

CRAWFORD COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
ANNUAL MEETING MINUTES
HELD ON THE 19th Day of JUNE 2017 @ 9 AM
200 W. MICHIGAN AVENUE, GRAYLING, MICHIGAN

The Annual Meeting of the Crawford County Brownfield Redevelopment Authority was called to order by Erich Podjaske, at 9:00, A.M. in the Crawford County Building, Grayling, Michigan on the 19th Day of June 2017.

I. Roll Call

Members Present: Lynn McConnell, April Hehir, Joe Wakeley, Erich Podjaske, and Abigail Ertel

Members Absent: Paul Compo

Others Present: Margie Lathrop and Tim Rombach - ATC, Thomas Steffen - Sawmill, Therese Kaiser – Grayling Agricultural and Education Center, and Julie Lowe – Michigan Department of Environmental Quality.

II. Appointment of Board Members

2017 Chairperson Nomination

Director McConnell nominated Paul Compo for the 2017 Chairperson

There were no other nominations.

2017 Vice Chairperson Nomination

Director McConnell volunteered for the 2017 Vice Chairperson

There were no other volunteers.

2017 Secretary/Treasurer and Recording Secretary Nomination

Director Hehir volunteered for the 2017 Secretary/Treasurer and Recording Secretary

There were no other volunteers

Motion by Podjaske, Second by Ertel, to accept the appointment of the officers of the Authority.
Ayes (5) five, Nays (0) none, Absent (1) one, Motion Carried.

III. Julie Lowe, MDEQ - Presenter

Ms. Julie Lowe from the Michigan Department of Environmental Quality – Brownfield was present to discuss the current projects happening in Crawford County and what the responsibilities of the BRA would be to get these project going. Ms. Lowe discussed the that she would be meeting with her group of Brownfield Advisors throughout the State of Michigan on June 22, 2017 to discuss and perform a vetting process about different projects throughout the State. Each Brownfield Representative for the State of Michigan, such as herself, can bring project to discuss and vet. The projects selected through the vetting process are selected to receive either grant and loan or grant or loan money through the MDEQ pool of money available for Brownfield. The projects have to be submitted through the BRA and the BRA will have to apply for the funding. Ms. Lowe indicated that loans have no interest for 5- years and then have

1.5% interest rate thereafter. Ms. Lowe discussed Tax Increment Financing (TIF) and that if a TIF is set up the BRA can capture revenue from the projects to pay back the loan.

Members of the BRA discussed that no TIF district is currently set up in Crawford County.

IV. **Margie Lathrop, ATC Group Services – Presenter**

Margie Lathrop spoke on behalf of Grayling Agricultural & Education Center which will be named the Northern Market. Ms. Lathrop had prepared a Project Proposal for Grant and Loans and provided a copy to all board members. Ms. Lathrop turned the floor to Ms. Therese Kaiser, Grayling Agricultural & Education Center, to discuss the plan for the Northern Market. Ms. Kaiser stated that the vision for the Northern Market was to be the northern food hub of Michigan, similar to Eastern Market in Southeast Michigan where farmers can bring their items for shipping or purchase there items for production and consumer can purchase straight from the farmer. Ms. Kaiser stated the market will house a Honey Kitchen, Maple Syrup Kitchen, eggs, Butcher Shop, Cheese Shop, Three Kitchens and 24-hour access. Ms. Kaiser said there will be beehives in the Honey Kitchen and a bee keeper, which you can observe through a glass wall for a farm to table experience and for education outreach for the community.

Motion by Wakeley, Second by Hehir, to accept the proposal as prepared and move forward with Grayling Agricultural & Education Center proposal for brownfield grant and loan. Ayes (5) five, Nays (0) none, Absent (1) one, Motion Carried.

Margie Lathrop spoke on behalf of Thomas H. Steffen, LLC and his Sawmill development proposal and provided board members with a copy of the project Proposal for Grant and Loans. Mr. Thomas Steffen presented his project to the members of the board and provided renderings of his proposed project in the Downtown Grayling Area where the Sawmill Tavern currently resides. Mr. Steffen stated he would like to demolish the existing blighted building and replace with a new combined commercial retail and parking lot structure. Director Ertel questioned Mr. Steffen if he had interested parties in leasing the retail space. He stated that he did have interested parties already.

Motion by Podjaske, Second by Ertel, to accept the proposal as prepared and move forward with Sawmill Project proposal for brownfield grant and loan. Ayes (5) five, Nays (0) none, Absent (1) one, Motion Carried.

V. **Brownfield Training Dates**

Director Podjaske suggested we request the presence of Julie Lowe, MDEQ and Dan Leonard, Michigan Economic Development Corporation (MEDC) to present at the next meeting. No other brownfield training dates were suggested. Julie agreed to return to as many meetings as she was needed to assist the BRA moving forward. Podjaske volunteered to facilitate the training date to be held at the next meeting.

VI. **Other Business**

Directors' discuss the next meeting time and date that would work on routine basis. The third Tuesday of the month at 9:00 AM was suggested making the next meeting date the 18th of July 2017.

Motion by Wakeley, Second by Podjaske, to accept the Third Tuesday of each month at 9:00 AM to hold the BRA Meetings.

Ayes (5) five, Nays (0) none, Absent (1) one, Motion Carried.

Director Ertel was dismissed at 10:00 AM. While additional general conversation continued with Julie Lowe asking questions of the ATC, the Developers and general discussion with the Directors took place.

Adjournment

Motion by Podjaske, Second by Hehir, to Adjourn the Meeting.

Ayes (5) five, Nays (0) none, Absent (1) one, Motion Carried.