

Final Minutes Troy Brownfield Redevelopment Authority
Regular Meeting – October 16, 2018

The meeting was called to order at 3:02 p.m. in the Council Boardroom, Troy City Hall by Chair Mary Kerwin.

Members Present: Mary Kerwin, Chair
Steve Gottlieb
Charles Salgat (arrived 3:04 pm)
Joseph Vassallo

Members Absent: Rosemary Kornacki, Vice Chair

Also Present: Drew Benson, Assistant to the City Manager
Julie Dufrane, Assistant City Attorney
Glenn Lapin, Economic Development Specialist
Mark F. Miller, BRA Secretary/Treasurer
Ginny Dougherty, PM Environmental
Dan Gough, Michigan Department of Environmental Quality
Elizabeth Masserang, PM Environmental
Adam Patton, PM Environmental
Robert Wolfson, RW Development LLC

APPROVAL OF MINUTES FROM APRIL 17, 2018 ANNUAL MEETING

Resolution # BRA 2018-10-01
Moved by Vassallo
Seconded by Gottlieb

RESOLVED, that the BRA approve the minutes of the April 17, 2018 Annual Meeting.

Yeas: 4
Nays: 0

OLD BUSINESS

None.

NEW BUSINESS

A. 2019 Regular Meeting Schedule

2019 BRA meetings are scheduled for April 16 and October 15 at 3:00 pm. Additional special meetings may be called by the chair. Meetings are held in the Council Boardroom at Troy City Hall.

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Resolution # BRA 2018-10-02
Moved by Vassallo
Seconded by Gottlieb

RESOLVED, that the BRA adopts the 2019 Regular Meeting Schedule.

Yeas: 4
Nays: 0

B. Proposed Brownfield Redevelopment Plan #10 – Harrison Poolside Troy, Parcel Numbers 20-29-326-018 and 20-29-326-017 off of Stutz Drive

Glenn Lapin provided an overview of the project. Developer Robert Wolfson; Ginny Dougherty, Elizabeth Masserang and Adam Patton of PM Environmental; and Dan Gough of Michigan Department of Environmental Quality were present to provide project details and answer questions.

The proposed \$20 million project includes the new construction of a 114-unit residential complex consisting of two three-story buildings that total approximately 110,000 square feet. Apartment units are anticipated to consist of 54 one-bedroom, one-bathroom units and 60 two-bedroom, two-bathroom units. Each unit will include a patio or balcony with privacy screening. The apartment buildings will include amenity spaces such as a fitness center, lounges, additional patio space, and an in-ground pool located in the southern portion of the property. Parking will be provided at the perimeter of the property in semi-enclosed garages, carports, and surface parking spaces. The project will create approximately 100 construction jobs, and create approximately 8-10 full-time permanent jobs associated with property management and maintenance.

Eligible activities for this project under the Brownfield Redevelopment Financing Act include Pre-Approved Activities, Department Specific Activities, Demolition, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan. Developer reimbursable costs, through the capture of tax increment revenues, total an estimated \$3,570,957 including contingencies and interest.

Questions related to site environmental conditions, school tax capture, Michigan Department of Environmental Quality review and approval processes, and project timing were asked and discussed.

Resolution # BRA 2018-10-03
Moved by Vassallo
Seconded by Salgat

RESOLVED, that the Troy Brownfield Redevelopment Authority hereby recommends to the Troy City Council that Brownfield Redevelopment Plan #10 for the proposed

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Harrison Poolside Troy Development, Parcel Numbers 20-29-326-018 and 20-29-326-017 off of Stutz Drive, Troy, Michigan, be **APPROVED**.

Yeas: 4
Nays: 0

BOARD MEMBER COMMENT

Chair Mary Kerwin announced that she will be resigning from her seat on the Troy Brownfield Redevelopment Authority as she will be moving out of state. Committee members and city administration expressed their thanks and appreciation for Ms. Kerwin's participation on the committee.

PUBLIC COMMENT

None

Meeting was adjourned at 3:46 p.m.

The next scheduled meeting is April 16, 2019 – 3:00 p.m.



Chairperson

4/16/19

Date



Secretary

4/16/19

Date