

A regular meeting of the Leelanau County Brownfield Redevelopment Authority (LCBRA) was held on Tuesday, September 17, 2024 at the Leelanau County Government Center.

CALL TO ORDER

Meeting was called to order at 10:01 am by Chairman Heinz who led the Pledge of Allegiance.

ROLL CALL

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

Members Absent: D. King
(prior notice)

Staff Present: G. Myer, Planning Director, J. Herman, Senior Planner

Public Present: A. Campbell, C. Hartesvelt, T. Searles, J. Stimson, T. Wessell

PUBLIC COMMENT

Stimson briefly mentioned that HomeStretch is raising funds for the rehabilitation of the Provemont Pines Condominium. Heinz said he would add this topic to the agenda for discussion.

DIRECTOR COMMENTS- None.

CONSIDERATION OF AGENDA

Heinz added “New Business” “Item #1” “Provemont Pines” and “Item #2” “Outreach on EPA Assessment Grant”.

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

CONFLICT OF INTEREST – None.

CONSIDERATION OF AUGUST 20, 2024 MINUTES

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

CONSENT AGENDA

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

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

OLD BUSINESS- None.

NEW BUSINESS

Provemont Pines

Heinz stated that Stimson came to the Leelanau County Land Bank Authority (LCLBA) meeting this morning and it was suggested that he bring the issue of funding for the repairs to this board for consideration of a potential brownfield plan. Stimson explained that MI State Housing Development Authority (MSHDA) will award HomeStretch with \$58,000.00 if they match \$58,000.00 for rehabilitation for the Provemont Pines Condominium. They have identified \$110,000.00 in rehabilitation and so far, they have received a \$15,000.00 donation from a local organization. Stimson continued, stating that there has been deferred maintenance that has gone 8-10 years which includes fogged windows, broken asphalt, cracked concrete patios, deteriorating decks, etc. Stimson asked the LCBRA for the potential of a brownfield plan to come up with the balance of \$45,000.00.

Stimson gave a brief history between HomeStretch and Leelanau Resources for Economical and Accessible Community Housing (REACH). He said HomeStretch was co-applicants in 2005 and once the grant was secured then Leelanau REACH took over the development. HomeStretch was later assigned 51% control of all decisions and voting rights.

Searles said if it is potentially a housing brownfield plan and there are housing development activities that can be reimbursed, then that will move the project forward. She suggested HomeStretch fill out the LCBRA Part I and Part II Applications so Fishbeck can prepare a work order for next month's meeting.

Motion by Eftaxiadis, seconded by Allgaier, to authorize Fishbeck to evaluate the possibility of a Brownfield Plan for Provemont Pines. Motion carried 5-0.

EPA Assessment Grant

Searles said there has been a lull because they have not received any new applications so they are not using the funds. Heinz suggested doing community outreach for potential environmental concerns. Eftaxiadis suggested they concentrate on spending what they have instead of applying for more grants.

Discussion ensued on possible ways for community outreach. Myer and Searles will work together on community outreach.

FINANCIALS

Claims & Accounts - \$1,082.18

Motion by Allgaier, seconded by Eftaxiadis, to approve Claims & Accounts in the amount of \$1,082.18. Motion carried 5-0.

Trial Balance/Revenue & Expense Report

Heinz briefly explained that the cash and cash money market account has about \$78,000.00 that is "restricted money" consisting of mostly unspent Tax Increment Financing (TIF) receipts awaiting Fishbeck's and/or the LCBRA's determination to pay back to the County. They also

approved the Revolving Loan Fund (RLF) that has \$4,400.00 that is restricted for certain use. They still have about \$128,000.00 of unrestricted money that they can use for brownfield related items. Heinz concluded that the LCBRA is in a good position.

CORRESPONDENCE/COMMUNICATION ITEMS- None.

PUBLIC COMMENT- None.

DIRECTOR COMMENTS- None.

MEMBER / CHAIRPERSON COMMENTS

(Lewis left the meeting at 10:36 am)

Allgaier was glad to see that the Electric Vehicle (EV) Chargers are in at the Empire Schoolhouse. Searles said the owner would like to move forward with a brownfield plan but they are looking for local support from the Village of Empire. As for the Old Lumberyard Empire project, Searles has not heard back from Collins on moving forward with a brownfield plan.

ADJOURN

Meeting adjourned at 10:41 am.