



BROWNFIELD REDEVELOPMENT AUTHORITY

28 April 2022

4:00 P.M.

City Hall, Lula Lee Chambers

MINUTES

Board members in attendance:

Emma Kinnard
Mary Alice Adams
Sam Hudson
SaTanna Warren (arrived at 4:25)
Jerry Edwards
Emma Hull

Public in attendance

Alex Little, Community & Economic Development Manager

A. CALL TO ORDER

Meeting was called to order by Chairperson Emma Hull at approximately 4:07 pm.

B. ROLL CALL

Member James Childs is absent with notice; all other members present.

C. REVIEW OF MINUTES

1. **27 January 2022** - Commissioner/Member Jerry Edwards motions to approve the minutes as prepared. Commissioner/Member Mary Alice Adams seconds. Roll call; 27 January 2022 minutes approved as presented.

D. COMMUNICATIONS

1. **Ox Creek Corridor Project** - Community & Economic Development Manager Alex Little updates members on the status of the Ox Creek Corridor Project, noting Kansas State University will be assisting with the citizen engagement component, and the continued support of EGLE, MDOT, MEDC and others in what is believed to be a catalyst for future economic development in the area. Adams inquires as to how the Authority might be in a position to undertake its own development. Hudson reminds all that the Authority presently has no financial or authoritative interest in the project. Member Emma Kinnard expresses concern for the value and use of trees that might be removed as part of the project. Little asks members for permission to engage Florian as a representative of Authority interests at future meetings, as warranted. Members agree with the stipulation that engagements not exceed five hours per month without prior authorization.

2. **Bank Proposals** – Staff summarized competitive proposals received from three local financial institutions (Honor Credit Union, Fifth Third Bank and United Federal Credit Union). Hull questions the logic behind switching banks again. Treasurer SaTanna Warren reiterates her experiences and frustration with Huntington Bank and reminds all of the basis on which proposals had been sought. After much discussion motion was made by Warren to accept the proposal received from Honor Credit Union based on interest rates and Honor’s demonstrated commitment to the Benton Harbor community. Member Sam Hudson supports. Roll call; motion to accept the proposal from Honor Credit Union is approved by majority vote. (Hull votes no.)

E. PUBLIC COMMENT

None.

F. COMMITTEE REPORTS

None.

G. TREASURER’S REPORT

1. **Financial Reports from Plante Moran (January – March)** – Florian summarizes year-to-date income and expenses. Hudson motions to approve the Financial Reports as presented. Adams seconds. Roll call; Financial Reports approved as presented.

2. **Payables Listing** - Hudson motions to approve the April 2022 Payables Listing as presented. Edwards seconds. Members discuss whether the accountant should be charging for preparation of monthly financial statements during months where the Authority has had no meeting. Staff is directed to reach out to Plante Moran and discuss. Roll call; April 2022 Payables Listing approved as presented.

H. OLD BUSINESS

1. **Bell Holdings** – Members discuss Mr. Bell’s continued interest in acquiring the old “Depot” parcel, which is located at the northwest corner of Water Street and North Shore Drive and owned by the Authority. Staff is directed to reach out to Mr. Bell, thank him for his continued interest in the former Depot property, and ask that he reach out to the City’s Community & Economic Development Manager, noting the Authority’s interest in aligning its actions with those of the City.

I. NEW BUSINESS

1. **Winter 2022 Tax Disbursement** – The City’s Finance Director recently issued a check to the Authority in the amount of \$5,415.07 for the Winter 2022 tax increment revenues collected on behalf of the Authority, less \$8,851.16 due to a correction in the amount of revenues disbursed to the Authority in the Summer 2021 cycle resulting from a reassessment of the former Whirlpool-owned Kay Building. Hudson moves to authorize staff to disburse \$3,812.62 pursuant to the following roll, which reflects approved reimbursement agreements involving a number of developers.

Jasbir Singh Rai (c/o Kartar 147, LLC):	\$ 376.81
Victoria Ventures, LLC:	\$ 130.64
Peter S. Colovos (c/o Blue Star 2, LLC):	\$ 0.00
Kenneth F. Ankli and Brammall Supply Company Redevelopment:	\$ 0.00
Satbir Singh (c/o May Street Market):	\$ 208.18
City of Benton Harbor (Fidelity):	\$ 1,217.62
Renaissance Development Fund:	\$ 883.41
Geerlings Development Company (Liberty Dialysis):	\$ 995.96
	<u>\$ 3,812.62</u>

Warren seconds. Roll call; disbursements are approved as presented. (Florian notes this request does not pertain to \$2,160.23 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 \$244.38 in other captured revenues. These funds are all being held in reserve pending receipt of cost documentation by the respective entities.)

2. **Local Remediation Revolving Fund Deposits** - From the current Winter 2022 tax capture, Hudson moves to authorize staff to deposit a total of \$8,049.00 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. Warren seconds. Roll call; deposits are approved as presented. (Florian notes that these funds include \$86.34 in tax increment revenues associated with the 2017 Contribution Agreement with Cornerstone Alliance involving the 126 Pipestone Street site, \$58.05 associated with the LRRF advance made on the Williams Site, and \$2,684.21 toward the \$8,851.16

correction noted in item #1 above resulting from reassessment of the former Whirlpool-owned Kay Building.)

3. **Technical Advisor's Contract** – Florian reminds members the current term expires on June 30th and may be extended upon the agreement of both parties. In the absence of any objection, he would be pleased to extend the current contract term by another 18 months at the same hourly rate. Alternatively, in the event members wish to solicit competitive proposals, Florian notes that he has prepared a Request for Qualifications & Price Proposal that may be used for such a purpose. Members discuss these alternatives and extend their consensus in extending the current contract term as proposed, subject to receipt of the appropriate paperwork at the next regularly scheduled meeting.

J. MEMBER COMMENTS

Kinnard asks that members be provided with the telephone numbers of all other members. Florian advises Hull and Kinnard that they are up for reappointment and that he will be mailing them applications that will need to be completed and returned to the city clerk's office as a part of that process.

K. ADJOURNMENT

There being no further business, the meeting was adjourned by action of the Authority and Chairperson Hull at 5:38 pm.