



**Rochester Hills**  
**Minutes - Draft**  
**Brownfield Redevelopment Authority**

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*Chairperson Stephen McGarry*  
*Vice-Chairperson Thomas Turnbull*  
*Members: Bill Chalmers, Robert Justin, Mark Sera, Del Stanley*  
*Council Member Stephanie Morita*

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Thursday, December 3, 2015

7:00 PM

1000 Rochester Hills Drive

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## CALL TO ORDER

Chairperson Stephen McGarry called the Special Meeting of the Brownfield Redevelopment Authority to order at 7:00 p.m. in the Auditorium.

## ROLL CALL

**Present** 6 - Mark Sera, Stephen McGarry, Thomas Turnbull, Robert Justin, Bill Chalmers and Stephanie Morita

**Absent** 1 - Del Stanley

Quorum present.

Also present: Kurt Dawson, Director of Assessing/Treasury  
Maureen Gentry, Secretary

## APPROVAL OF MINUTES

[2015-0510](#) July 31, 2014 Special Meeting

A motion was made by Morita, seconded by Justin, that this matter be Approved as Presented. The motion carried by the following vote:

**Aye** 6 - Sera, McGarry, Turnbull, Justin, Chalmers and Morita

**Absent** 1 - Stanley

## COMMUNICATIONS

*There were no Communications presented.*

## NEW BUSINESS

[2015-0506](#) Request for Approval of the 2016 Meeting Schedule

**MOTION** by Justin, seconded by Turnbull, the Brownfield

*Redevelopment Authority hereby approves the 2016 meeting schedule at its December 3, 2015 Special Meeting, consisting of four quarterly meetings to be held on January 21, 2016; April 21, 2016, July 21, 2016 and October 20, 2016, and acknowledges that Special Meetings may be scheduled throughout the year if necessary.*

**A motion was made by Justin, seconded by Turnbull, that this matter be Approved. The motion carried by the following vote:**

**Aye** 6 - Sera, McGarry, Turnbull, Justin, Chalmers and Morita

**Absent** 1 - Stanley

2015-0509

Request for Election of Officers for 2016: Chairperson, Vice Chairperson, Secretary and Treasurer for a one-year term.

***MOTION/NOMINATION*** by Justin, seconded by Chalmers, the Rochester Hills Brownfield Redevelopment Authority hereby re-appoints the current slate of Officers to serve as Chairperson (Stephen McGarry), Vice Chairperson (Thomas Turnbull), Secretary (Planning and Development Department Staff) and Treasurer (Kurt Dawson) for the year 2016.

**A motion was made by Justin, seconded by Chalmers, that this matter be Approved. The motion carried by the following vote:**

**Aye** 6 - Sera, McGarry, Turnbull, Justin, Chalmers and Morita

**Absent** 1 - Stanley

## **ANY OTHER BUSINESS**

*Ms. Morita related that City Council member Adam Kochenderfer had been appointed to the Oakland County Board of Commissioners, and Council was looking for someone to take his place for District 2. She encouraged the members to look for people willing to put in an application or, if they lived in the northwest quadrant of the City, to apply themselves.*

*Ms. Morita noted that there might be a new BRA member from Council. She had been on the BRA for eight years, but Council was going to try to cross train people for different boards to become knowledgeable about different areas of the City so that when projects came before them they were not completely "blindsided" because they had not seen something*

*beforehand. She said that she had had the pleasure of serving on the BRA, and she knew it was in good shape because of the new procedures and guidelines they had adopted. It was very clear now what someone had to prove to be eligible for funding. She stated that she was proud of what they worked on and managed to accomplish, and whoever took her place would know what had to be done. She said that she would love to stay on the BRA, but it depended on what assignments opened up. She noted that it would be figured out the following Monday at the Council meeting. The BRA met so few times that she was not sure when she would see anyone again, and she wanted to thank everyone and say that it had been a pleasure working with everyone.*

*Chairperson McGarry thanked Ms. Morita for her service and her attention to detail. He commented that she had kept them honest and asked good questions, which was appreciated. He said that she was welcome to attend their meetings. Ms. Morita said that if Council did get a brownfield plan, she would be asking a lot of the same questions. She felt that the BRA was an underrated board that was highly technical, and it required the ability to do math, understand real estate and what went into development. The BRA required intelligence, competence and attention to detail, and she was glad to know that the BRA had read a plan before it got to Council.*

*Mr. Justin asked if there were any updates from the City. Ms. Gentry mentioned some of the new residential and commercial projects. Mr. Justin asked what happened with the plan the BRA approved for the trucking facility on Dequindre and Hamlin. He was advised that the applicant had pulled out after the Planning Commission denied the Conditional Use. The neighbors came out in droves against it, and although zoned correctly, it was determined that it was not harmonious with the area. The applicant decided to not change the plan or add a turn lane on Dequindre as asked by the Planning Commission.*

## **NEXT MEETING DATE**

Chairperson McGarry reminded the Brownfield Redevelopment Authority Board that the next Regular Meeting was scheduled for January 21, 2016.

## **ADJOURNMENT**

Hearing no further business to come before the Brownfield Redevelopment Authority, and upon motion by Mr. Justin, seconded by Ms. Morita, Chairperson McGarry adjourned the Special Meeting at 7:13 p.m.

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Stephen McGarry, Chairperson  
City of Rochester Hills  
Brownfield Redevelopment Authority

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Maureen Gentry, Secretary