

A regular meeting of the Leelanau County Brownfield Redevelopment Authority (LCBRA) was held on Tuesday, October 15, 2024 at the Leelanau County Government Center.

CALL TO ORDER

Meeting was called to order at 10:00 am by Chairman Heinz who led the Pledge of Allegiance.

ROLL CALL

Members Present: D. Heinz, D. King, G. Allgaier, R. Lewis, T. Eftaxiadis

Members Absent: R. Foster
(prior notice)

Staff Present: G. Myer, Planning Director, A. Immel, Planning Secretary

Public Present: C. Hartesvelt, T. Searles, J. Stimson, C. Wood

PUBLIC COMMENT- None.

DIRECTOR COMMENTS

Myer stated the Board of Commissioners (BOC) approved the Resolution of Termination for the West Bay/West Shore Brownfield Plan. Also, it was discussed last month to reach out to the townships as part of the grant outreach and invite officials to a “coffee hour”. Myer said she reached out to Centerville Township, Cleveland Township, and the Village of Empire to meet and discuss potential Brownfield sites in their community. Searles reiterated what Myer had previously stated. Allgaier asked about doing an article in the Leelanau Enterprise to get the information to more people.

CONSIDERATION OF AGENDA

Heinz added “Part I and Part II Applications from Homestretch” under “New Business”, “Item #1”.

Motion by King, seconded by Allgaier, to approve the agenda as amended. Motion carried 5-0.

CONFLICT OF INTEREST – None.

CONSIDERATION OF SEPTEMBER 17, 2024 MINUTES

Motion by Eftaxiadis, seconded by Allgaier, to approve the minutes as presented. Motion carried 5-0.

Consent Agenda

Fishbeck- General Consulting and TIF Management
Fishbeck- EPA Assessment Grant

*Motion by King, seconded by Eftaxiadis, to approve the consent agenda as presented.
Motion carried 5-0.*

OLD BUSINESS- None.

NEW BUSINESS

Part I & Part II Applications

J. Stimson with HomeStretch gave an overview of what the Provemont Pines project would entail and the possible cost breakdown.

Discussion ensued on whether the project was eligible.

Eftaxiadis felt this project did not meet the intent of the law, and he didn't see where it could be supported through the housing Tax Increment Financing (TIF) or LCBRA based off of the numbers to increase the taxable value. Heinz questioned if the builder was pulling permits and listing the full cost of the repairs, wouldn't the township accessor use that to increase the taxable value? Eftaxiadis stated they are doing repairs not additions therefore the taxable value will not increase and changing window is not improvement, it is maintenance.

King questioned the acceptance of the application versus eligibility and how much discretion they have to reject an application based on its eligibility? King asked if LBA needed to take action on these applications today and what the next steps were. Heinz stated he wouldn't want to collect the fee for Part II assuming it is not for profit and only be discussing Part I.

Searles stated it sounds like the LCBRA wants to accept this application and evaluate if it meets the requirements. Lewis asked if they could take Part I and then discuss Part II at a later date? Searles stated that the only reason there is a Part II is because of the way the LCBRA has it set up to apply for a Brownfield Plan. If members don't see the need for a Part II right now then there is no need.

Motion by Eftaxiadis, seconded by King, that LCBRA accept Part I and do a formal evaluation of the proposed project through Fishbeck. Motion carried 5-0.

Fishbeck Work Order #9 GES (General Services)

Searles stated this was a work order to use EPA assessment grant funds to do the brownfield evaluation. Essentially it extends the conversation of whether this is an appropriate tool with the township to do TIF modeling and provide a summary to the LBA to decide if this is something they want to move forward with. Searles stated the \$500 is the first step anytime you use EPA assessment grant fund to complete that eligibility, determination is submitted to the EPA and they concur which allows you to use the funds with the work order totaling to \$3,000. Searles asked if they want to do a formal Brownfield plan and submit it to the EPA to use the funds.

Motion by Eftaxiadis, seconded by Lewis, to accept Fishbeck Work Order #9 as presented. Motion carried 5-0.

Fishbeck
Two Peas Brownfield Tax Increment Revenue

Searles reviewed the Summer 2024 Capture memo in the packet.

Motion by Eftaxiadis, seconded by King, to accept the \$167.47 upon receipt of invoice and that the remaining \$2,032.24 of unspent TIF be transferred to the Brownfield general checking account. Motion carried 5-0.

GTRAC Brownfield Tax Increment Revenue

Searles reviewed of the Summer 2024 Capture memo in the packet.

Motion by King, seconded by Allgaier, that \$7,224.03 of the available tax increment revenues collected for Summer 2024 be reimbursed to the Developer. Motion carried 5-0.

West Bay/West Shore Brownfield Plan Termination

Lewis stated staff already addressed this item.

FINANCIALS

Claims & Accounts \$1,235.00

Motion by Allgaier, seconded by Eftaxiadis, to approve the Claims & Accounts in the amount of \$1,235.00. Motion carried 5-0.

Trial Balance/Revenue & Expense Report

Hartesvelt stated she presented the chairman a proposed budget for 2025 for the next meeting.

CORRESPONDENCE/COMMUNICATION ITEMS- None.

PUBLIC COMMENT- None.

DIRECTOR COMMENTS- None.

MEMBER / CHAIRPERSON COMMENTS- None.

ADJOURN

Meeting adjourned at 10:52 a.m.