

**DELHI CHARTER TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD
MINUTES OF REGULAR MEETING HELD ON SEPTEMBER 26, 2017**

The Brownfield Redevelopment Authority met Tuesday, September 26, 2017 in a regular meeting at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Chairperson Leighton called the meeting to order at 7:18 p.m.

MEMBERS PRESENT: Harry Ammon, Tim Fauser, John Hayhoe, Brian Houser, David Leighton, Nanette Miller, Tonia Olson

MEMBERS ABSENT: Kim Cosgrove, Steven L. Marvin

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

PUBLIC COMMENT: None

SET/ADJUST AGENDA

There were no adjustments to the agenda.

BUSINESS

FY 2018 BROWNFIELD BUDGET – SET PUBLIC HEARING FOR OCTOBER 24, 2017

Olson moved, Fauser supported, to set a public hearing for the proposed Fiscal Year 2018 Brownfield Redevelopment Authority Budget and its subset, Local Brownfield Revolving Fund, to be held during the Tuesday, October 24, 2017 Brownfield Redevelopment Authority Meeting.

A Roll Call Vote was recorded as:

Ayes: Ammon, Fauser, Hayhoe, Houser, Leighton, Miller, Olson

Absent: Cosgrove, Olson

MOTION CARRIED

APPROVE MCS EXCAVATING LLC BID – DEMOLITION OF 1875 WALNUT

Fauser moved, Leighton supported, to approve the bid from MCS Excavating LLC for the demolition of structures and parking lot at 1875 Walnut in the amount of \$93,500.00.

Executive Director Haas reported that he has met with the owner of 1875 Walnut, environmental attorney Chuck Barbieri, and Community Development Director Tracy Miller several times to determine the best cause of action for this abandoned, environmentally impacted site. A Phase I and Phase II Environmental Assessment have been completed by PM Environmental with the Delhi Township Brownfield Redevelopment Authority and the property owner sharing the costs equally. It has been determined that demolishing the structures and parking lot is in the best interests of the surrounding neighborhood. Neither the Township nor the DDA is interested in purchasing or owning the property. Demolition could lead to future redevelopment of the site in a manner that more closely resembles the residential neighborhood in which it lies. A Brownfield Plan and environmental clean-up will be necessary before any redevelopment can take place.

SUBJECT TO APPROVAL

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Discussion was held on setting precedent for spending Local Brownfield Revolving Funds on sites we don't own. Mr. Haas explained that the law does not prohibit us from doing so and the purpose of the Local Brownfield Revolving Fund is to locate and remediate environmentally impacted properties.

Ms. Olson asked what assurances the BRA has that the owner will maintain the property after the structures are demolished. Mr. Haas responded that an agreement is being drafted addressing the environmental testing, demolition, and future maintenance of the property. The funds the BRA spends on demolition can be recouped in the future once the property is redeveloped.

Mr. Hayhoe reported that he has met with residents living in the neighborhood surrounding 1875 Walnut. It is their wish that the structures be demolished and the property rezoned for residential use.

Mr. Ammon will abstain from voting as he has a familial connection with the property owner.

A Roll Call Vote was recorded as:

Ayes: Fauser, Hayhoe, Houser, Leighton, Miller

Nays: Olson

Absent: Cosgrove, Marvin

Abstain: Ammon

MOTION CARRIED

Limited Comments

None.

ADJOURNMENT

The meeting was adjourned at 7:39 p.m.

Nanette Miller, Secretary

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SUBJECT TO APPROVAL