

GRAND TRAVERSE COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY (GTCBRA)

Minutes of April 23, 2021 SPECIAL MEETING

Chairman Howe called the meeting to order at 9:01am

Members Present: Ron Clous – Green Lake Township, , Tim Werner – City of Traverse City,
Amanda Scott – Fife Lake Township, Gary Howe – City of Traverse City
John Peck – City of Traverse City

Excused: Radtke, O'Brien

Absent:

Others Present: Lydia Barbash-Riley, Anne Jamieson, Lisa Emery, Jeff Smoke, John
Sych, Eric Helzer, Mac McClelland, Chris Forsyth

PUBLIC COMMENT:
None

AGENDA APPROVAL:

MOVED by Clous, seconded by Scott, to approve the agenda as presented. **APPROVED**
unanimously.

Ayes: Clous, Werner, Scott, Howe, Peck

Absent: O'Brien, Radtke

Nays:

MOTION CARRIES

CONSENT CALENDAR:
None

DEPARTMENTAL ITEMS:
None

OLD BUSINESS:
None

NEW BUSINESS:

(RESUMED FROM APRIL 22, 2021 REGULAR MEETING DUE TO TECHNOLOGY ISSUES)

- a. Consideration and approval of a Brownfield Plan Budget Line-Item Adjustment Administrative Amendment #2, and Approval of the Development and Reimbursement Agreements - Request of GTCBRA for the West End Riverfront Project (RiverWest) – Mixed-use Redevelopment located at 305 and 309 West Front Street, Traverse City, Michigan 49684 - Presentation by Advanced Redevelopment Solutions.

MOVED by Werner, seconded by Clous, to approve the administrative Amendment #2 to the October 31, 2007, adopted Brownfield Plan and Administrative Amendment #1, with no change to the Estimated Grand Total of Eligible Activities to: (1) adjust costs amongst Non-Environmental and Environmental Eligible Activities and to allow for a EGLE Act 381 Work Plan Amendment, and (2) recognize the 2021 Project Description addition of Phase II. **APPROVED** unanimously.

Ayes: Clous, Werner, Scott, Howe, Peck

Absent: O'Brien, Radtke

Nays:

MOTION CARRIES

MOVED by Scott, seconded by Clous to approve the Development and Reimbursement Agreements associated with this Brownfield Plan. **APPROVED** unanimously.

Ayes: Clous, Werner, Scott, Howe, Peck

Absent: O'Brien, Radtke

Nays:

MOTION CARRIES

- b. Consideration and approval of LBRF Grant dollars for the Grand Traverse Commons Natural Area" Approx. 181.78 Acres (Red Run Drive/Long Lake Road Area) - Parcels 05-009-005-10, 05-008-049-00, and 05-008-045-05.

Anne Jamieson and John Sych provided an overview of the plans for the Grand Traverse Commons Natural Area property and the possible environmental constraints on the property due to suspected dumping activities by former State Hospital.

MOVED by Scott, seconded by Werner, to approve of a LBRF Grant for the GTCNA not to exceed \$22,800.00 to conduct a Phase I ESA and potentially a Phase II ESA and due care plan, as necessary.

Ayes: Werner, Howe, Scott, Peck

Absent:

Nays: Clous

MOTION CARRIES

- c. Consideration and approval for the reimbursement of Local Brownfield Revolving Funds (LBRF) for Commongrounds, LLC - Environmental Activities.

MOVED by Werner, seconded by Scott to approve the release of LBRF dollars to Commongrounds, LLC in the amount of \$132,778.57 to assist with the environmental due care on the Eligible Property. **APPROVED** unanimously.

Ayes: Scott, Werner, Clous, Peck, Howe

Absent: O'Brien, Radtke

Nays:

MOTION CARRIES

PUBLIC COMMENT/INPUT

None

ADDITIONAL BOARD COMMENTS

None

NOTICES

- a. Next GTCBRA meeting is May 27, 2021, if we do not have enough agenda items for a meeting in May, we will resume the next meeting on June 24th, 2021.

SPECIAL MATTERS

None

ADJOURNMENT

MOVE to adjourn by Howe, seconded by Scott at 9:31a.m.

Date

Gary Howe, Chairperson

DRAFT