

GRAND TRAVERSE COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY (GTCBRA)

Minutes of January 28, 2021

Chairman Howe called the meeting to order at 8:02 a.m.

Members Present: Gary Howe-City of Traverse City, John Peck-City of Traverse City,  
Amanda Elliott-Fife Lake Twp., Katie Bertodatto-City of Traverse City, Tim  
Werner-Boyne City, Marvin Radtke-Green Lake Twp.,

Excused: Ron Clous

Absent:

Others Present: Lydia Barbash-Riley, Scott Howard, Anne Jamieson, Andy Smits, Heidi  
Scheppe, Chris Forsyth, Kelli Martin

NOMINATION OF CHAIR AND VICE CHAIR:

**MOVED** by Radtke, second by Peck, to reappoint Gary Howe for Chairperson.

No other nominations were made.

**MOVED** by Bertodatto, second by Werner to reappoint Marv Radtke to Vice Chairperson.

No other nominations were made.

Roll call vote on the appointment of Gary Howe as Chairperson and Marv Radtke as Vice  
Chairperson.

Ayes: Peck, Werner, Radtke, Bertodatto, Elliott, Howe

Absent: Clous

Nays:

**MOTION CARRIES**

PUBLIC COMMENT: None.

AGENDA APPROVAL:

**MOVED** by Bertodatto, seconded by Radtke to approve the agenda with the removal of page #5  
in the Powerpoint presentation, page #36 of the packet.

Ayes: Radtke, Werner, Peck, Elliott, Howe, Bertodatto

Absent: Clous

Nays:

**MOTION CARRIES**

CONSENT CALENDAR

- a. Approval of December 10<sup>th</sup>, 2020 Meeting Minutes
- b. Approval to pay invoices (Administrative payables listing)
- c. Receive and File: NONE

**MOVED** by Radtke, seconded by Bertodatto to approve the consent calendar.

Ayes: Radtke, Werner, Peck, Howe, Bertodatto

Absent: Clous

Abstained: Elliott

Nays:

**MOTION CARRIES**

#### SPECIAL ORDERS OF BUSINESS

#### ITEMS REMOVED FROM CONSENT CALENDAR

**NONE**

#### ITEMS ADDED TO THE AGENDA

**NONE**

#### DEPARTMENTAL ITEMS

- a. Treasurer
  1. Trial Balance/Monthly Brownfield Activity Sheet – Presented by Heidi Scheppe
- b. Legal Counsel – Update on Meyer Farm liability concerns  
Lydia Barbash-Riley – update on the Meyer Farms project and answered questions from last meeting regarding liability. Currently applying for grant funding. More information on funding to come in March.
- c. Administration – Anne Jamieson - Closing the books for 2020 and will prepare a year-end report on community benefits impact of supporting projects with Brownfield plans and other programs next month. Additionally, thanked Katy Bertodatto for her serving on the BRA, and looking forward to meeting the next appointee from the City of Traverse City in the near future.

#### OLD BUSINESS

- a. NONE

#### NEW BUSINESS

- a. Presentation by GEI and update on East Bay Plaza Brownfield Redevelopment Area – The property was vacant undeveloped land prior to 1952. In the mid 1960's a strip mall center was developed and renovated in 1994 for East Bay Plaza. Operations within the Plaza included a Dry-Cleaning Operation. The Plaza development property also included two service stations along Munson Avenue. East Bay Plaza Brownfield Plan was adopted in 2011, by the GTCBRA and the GTCBOC for a multi-phased development – Several of the phases have been completed and the BRA has approved eligible activity cost reimbursement for those phases. Mr. Andy Smits is going to introduce us to the next phase of development that will require an amendment to the existing Brownfield Plan and submission of an Act 381 Work Plan for EGLE approval Page(s) 32 to 37.  
- Andy Smits presented.

PUBLIC COMMENT/INPUT

None

ADDITIONAL BOARD COMMENTS

None

NOTICES

Next GTCBRA meeting is scheduled for Thursday, February 25, 2021

SPECIAL MATTERS

ADJOURNMENT

**MOVE** to adjourn by Radtke, seconded by Bertodatto, at 8:30 a.m.

Ayes: Howe, Werner, Radtke, Peck, Elliott, Bertodatto

Absent:

Nays:

**MOTION CARRIES**

\_\_\_\_\_  
Date

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Gary Howe, Chairperson

DRAFT