



BROWNFIELD REDEVELOPMENT AUTHORITY

27 January 2021

4:00 P.M.

City Hall, Lula Lee Chambers

MINUTES

Board members in attendance:

Emma Kinnard
Mary Alice Adams
Sam Hudson
SaTanna Warren
Jerry Edwards

Public in attendance

Alex Little, Community & Economic Development Manager

A. CALL TO ORDER

Meeting was called to order by acting Chairperson SaTanna Warren at approximately 4:07 pm.

B. ROLL CALL

Members Emma Hull and James Childs are absent with notice; all other members present.

C. REVIEW OF MINUTES

1. 28 October 2021; Commissioner/Member Mary Alice Adams motions to approve the minutes as prepared. Commissioner/Member Jerry Edwards seconds. Roll call; 28 October 2021 minutes approved as presented.

D. COMMUNICATIONS

Updated Signature Cards – Authority consultant Marc Florian explains that new cards have been requested by Huntington along with several other documents including a resolution he considers overly broad and far reaching. Despite objections, Huntington has continued to insist that they would need new signature cards and the aforementioned resolution for the existing accounts. Acting Chairperson and Treasurer SaTanna Warren and Authority members discuss this matter further. Member Sam Hudson moves to direct Florian to seek proposals for banking and financial services from other institutions. The motion is supported by Adams. Roll call; motion is approved as presented.

Alreco Metals (NOBO) Site – Florian presents the chain of emails from the City Assessor related to NOBO, noting that these properties are going to be included for capture on the 2022 tax roll.

E. PUBLIC COMMENT

Community & Economic Development Manager Alex Little updates members on the status of the Ox Creek Corridor Project. Member Emma Kinnard expresses concern as to the Authority having been thus far left out of the discussion. Member Sam Hudson urges Little to consider assessing cleanup costs to the riparian owners.

Edwards discusses the Downtown Development Authority and its plans to publish a communication aimed at informing business owners and the community as to the workings of the DDA. Florian to reach out to the DDA chair to discuss how these efforts might be supported by the Authority.

Kinnard expresses interest in seeking competitive proposals for maintenance of the Water Street (Depot) property and being included in the same.

F. COMMITTEE REPORTS

None.

G. TREASURER’S REPORT

1. Financial Reports from Plante Moran (September – December) – Florian reiterates the difficulty in preparing these reports due to the inability of staff to obtain timely bank statements.

2. Payables Listing - Hudson motions to approve the Financial Reports and January 2022 Payables Listing as presented. Warren seconds. Roll call; Financial Reports and January 2022 Payables Listing approved as presented.

H. OLD BUSINESS

1. Update Brownfield Map –Members discuss the importance and utility of updating its map of approved brownfield sites. Warren motions to have Florian work with the County GIS department and City to update this map. Edwards seconds. Little suggests that the map include a zoning overlay and the motion is revised and supported accordingly. Roll call; motion approved as revised.

I. NEW BUSINESS

1. **Summer 2021 Tax Disbursement** – Florian notes that the City’s Finance Director recently issued a check to the Authority in the amount of \$224,807.03 for the Summer 2021 tax increment revenues collected thus far on behalf of the Authority and requests authorization to disburse \$98,426.26 pursuant to the following roll, which reflects eligible expenses incurred by the City on behalf of the former Performance Auto and Fidelity Building Sites, approved reimbursement agreements involving a number of private developers, and the pro-rata distribution of excess Ship Canal funds in accordance with prior Authority directives and authorizations.

Jasbir Singh Rai (c/o Kartar 147, LLC):	\$ 4,362.93
City of Benton Harbor (Performance Auto):	\$ 29,984.51+
Victoria Ventures, LLC:	\$ 2,586.91
Peter S. Colovos (c/o Blue Star 2, LLC):	\$ 0.00
Kenneth F. Ankli and Brammall Supply Company Redevelopment:	\$ 0.00
Wolf Investments, Inc.:	\$ 4,383.67+
Satbir Singh (c/o May Street Market):	\$ 2,409.38
Satbir Singh (c/o PURN, Inc.):	\$ 762.89+
William C. Collins (c/o Chemical Bank):	\$ 8,082.52+
City of Benton Harbor (Fidelity):	\$ 24,107.83
Renaissance Development Fund:	\$ 10,222.13
Geerlings Development Company (Liberty Dialysis):	<u>\$ 11,524.48</u>
	\$ 98,426.26

+ = Signifies the end of developer reimbursement and beginning of LRRF capitalization.

Florian further notes that this request does not pertain to \$25,002.51 in funds that have been captured on behalf of the City/Cornerstone Alliance with respect to the Market Street (former Flats Area) Project Site and \$2,828.09 in other captured revenues. These funds are all being held in reserve pending receipt of cost documentation by the respective entities. Adams motions to authorize the request as presented. Edwards seconds. Roll call; motion is approved as presented.

2. **Local Remediation Revolving Fund Deposit** - From the current Summer 2021 tax capture, Florian requests authorization to deposit \$55,478.75 in excess local tax capture into the Authority’s Local Remediation Revolving Fund where the proceeds will be held for future use in accordance with 1996 PA381, as amended. (He notes that these funds include \$999.55 in tax increment revenues associated with the 2017 Contribution Agreement with Cornerstone Alliance involving the 126 Pipestone Street site.) Adams motions to authorize the request as presented. Hudson seconds. Roll call; motion is approved as presented.

3. **Summary of Active and Terminated Projects** - Florian provides overview noting the end of developer reimbursement and beginning of LRRF capitalization indicated above.

4. **Budget Update** - Florian provides summary of six-month actuals to the Authority's 2021/22 budget noting that revenues are in line with projections and expenses are less than forecasted.

J. MEMBER COMMENTS

Members discuss status of lead water line replacement with Mr. Little.

K. ADJOURNMENT

There being no further business, the meeting was adjourned by action of the Authority and Acting Chairperson Warren at 5:22 pm.