

**ALGER COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

**MINUTES – JULY 15, 2015**

The Alger County Brownfield Redevelopment Authority convened in the conference room of the county courthouse at 3:00 p.m. on the above date.

The meeting was called to order by Chairman Froberg.

**Members Present:** MaryAnn Froberg, Jerry Doucette, Pam Johnson, Kathy Reynolds, Phil Hanson and Hampton Waring.

**Members Absent:** JoAnn Carlson, Teri Grout and Esley Mattson

**Guest:** Gabriel Zawadzki – MA C – Grant Services Program

Public comment session was open. There was no public comment from the floor – public comment session closed.

On a motion by Jerry Doucette and seconded by Phil Hanson to approve agenda. Motion carried.

On a motion by Pam Johnson and seconded by Jerry Doucette to approve minutes. Motion carried.

On a motion by Kathy Reynolds and seconded by Hampton Waring to approve financial report. Motion carried.

Beginning Balance       \$12,232.48

Ending Balance           \$12,140.48

(\$92.00 was moved to the county cost allocation).

Gabriel Zawadzki from MAC was present to give an update on Brownfield Redevelopment Review: Overview of Michigan’s environmental liability laws, liability exception through Baseline Environmental Assessments (BEA), and funding developer’s brownfield costs through Brownfield Plans and Act 381 Work Plans using Tax Increment Financing (TIF). Redevelopment projects have to be developer driven in order to succeed; using grant and loan money on a brownfield site before a potential purchaser is interested in the site would only mean repeating or updating the work later. A potential purchaser should have a good business plan and funding strategy before the county commits funds to a project and approves brownfield TIF plans. The county can enter into an agreement where the developer pays back what is owed to the county if the business folds.

On a motion by Kathy Reynolds and seconded by Hampton Waring to move forward on preparing an RFQP for a brownfield consultant with assistance from the Michigan Association of Counties. Motion carried.

**Priority Brownfield Site Update:**

Phil Hanson said that insurance companies are not willing to insure properties that don't have a No Further Action (NOFA) certificate from the Michigan Department of Quality (DEQ). Gabriel Zawadzki said this was because of changes to P.A. 318, the Brownfield Redevelopment and Financing Act, that reduced the amount of environmental site assessment work required for a BEA. This has primarily been a problem for people getting loans through the Small Business Administration (SBA). Other projects are still getting insured and additional investigation can be done to give insurance providers more assurance about environmental contamination liability.

**Former Fire Hall:**

Tom Hall and Devin Olson came to the June ACBRA meeting and were given an update on the EPA Brownfield Site Assessment Grant the county had received and that it could help with redevelopment of the property if the property transfer was pushed back until October when the grant funds would be made available to the county. The property transfer from the city to the Halls took place last week, however, on July 8th. Kathy thought Tom wasn't clear on the situation last month. Kathy does not think the Halls have immediate plans for the property in the next 30 days. She will be meeting with Jennifer Tucker from the Michigan Economic Development Corporation (MEDC) to talk about possibilities for the property. Within 60 days, there might be a better idea. The Hall's original concept was to redevelop both Cox and Fire Hall—as shown in the building renderings revealed at the last brownfield redevelopment workshop held in Munising. Kathy thought BEA and section 7(a) Compliance Analysis (Due Care Plan) had been completed for the City of Munising July of 2009 by the consulting firm ASTI. The state gives purchasers 45 days after buying property to complete a BEA. While the grant won't be able to pay for it, the Halls still have enough time to have a BEA done by their own consultant.

**Cox Building:**

Kathy Reynolds gave an update; the building will be sold then redeveloped. The plan is to take the back side off the building to create more parking and also to add parking on the east side (about 35 spaces total). The building will be divided into four slots running the length of the building with frontage on M28. The cost will be ~\$569,000 to "white box" it. The cost per square foot will be about \$75-85. Purchase agreement of cox building pending MEDC funding.

**Fineman Building:**

No update.

**Lammi's Corner Property:**

Pam Johnson had someone call who's interested in buying the property.

**Site Selection:**

Kathy Reynolds: Nelson Shell just went up for sale recently. This is a potential site.

**Next Step:** ASAP – Automated Standard Application for Payments. The EPA will work with Pam Johnson to set up the ASAP account after the grant Cooperative Agreement is signed.

Pam Johnson – Project Contact gave update that four people will be attending the Brownfield conference. MaryAnn Froberg, Pam Johnson, Kathy Reynolds and Jerry Doucette.

**2015 Meeting Dates:** A motion was made by Kathy Reynolds and seconded by Phil Hanson to approve the 2015/2016 meeting dates as presented. Motion carried.

Meeting dates will be the second Wednesday of each month at 3:00 p.m.

**Old Business:** Long Branch Bar Grant Application

The county's grant application for blight elimination funds to demolish the bar was not selected. The owner will have to move forward with taking down the building. It might go to the county on tax reversion. The TNT Trenary Northern Trails Club is interested in getting the property but does not have the funds to demolish or redevelop the building.

**Reports:** None

**Correspondence:** None

**Board Comments –** None

**Brief Public Comment –** None

On a motion by Kathy Reynolds and seconded by Jerry Doucette to adjourn. Motion carried.

Meeting adjourned at 5:15 p.m.