

**DELHI CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON MAY 30, 2017**

The Brownfield Redevelopment Authority met Tuesday, May 30, 2017 in a regular meeting at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Vice Chairperson Fauser called the meeting to order at 7:42 p.m.

MEMBERS PRESENT: Harry Ammon, Tim Fauser, John Hayhoe, Brian Houser, Steven L. Marvin, Nanette Miller

MEMBERS ABSENT: Kim Cosgrove, David Leighton, Tonia Olson

OTHERS PRESENT: C. Howard Haas, DDA Executive Director; Lori Underhill, Secretary

PUBLIC COMMENT: None

SET/ADJUST AGENDA

There were no adjustments to the agenda.

PRESENTATION – BROWNFIELD PLAN # 7: 4495 HOLT ROAD

Charles Barbieri, Foster Swift Collins & Smith, P.C.
Corey Levin – PM Environmental
Adam Patton – PM Environmental
Bob Kolen – Holt Road Investments, LLC

Environmental attorney Charles Barbieri gave a brief overview of the site, explaining the soil and gasoline related contamination. Each of the approximately 25 years the Plan is in effect, the Brownfield Redevelopment Authority will receive \$1,500 to cover administrative expenses, for a total of \$37,500 over the life of the Plan. During the final five years, approximately \$80,000 will be available in the Local Brownfield Revolving Fund. \$258,000 will go to the developer as reimbursement for eligible activities.

Corey Levin and Adam Patton, PM Environmental gave a brief Power Point presentation on the proposed project (Exhibit A). RSP Construction, Inc. will serve as the general contractor for the project. A 5,000 square foot specialty store with fuel station will be constructed on the site. The store will create 8-10 full time jobs. A 7-8 month construction time is anticipated.

Board members questioned how the neighboring properties would be buffered from the site. There will be landscaping in place to shield the site.

RESOLUTION NO. 2017-001: ADOPTING BROWNFIELD PLAN #7: 4495 HOLT ROAD

Ammon moved, Hayhoe supported, to adopt Resolution No. 2017-001, a resolution recommending the adoption of Brownfield Plan #7.

A Roll Call Vote was recorded as:

Ayes: Ammon, Fauser, Hayhoe, Houser, Marvin, Miller

Absent: Cosgrove, Leighton, Olson

MOTION CARRIED

SUBJECT TO APPROVAL

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Limited Comments

None.

ADJOURNMENT

The meeting was adjourned at 8:06 p.m.

Nanette Miller, Secretary

/lau

SUBJECT TO APPROVAL

Proposed USA 2 Go Development

4495 Holt Road, Holt, Delhi Charter Township

Prepared for:
Delhi Charter Township
Downtown Development Authority &
Brownfield Redevelopment Authority

Date: May 30, 2017



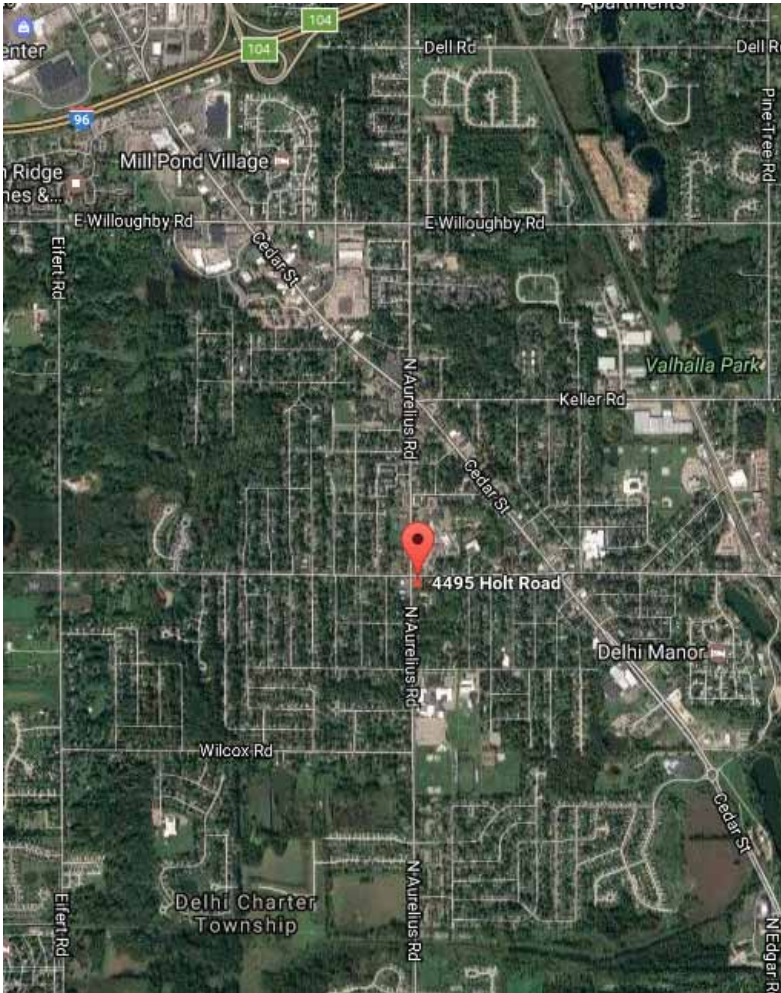
Project Team

- Developer/Owner – Holt Road Investments, LLC
- General Contractor – RSP Construction, Inc.
- Environmental Consultant – PM Environmental



Project Location

Located at the intersection of Holt Road and Aurelius Road



Previous/Existing Site Conditions

- 1 Parcel totaling 0.79 acres
 - 1960-1988 – Gasoline Station with Service Garage
 - 1988 – Service Garage Closed
 - 1988-2012 – Gasoline Station and Convenience Store
 - 2012 – Gasoline Station operations ceased and buildings were demolished
- For the Developer, an estimated \$258,616 in remediation activities are required as part of the Due Care Response Activities



Project Overview

Total Investment of Approximately \$3 million

- Including acquisition, hard and soft costs

New construction of:

- 5,000 SF specialty retail store
- Gasoline dispensing station
- The retail store will be a USA 2 Go Quick Store.

USA 2 Go Quick Stores

- Based in Wixom, Michigan
- Seven owner-operated stores in eastern Michigan

An estimated 8-10 jobs will be created by the development

Timeline:

- Due Care response activities anticipated to begin in late Spring
- Construction is scheduled to continue for 7-8 months.

Current Taxable Value: \$43,487

Post-Development Taxable Value Estimate: \$469,000



Current Site Condition – Project Comparable

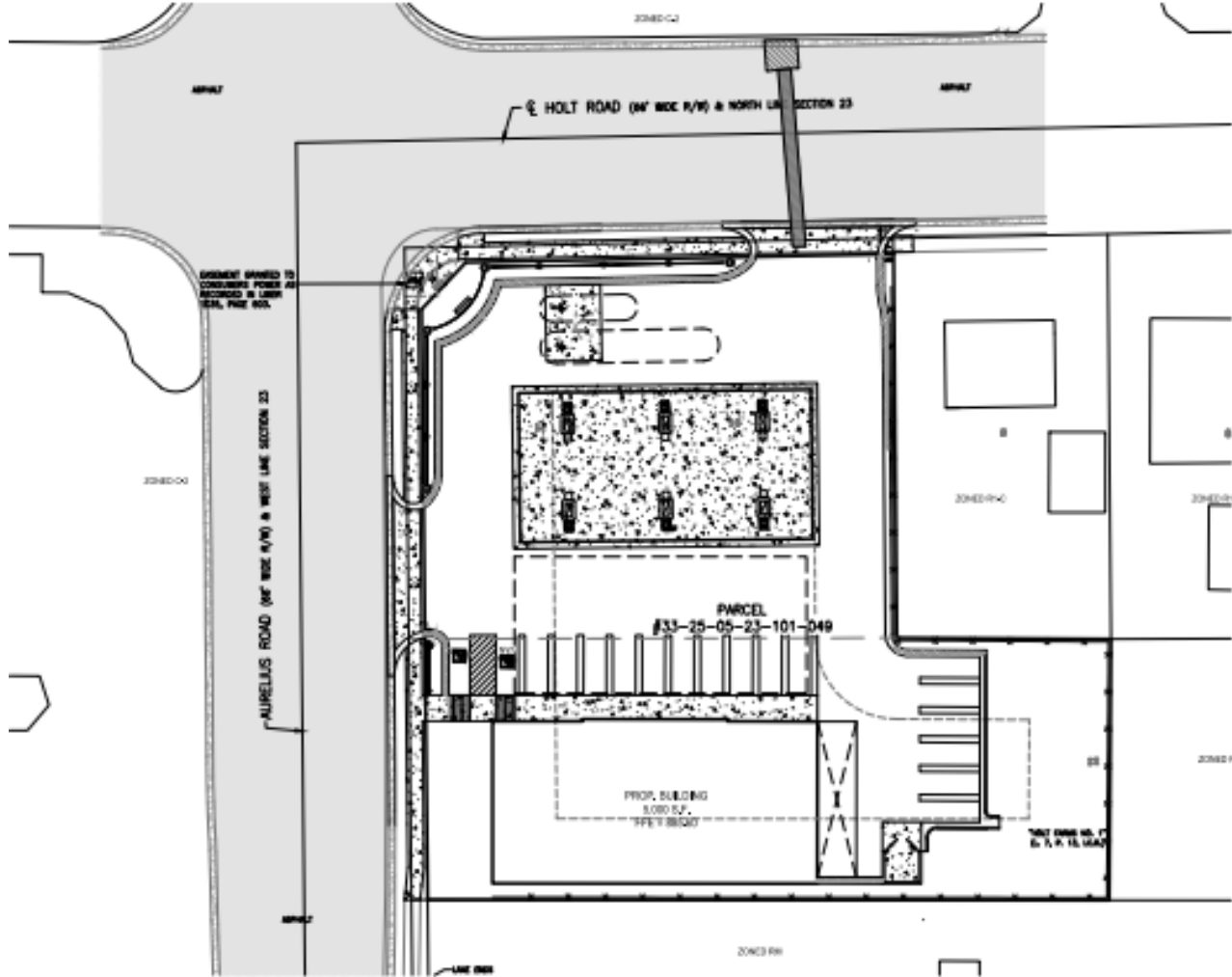
Current Site Condition



Project Comparable: Exterior and Interior Views of the USA 2 GO Quick Store located at the intersection of Bishop and Eaton Rapids in Lansing



Site Plan



Proposed Development - Elevation



Brownfield Eligible Activities

- Include:
 - Documentation of Due Care Compliance
 - Due Care Activities
 - Contaminated Soil Transport and Disposal
 - Groundwater Management
 - Oversight, Sampling, Reporting by an Environmental Professional

- Total Eligible Activities = \$258,616
 - Including 15% contingency and 1% interest

- Developer Reimbursement Period: Approximately 19-20 years

- Local Brownfield Revolving Fund Capture Estimate: \$80,087



Thank You

Questions?

