

**Brownfield Redevelopment Authority (BRA)**  
**Minutes April 13, 2021**  
**Via Zoom**

**1. Call to Order & Introductions**

Chair McCoy called the meeting to order with the time being 1:10pm.

**2. Roll Call**

Members Present:	Dr. Rachael McCoy Chippewa Co., MI	Tim Ellis Chippewa Co., MI
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Dan Dasho  
Chippewa Co., MI

Members Absent:	Jim Devaprasad Gary Sharp	Kelley Bunker Tom Veum	Rob Landis
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Staff Present:	Jeff Holt	Tracey Laitinen
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Others Present: City Commissioner Liaison, Shane Miller  
Kali Brosco – City Assistant Treasurer/Accountant  
Mac McClelland – Otwell Mawby  
Morrie Walworth – LSSU CFO

*It was moved by Dasho, supported by Ellis to excuse those board members absent. Motion will be ratified at our May meeting. Roll call vote: McCoy – Yea, Dasho – Yea, Ellis - Yea*

**3. Changes or Additions to the Agenda-None**

**4. Matters presented by the Public-None**

**5. Approval of Minutes**

*It was moved by Ellis supported by Dasho to accept the March 9, 2021 EDC Board Meeting. Motion will be ratified at our May meeting. Roll call vote: McCoy – Yea, Dasho – Yea, Ellis - Yea*

**6. Approval of Financial Report**

Brosco reviewed the financial report ending February 28, 2021 for City Fund 243. Revenues are \$1,288 with \$11,959 in environmental expenditures. There is approximately \$18,000 remaining in the budget for this year and \$140,000 in the fund balance.

*Moved by Ellis, supported by Dasho to approve the financial report as presented. Motion will be ratified at our May meeting. Roll call vote: McCoy – Yea, Dasho – Yea, Ellis - Yea*

**7. New Business**

McClelland explained the huge win in receiving the \$850,000 grant from EGLE for the 411 W. Portage MAC Building Project. With only 9.5 million available statewide, this will be the only U.P. project this year. This grant replaces 85% of the Brownfield plan expenditures so there will be less tax capture and the downtown TIF will receive funds back much quicker. McClelland reviewed the grant proposal noting that there is no required match and that this covers most of the abatement items. The documents in the packet; EGLE Grant Application and EGLE Grant Contract can be sent into EGLE without formal board approval. This will allow

for EGLE to set aside funds until the application is completed so we are not behind in the project timeline. Then, the Development and Reimbursement Agreement does have to be formally approved and it is currently with the City Manager under legal review. McClelland noted that we hope to vote on that item at next month's SSMBRA meeting.

Dasho congratulated the group on receiving the grant. McCoy inquired on next steps and asked if there were any questions or concerns at this time. Brosco inquired on the length of tax capture reduction due to the grant and McClelland will send over exact figures but estimated that this went from about 15 years down to 4.

McClelland gave an overview of the pending Davitt Street/Project Birch Project and the concrete pad demolition and site prep noting this is a significant investment and he plans to bring forward a Brownfield plan for the 5 lots next month. If this project does move forward there will be a TIFA III & SSMBRA Agreement drafted.

## **8. Project Updates**

PROJECT UPDATE – April 6, 2021

CENTER FOR FRESHWATER RESEARCH AND EDUCATION (CFRE) EGLE BROWNFIELD GRANT AND LOAN

The following is a project update for the Michigan Department of Environment, Great Lakes and Energy (EGLE) Brownfield Grant and Loan to the Sault Ste. Marie Brownfield Redevelopment Authority for environmental response activities and site demolition for the Center for Freshwater Research and Education of Lake Superior State University.

- In general, site work will initiate when frost law limits are lifted, anticipated in April.
- Some sanitary lead and connections have been made. There are anticipated to be some soils from these excavations that will require loading, transport and disposal under the EGLE Loan.
- The site work for the storm water retention basin and anticipated additional site demolition work will begin after frost law limitations are lifted.
- The City awarded the contract for Salmon Run Way to Bacco Construction and work is expected to begin after underground utilities are installed beginning in Spring. There will be soils to be removed from the site and disposed at the landfill that will be covered by the EGLE Brownfield Loan.
- The Quarterly Report for Q2 FY 2021 is due by April 30, 2021. Invoices from Spence Brothers have been received for January and February and are being finalized for March.

Walworth reported that all construction is currently occurring inside the facility and that they are bit behind schedule due to Covid. They are still aiming for an August – September opening and will get moving as soon as load restrictions are lifted. McClelland reported that a 1-year extension was granted through EGLE so that if we don't finish up reporting by September 30<sup>th</sup> we are still okay.

Holt reported that the Bambi/Family Dollar has been sold and that the agreement and Brownfield transfer is under review with the City Manager's office and legal team.

Holt reported that the 301 Maple St site, formerly Soo Automotive was under review and additional materials were being pulled together by the owner.

## **9. Review any submitted applications – none at this time**

## **10. Other Matters – none at this time**

**11. Next meeting is May 11, 2021 hybrid**

**10. Adjournment**

*It was moved by Dasho, supported by Ellis to adjourn the meeting at 1:27 p.m. The motion was carried unanimously.*

A handwritten signature in black ink, appearing to read 'Dan Dasho', written over a horizontal line.

Dan Dasho, Secretary