

The meeting was called to order at 3:10 p.m. at Troy City Hall, Conference Room C by Bruce Wilberding.

Members Present: Al Aceves, Victor Lenivov, Bruce Wilberding (Chairman), Robert Swartz, Katherine Lee

Members Absent: Art Cotsonika, Lon Ullmann

Also Present: Doug Smith, Secretary/Treasurer, Lori Bluhm, City Attorney

APPROVAL OF MINUTES

Resolution # BRA 06-01

Moved by: Swartz

Seconded by: Lee

Resolved, that the BRA approve the minutes of the December 15, 2005 meeting.

Yeas: All (4)

Abstention: Al Aceves

Absent: Cotsonika, Ullmann

OLD BUSINESS

A. Resignation and Appointment

Chairman, Bruce Wilberding recognized the newest appointment to replace Larry Goss with Al Aceves. Doug Smith indicated that he was pleased Mr. Aceves had been willing to join the BRA and brings a strong background in economic development that will help the BRA in its deliberations. Mr. Aceves spoke briefly about his background and current position

NEW BUSINESS

A. Update on Plan #3 – Masco

Mr. Smith provided an update on Plan #3 - Masco. Mr. Smith indicated that he and Chairman Wilberding went to Lansing the previous day to visit with a number of DEQ personnel who have been involved in the project. Unfortunately, the technical people, because of a death in the family and illness were not present so the meeting was not as helpful as it should have been. However, he and Mr. Wilberding felt that the meeting was productive in clearly describing to the key

people in Lansing the concerns that the BRA, as well as the developer, have regarding the reaction and responses that DEQ has had to the work plan. The leader of the DEQ group, Phil Schrantz promised they would set up a meeting as quickly as possible with the technical people and try to further address the full approval of the DEQ plan. Primary concerns that the BRA has with the partial approvals that have been granted by DEQ for the work plan is that they cannot adopt a full reimbursement plan nor get further Council action, as is required, with only partial approval of the work plan. The key component that seems to be a sticking point is the MPE or multi-phase environmental extraction process, which has been tested and proven many times, appears to be the concern of some of the technical people in DEQ. The approval to date has indicated approval for the pilot program but not for the multi-phase environmental extraction process, which seems inconsistent with the history of this process and other projects. The hope is that this meeting can be set up within the next few weeks.

B. Proposed 2006/07 Budget

Mr. Smith reviewed the budget, there was some questions regarding the total value of the Midtown Square project. Mr. Smith conferred with Mr. Licari, City Assessor to assure that the numbers were accurate. With assurance provided the item was approved.

Resolution #BRA 06-01

Moved by: Lenivov

Seconded by: Aceves

Resolved, That the Brownfield Redevelopment Authority approves the 2006/07 proposed budget.

Yeas: All (5)

Absent: Cotsonika, Ullmann

C. Revolving Loan Fund

Mr. Smith indicated that Lori Bluhm, City Attorney had provided two memos for the BRA regarding the Revolving Loan Fund. The memos layout a complete set of conditions that could be considered in terms of establishing the revolving loan fund. There was some discussion regarding a number of the items. The expectation was that each of the members would review these items to see which they felt should and should not be part of the conditions of the revolving loan fund and then communicate them to Mr. Smith. There was a further discussion about the second memo, which was the City Attorneys interpretation that the local site remediation revolving fund cannot make grants and should only issue loans. It was agreed that all members would review the memos before the next meeting. If there were any particular items not included in the draft memos, the members will also identify them and communicate them to Mr. Smith.

EXCUSE ABSENT MEMBERS

Resolution #BRA-06-02
Moved by: Lenivov
Seconded by: Swartz

RESOLVED, that Cotsonika and Ullmann be excused.

Yeas: All (5)
Absent: Cotsonika, Ullmann

PUBLIC COMMENT

None

One public visitor attended the meeting and indicated her appreciation for the work of the BRA.

The meeting was adjourned at 4:50 p.m.

The next meeting scheduled is July 18, 2006.

Bruce Wilberding, Chairman

Doug Smith, Secretary/Treasurer

BRA Minutes
04/18/06