

Brownfield Redevelopment Authority

Minutes of Meeting – Thursday, June 18, 2020

The City of Portage Brownfield Redevelopment Authority meeting of June 18, 2020 was called to order by Chairman Barker at 8:00 a.m. Pursuant to the “Remote Attendance Rules for Meetings” and Michigan Governor Whitmer’s Executive Order 2020-21, this meeting was held remotely with Authority members, staff, applicant and the general public participating via telephone call-in.

MEMBERS PRESENT: Eric Alburtus William Lenehan, Keith Lewandowski, Devrim Yaman, Daniel Vomastek, Bradley Galin, John Herberg and Jacob Barker.

MEMBERS EXCUSED: Jeffrey Monroe

IN ATTENDANCE: Christopher Forth, Interim Director of Community Development; Joe Agostinelli, Southwest Michigan First; and Terry Patterson, Treystar Holdings, LLC and TOF Centreport I, LLC.

APPROVAL OF MINUTES: The minutes from the November 19, 2019 meeting were introduced for approval. A motion was offered by Yaman, seconded by Barker to approve the minutes as submitted. The motion was approved 8-0.

BUSINESS:

1. City of Portage Brownfield Redevelopment Plan Amendment No. 8, CentrePort Commons – Request for Reimbursement. Forth summarized the staff report dated June 12, 2020 regarding the request from Southwest Michigan First, on behalf of Treystar Holdings, LLC and TOF Centreport I, LLC, for reimbursement of eligible expenses associated with development of the CentrePort Commons project located at the southeast corner of East Centre Avenue and Portage Road. Mr. Forth indicated eligible activities included building demolition, environmental due diligence, site preparation and infrastructure improvements. Mr. Forth discussed the original Brownfield Redevelopment Plan Amendment No. 6 for CentrePort Commons that was approved by City Council in March 2010. Mr. Forth stated that while the developer did complete the eligible activities in 2010, the 2008 economic downturn halted planned development of this property and since no tax increment revenue was generated, the developer was not reimbursed for any of these eligible activities. Finally, Mr. Forth indicated the first development, Bronson Primary Care medical office building at 2610 and 2700 East Centre Avenue, has been completed and tax increment revenue is now available for capture and reimbursement to the developer in accordance with the approved plan.

Authority member Lewandowski asked for clarification regarding the amount listed in AIA document. Mr. Patterson clarified and also noted the total reimbursement request includes payments made to the design engineer, Ingresoll, Watson and McMachen. There being no further discussion, a motion was made by Lewandowski, seconded by Herberg, that the Brownfield Redevelopment Authority approve the CentrePort Commons invoices for reimbursement. Upon a roll call vote:

Alburtus (yes); Lenehan (yes); Lewandowski (yes); Yaman (yes); Vomastek (yes); Galin (yes); Herberg (yes); and Barker (yes). The motion was unanimously approved 8-0.

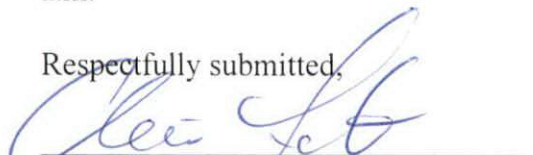
STATEMENT OF CITIZENS:

None

ADJOURNMENT:

There being no further business to come before the Authority, the meeting was adjourned at 8:15 a.m.

Respectfully submitted,



Christopher Forth, Interim Director