

Brownfield Redevelopment Authority
Minutes August 22, 2017
Smartzone Building

1. Call to Order

Chairperson Worley called the meeting to order at 12:05 p.m.

2. Roll Call

Members Present:	Gwen Worley	Dan Dasho	Tom Veum
	Bob Mattson	Dr. Rachael McCoy	
	Kelley Bunker	Doug Welton	

Members Absent:	Jim Devaprasad	Steve Glezen
-----------------	----------------	--------------

Staff Present:	Jeff Holt	Tracey Laitinen
----------------	-----------	-----------------

Also Present:	Kelly Freeman, Community Development
	Oliver Turner, City Manager
	Ray Bauer, City Commission Liaison

Moved by Bunker, supported by McCoy to excuse those board members not present. The motion carried unanimously.

3. No changes or Additions to the Agenda

4. Matters presented by the public

No public present at this time.

5. Approval of Minutes

Moved by Dasho, supported by Mattson to approve the August 8, 2017 minutes. The motion carried unanimously.

6. Approval of Financial Report

Laitinen submitted the financial report ending July 31, 2017 for City Fund 242. Projected revenue is approximately \$35,800 annually. Total fund balance ending 6.30.17 was reviewed and is currently at \$119,696.11.

Moved by Welton, supported by Dasho to approve the financial report as presented. The motion was carried unanimously.

7. Approval of BRA Plan for 606 Eureka & 629 Magazine St.

Turner gave some history on the 2017 Blight Elimination Plan and compliance with Act 381. Turner noted that this plan was received favorably by the City Attorney and since the City of Sault Ste. Marie has been designated a Core Community, funds from the site remediation revolving fund (SRRF) are able to be utilized to remove blight in our community. Turner explained the process in that the homes had been condemned in January 2017 by the City Commission and that based on the scope of work including remediation and demolition, set for October 2017, the total budget is estimated at \$45,000. Freeman reported that both properties had a troubled history and that the neighbors were in support of the project. McCoy inquired about how the properties arrived under City ownership to which Freeman explained the process of back taxes owed to the County. A short

discussion ensued about the difference in Unsafe for Occupancy versus Condemnation. Welton inquired on the number of properties currently condemned to which Freeman replied 606 Eureka and 629 Magazine. Turner added that there are other properties that are in the scope of being condemned. Freeman also noted that his office is working with property owners on improvements. Bauer added that there is a difference between a property being an eyesore and condemning it. Worley inquired about who would take care of the lawn once the demolition was complete. Freeman replied that the City would be responsible for upkeep until the properties were sold, most likely to adjacent land owners. Welton inquired on future blight removal and if funds were a barrier. Freeman was in support of rehabbing properties to increase taxable value. Turner added that this process has its limits due to institutional capacity of the City and how much time this takes from each department. Welton noted that the largest expense was asbestos abatement. Dasho inquired on where the revenue from the vacant land will be deposited to which Freeman replied the Land Sale Fund. Turner noted that any revenues collected would most likely be returned to the taxing jurisdictions due to back taxes being owed. Worley described her visit to the property and noted that the street sign on Magazine could use replacement. Turner noted that this plan is also concurrent on City Commission approval.

Moved by Welton, supported by Bunker, to approve the 2017 Blight Elimination Plan as well as the implementation of the plan by staff upon concurrence of the City Commission. The motion was carried unanimously.

8. Approval of Resolution – 606 Eureka & 629 Magazine St.

Turner explained the need for a resolution from the brownfield authority which contains the language required by the statute to go before the City Commission for approval. The plan constitutes a public purpose and therefore we are able to use funds from the SRRF for blight elimination. This resolution also supports that the costs for the project are reasonable and necessary. Turner noted that this resolution is also concurrent on City Commission approval.

Moved by McCoy, supported by Dasho to approve the resolution upon concurrence of the City Commission. The motion was carried unanimously.

9. Other Matters

Turner mentioned the new Street Superintendent and his progress on upgrading street signs. Turner asked for folks to pass on the information if you see a street sign that needs replacement as it makes our community more aesthetically appealing.

Worley inquired if this was the first time that SRRF funds had been used to clean up blight to which Holt confirmed. Holt had just returned from a Michigan Economic Developers Association meeting where he spoke with representatives from other Michigan cities noting they were also doing similar brownfield projects.

Worley inquired on the PFC Overlay project at Sanderson Field and if the project was complete. Holt noted that the runway opened up last night and that final pavement marking would be done in 30 days.

10. Adjournment

It was moved by Welton, supported by McCoy to adjourn the meeting at 12:33 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