

Final Minutes

Troy Brownfield Redevelopment Authority

April 17, 2018

The meeting was called to order at 3:00 p.m. in the Council Boardroom, Troy City Hall by Chairperson Mary Kerwin.

Members Present: Mary Kerwin (Chair)
Rosemary Kornacki (Vice Chair)
Steven Gottlieb
Charles Salgat
Joseph Vassallo

Members Absent: None

Also Present: Lori Bluhm, City Attorney
Glenn Lapin, Economic Development Specialist
Mark F. Miller, Troy BRA Secretary/Treasurer
Caroline Radzwion, Troy Next Assistant
Ginny Dougherty, PM Environmental
Manny Kianicky, S.R. Jacobson Development Corp.
Elizabeth Masserang, PM Environmental

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

Resolution # BRA 2018-04-01
Moved by Kornacki
Seconded by Salgat
RESOLVED, that Mary Kerwin be elected as Chair.

Yeas: 5
Nays: 0

Resolution # BRA 2018-04-02
Moved by Vassallo
Seconded by Salgat
RESOLVED, that Rosemary Kornacki be elected as Vice Chair.

Yeas: 5
Nays: 0

Resolution # BRA 2018-04-03
Moved by Vassallo
Seconded by Salgat
RESOLVED, that Mark F. Miller be elected as Secretary/Treasurer.

Yeas: 5
Nays: 0

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2018 REGULAR MEETING SCHEDULE

2018 BRA meetings are scheduled on April 17 and October 16 at 3:00 pm. Additional special meetings may be called. Meetings are held in the Council Boardroom at Troy City Hall.

APPROVAL OF MINUTES FROM OCTOBER 17, 2017

Resolution # BRA 2018-04-04

Moved by Vassallo

Seconded by Gottlieb

RESOLVED, that the BRA approve the minutes of the October 17, 2017 regular meeting.

Yeas: 5

Nays: 0

OLD BUSINESS

None.

NEW BUSINESS

A. 2018/2019 Budget

Glenn Lapin provided an overview of the budget to the BRA. He and Mark F. Miller answered questions related to it.

Resolution # BRA 2018-04-05

Moved by Kornacki

Seconded by Vassallo

RESOLVED, that the Troy BRA approve the 2018/2019 Budget.

Yeas: 5

Nays: 0

B. Proposed Brownfield Redevelopment Plan #9 – 205 Park Street

Glenn Lapin provided an overview of the project. Elizabeth Masserang of PM Environmental and Manny Kianicky of S.R. Jacobson Development Corp. were present to provide project details and answer questions. The proposed project includes the demolition of the existing FEDEX distribution center and new construction of a residential complex consisting of ten buildings, 362 units and approximately 377,000 s.f.

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of residential space. The proposed project will also include the construction of a community park, dog park, playground and clubhouse for use by future tenants. It is estimated that 200 construction jobs and 5-10 full time equivalent jobs will be created related to property maintenance. The estimated capital investment is \$55 million (including acquisition, hard and soft costs).

Eligible activities include demolition, Asbestos Containing Materials Survey, and Preparation of a Brownfield Plan and Act 381 Work Plan. Developer reimbursable costs, through the capture of tax increment revenues, total an estimated \$929,857.

Discussion and questions followed the presentation.

Resolution # BRA 2018-04-06

Moved by Salgat

Seconded by Gottlieb

RESOLVED, that the Troy BRA approve the proposed Brownfield Redevelopment Plan #9 for the development located at 205 Park Street (property address subject to change) in Troy, Michigan.

Yeas: 5

Nays: 0

BOARD MEMBER COMMENT

General discussion took place.

PUBLIC COMMENT

None.

Meeting was adjourned at 3:36 p.m.

The next regularly scheduled meeting is October 16, 2018 – 3:00 p.m.

Mary Kern October 16, 2018
Chairperson Date

[Signature] Oct 16 2018
Secretary Date