion of Phase I construction. Interior construction work is in progress, landscaping is being installed, and common areas are being built out. The leasing office is open and reservations are being accepted. This 383-unit residential project will also incorporate the adjacent FEDEX facility to the east after it is vacated.

The Somerset Shoppes project, located at Maple Road and Coolidge Highway, has been substantially completed except for some tenant build outs. Tenants like Planet Fitness, Profile by Sanford, First Watch, SVS Vision, Duck Donuts, Detroit Wing Co., Massage Heights and Naked Fuel have opened for business. Aldana's Mexican Grill is expected to open in late 2020.

The Regency of Troy senior living project, located at Maple Road and Axtell, has stalled. The old McGregor Manufacturing facility has been demolished, but new construction has not commenced. The owners are considering project changes in light of the pandemic and recent development of new senior living projects in the area.

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### **NEW BUSINESS**

#### A. 2021 Regular Meeting Schedule

2021 BRA meetings are scheduled for April 20 and October 19 at 3:00 pm. Additional special meetings may be called by the chair. Meetings are held in the Council Boardroom at Troy City Hall unless otherwise indicated.

Resolution # BRA 2020-10-03

Moved by Vassallo

Seconded by Noguez-Ortiz

RESOLVED, that the BRA adopts the 2021 Regular Meeting Schedule.

Yeas: 4

Nays: 0

### **BOARD MEMBER COMMENT**

General discussion took place.

### **PUBLIC COMMENT**

None

Meeting was adjourned at 3:27 p.m.

**The next scheduled meeting is April 20, 2021 – 3:00 p.m.**

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**Chairperson**

**Date**

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**Secretary**

**Date**