



Manistee County Planning Building - 395 Third Street - Manistee, Michigan 49660

4:00 p.m.
Thursday, February 24, 2022

Manistee County Board Room
415 Third Street
Manistee, Michigan

MANISTEE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES

A. Call to Order, Pledge of Allegiance and Roll Call

The meeting was called to order by Chair Ted Batzer at 4:00 p.m.

MEMBERS PRESENT: Glenn Zaring, Eleanor DeYoung, Duane Jones, and Theodore Batzer

MEMBERS ABSENT: Margaret Batzer, Phil Landis, and Mary Becker-Witt

OTHERS PRESENT: Mike Szokola Planning Director, Zach Sompels Planner 1/City Zoning Administer, Katie Mehl Planner 1 and Nancy Baker Assistant to Planner

B. Housekeeping Business.

a. Approve Feb 24, 2022 Agenda

The February 24, 2022 agenda was approved with no objections from the Brownfield Authority.

b. Approve January 27, 2022 Minutes.

There were no changes to the January 27, 2022 Minutes.

Mr. Zaring moved, seconded by Mr. Jones to approve the January 27, 2022 minutes as printed. Motion carried with a voice vote.

C. Conflict of Interest

There are no members with a conflict of interest regarding the agenda items

D. Public Comment.

None

E. New Business

None

F. Old Business

a. Joslin Cove

Mr. Szokola presented the Brownfield Joslin Cove documents to the Brownfield Redevelopment Authority (BRA).

Mr. Mac McClellan, Brownfield engineer, reviewed the amended and restated development and reimbursement agreement, state tax capture and Brownfield plan administrative budget amendment. There are 3 recommended motions for the BRA to consider.

Todd Harding, project manager, gave an update on the building timeline process for the remaining units: start development in the spring as weather allows and to enclose the units by winter for interior work.

Motion by Mr. Zaring, seconded by Mr. Jones to approve an administrative budget amendment for the Joslin Cove Brownfield Plan to reallocate \$28,756.86 of local tax capture from Environmental Eligible Activities to Non-Environmental eligible activities.

Roll call vote: yes, Mr. Batzer, Mr. Zaring, Mr. Jones, Ms. DeYoung

No, none.

Motion passed.

Motion by Mr. Jones, seconded by Ms. DeYoung to authorize the submittal of a request to the Michigan Economic Development Corporation and Michigan Strategic Fund to extend the timeframe for conducting Non-Environmental eligible activities for state tax capture under MEGA Resolution 2006-70.

Roll call vote: yes, Mr. Batzer, Mr. Zaring, Mr. Jones, Ms. DeYoung

No, none.

Motion passed.

Motion by Ms. DeYoung, seconded by Mr. Jones to approve and authorize the Chair to sign the amended and restated Development and Reimbursement Agreement between the Manistee County Brownfield Redevelopment Authority, City of Manistee, and Manistee Lakes LLC for the Joslin Cove project, subject to final approval as to substance by the MCBRA Executive Director/Manistee County Planning Director and as to form by the MCBRA Counsel.

Roll call vote: yes, Mr. Batzer, Mr. Zaring, Mr. Jones, Ms. DeYoung

No, none.

Motion passed.

G. Other business from Brownfield Redevelopment Authority members or staff.

None.

H. Adjournment.

Meeting was adjourned by call of the chair at 4:27 p.m.

Respectfully submitted,

Nancy Baker

Nancy Baker, Planning Assistant

Recording for Margaret Batzer

Brownfield Authority Secretary

Date: February 24, 2022