

City of Mt. Pleasant, Michigan

Mt. Pleasant
[meet here]

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Brownfield Redevelopment Authority (BRA) Economic Development Corporation (EDC)

MINUTES OF THE REGULAR MEETING July 1, 2021—1:00 P. M. ELECTRONICALLY CONDUCTED

I. Call to Order

The meeting was conducted electronically and was called to order by Chair Brad Wahr at 1:00 p.m.

Present: Mary Alsager (alternate for Lori Gillis), Mary Ann Kornexl, Tom Krapohl, Margaret McAvoy, Nancy Ridley, Jeff Smith (Vice Chair), Jennifer Verleger, Bradley Wahr (Chair)

Absent: Joshua Agardy

Also attending: (Staff): William Mrdeza, Michelle Sponseller (meeting host)

In accordance with state law governing the ability to conduct meetings virtually, all members listed as present identified Michigan as the state from which they were participating. Alsager, Kornexl, Krapohl, Ridley, Smith, and Verleger identified Mt. Pleasant as the city and Isabella County as the location from which they were participating. McAvoy identified Owosso and Shiawassee County as her location while Wahr identified Union Township and Isabella County as his location of participation.

II. Approval of Agenda

It was moved by Ridley, seconded by McAvoy, to approve the agenda as presented. **The motion passed unanimously.**

III. Approval of the April 13, 2021 Meeting Minutes

It was moved by Ridley, seconded by McAvoy, to approve the April 13, 2021 meeting minutes as presented. **The motion passed unanimously.**

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IV. Old and New Business:

A. BRA

1. Recommend Approval of the 2021 Amended and 2022 Proposed Budgets for the Brownfield Redevelopment Authority

Kornexl reviewed the budgets for the Brownfield Redevelopment Authority with the Board. She noted that Brownfield captured taxes for 2021 represented a partial capture while the 2022 captured amount was the full capture. Kornexl noted that the increased captured amount is shown in the Working Capital Uses as being paid to the developer, as used for administration, and as being transferred to the Borden Debt fund. She indicated that the Borden Debt is scheduled to be fully repaid in 2022 and capture for that plan will end. It was moved by Verleger, seconded by Smith, to recommend approval of the 2021 amended and 2022 proposed Brownfield budgets. **The motion passed unanimously.**

B. EDC

1. Recommend Approval of the 2021 Amended and 2022 Proposed Budgets for the Economic Development Corporation

Kornexl next reviewed the budgets for the Economic Development Corporation. She indicated that the 2021 amended budget included the sale of land in Industrial Park North earlier in the year. Kornexl also noted that the funds earmarked for Parking Lot Maintenance represented the City's share of the cost for the City Hall parking lot, the total of which is shared with the other condominium owner, Central Michigan Developers. It is projected that 2021 Working Capital will be \$19,997 at the end of the year, with no anticipated new costs identified for 2022. It was moved by McAvoy, seconded by Krapohl, to recommend approval of the 2021 amended and 2022 proposed Economic Development Corporation budgets. **The motion passed unanimously.**

2. Consider EDC Land Transfer to the City

Mrdeza presented a map which located each of the three remaining properties owned by the EDC in the City, with a recommendation that that Board consider transferring them from the EDC to City ownership. Aside from a small irregularly shaped remnant parcel in Industrial Park North, there is no significant development potential for any of the properties. Mrdeza also indicated that since the EDC is currently not capturing tax revenues from any of these properties, transferring the parcels to the City would have no effect on revenue generated from

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tax capture. It was moved by Ridley, seconded by Verleger, to recommend the transfer of the properties, as presented, to the City and to direct staff to work with the City Attorney to prepare the transfer documents to be presented at a future EDC Board meeting for final approval. **The motion passed unanimously.**

V. Other Business

There was no other business to discuss.

VI. Public Comment

There were no public comments received or offered.

VII. Adjourn

There being no other comments or business, **the meeting adjourned at 1:29 p.m.**