

Draft Minutes Troy Brownfield Redevelopment Authority

Regular Meeting – October 19, 2021

The meeting of the Troy Brownfield Redevelopment Authority, in the Council Boardroom at Troy City Hall, was called to order at 3:03 p.m. by Chair Steve Gottlieb.

Members Present: Steve Gottlieb, Chair
Rosemary Kornacki, Vice Chair
Joseph Beyer
Carolina Noguez-Ortiz
Joseph Vassallo

Members Absent: Rami Sweidan

Also Present: Lori Bluhm, City Attorney
Glenn Lapin, Secretary/Treasurer
Mark F. Miller, City Manager
Advait Rode, City Manager's Office Intern
Kelly Timm, City Assessor

APPROVAL OF MINUTES FROM APRIL 20, 2021 MEETING

Resolution # BRA 2021-10-01

Moved by Vassallo

Seconded by Kornacki

RESOLVED, that the Troy Brownfield Redevelopment Authority approve the minutes of the April 20, 2021 meeting.

Yeas: 5

Nays: 0

OLD BUSINESS

A. Draft Brownfield Redevelopment Authority Guidelines

Glenn Lapin provided an overview of the Draft Policy Guidelines. Discussion took place regarding the Draft Policy Guidelines. The Troy Brownfield Redevelopment Authority expressed their appreciation for the Draft Policy Guidelines as presented and thought they would be helpful for future projects.

Resolution # BRA 2021-10-02

Moved by Vassallo

Seconded by Beyer

RESOLVED, that the Troy Brownfield Redevelopment Authority approves the Brownfield Redevelopment Authority Guidelines as written.

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Yeas: 5
Nays: 0

B. Status of Approved Brownfield Redevelopment Plans

Secretary/Treasurer Glenn Lapin provided a status report on approved Brownfield Redevelopment Plans and projects currently in the pipeline.

The project developer for the previously approved Harrison Poolside Troy project, located on Stutz Drive, intends to submit revised plans incorporating design changes in an effort to help reduce project costs. These changes are expected to result in a reduction of the number of units to be built. The changes will need to be approved by the Planning Department prior to re-submittal to the Brownfield Redevelopment Authority.

The Uptown Apartments project, located on Livernois south of Maple Road, is nearing completion and several of the buildings are now occupied by tenants. The project's first tax capture is expected to be realized in 2022, triggering an initial reimbursement of eligible expenses under the Brownfield plan.

The Somerset Shoppes project, located at Maple Road and Coolidge Highway, has been substantially completed. Tenants like Planet Fitness, Profile by Sanford, First Watch, SVS Vision, Duck Donuts, Detroit Wing Co., Massage Heights, Naked Fuel and Aldana's Mexican Grill are open for business. The first reimbursement under the Brownfield plan took place in 2021.

The Regency of Troy senior living project, located at Maple Road and Axtell, is now under construction. The project has changed since initial Brownfield plan approval, and a revised plan will need to be submitted by the owner, Ciena Health.

Pipeline projects that are expected to seek future Brownfield assistance include the Versatube industrial site on Rochester Road south of Long Lake Road; the vacant parcels north of Versatube for a possible housing project; the vacant parcel located at Elmwood and Livernois for future housing; and the Met Hotel site for future mixed-use development.

NEW BUSINESS

A. 2022 Regular Meeting Schedule

2022 Brownfield Redevelopment Authority meetings are scheduled for April 19 and October 18 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.

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Resolution # BRA 2021-10-03

Moved by Kornacki

Seconded by Noguez-Ortiz

RESOLVED, that the Troy Brownfield Redevelopment Authority adopts the 2022 Regular Meeting Schedule.

Yeas: 5

Nays: 0

BOARD MEMBER COMMENT

General discussion took place.

PUBLIC COMMENT

None

Meeting was adjourned at 3:44 p.m.

The next scheduled meeting is April 19, 2022 – 3:00 p.m.

Chairperson

Date

Secretary

Date