



Rochester Hills

Minutes - Draft

Brownfield Redevelopment Authority

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Chairperson Thomas Turnbull
Vice-Chairperson Robert Justin
Members: Werner Richard Braun III, James Nachtman,
Mark Sera, Del Stanley
Council Member Kevin S. Brown

Thursday, November 16, 2017

7:00 PM

Conference Room 221

CALL TO ORDER

Vice Chairperson Thomas Turnbull called the Special Brownfield Redevelopment Authority Meeting to order at 7:00 p.m. in Conference Room 221.

ROLL CALL

Present 4 - Mark Sera, Del Stanley, Thomas Turnbull and Robert Justin

Excused 3 - Werner Richard Braun III, James Nachtman and Kevin S. Brown

Quorum present (James Nautman entered 7:10 p.m.; meeting had adjourned)

Others present: Sara Roediger, Director of Planning & Economic Dev.
Joe Snyder, CFO, Director of Fiscal/Treasury
Maureen Gentry, Secretary

APPROVAL OF MINUTES

[2017-0538](#) October 27, 2016 Special Meeting

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

Aye 4 - Sera, Stanley, Turnbull and Justin

Excused 3 - Braun III, Nachtman and Brown

COMMUNICATIONS

There were no Communications presented.

NEW BUSINESS

2017-0539

Request for Election of Officers for the Brownfield Redevelopment Authority - Chairperson, Vice Chairperson, Secretary and Treasurer for a one-year term.

MOTION/NOMINATION by Justin, seconded by Stanley, the Rochester Hills Brownfield Redevelopment Authority hereby appoints Thomas Turnbull to serve as its Chairperson for a one-year term.

MOTION/NOMINATION by Stanley, seconded by Sera, the Rochester Hills Brownfield Redevelopment Authority hereby appoints Robert Justin to serve as its Vice Chairperson for a one-year term.

MOTION/NOMINATION by Justin, seconded by Sera, the Rochester Hills Brownfield Redevelopment Authority hereby appoints the Planning Staff to serve as its Secretary for a one-year term.

MOTION/NOMINATION by Justin, seconded by Sera, the Rochester Hills Brownfield Redevelopment Authority hereby appoints Joe Snyder to serve as its Treasurer for a one-year term.

A motion was made that this matter be Approved. The motion carried by the following vote:

Aye 4 - Sera, Stanley, Turnbull and Justin

Excused 3 - Braun III, Nachtman and Brown

2017-0540

Request for approval of the 2018 BRA Meeting Schedule.

MOTION by Justin, seconded by Stanley, the Brownfield Redevelopment Authority hereby approves the 2018 meeting schedule at its November 16, 2017 Special Meeting, consisting of four quarterly meetings to be held on January 18, 2018, April 19, 2018, July 19, 2018 and October 18, 2018, and acknowledges that Special Meetings may be scheduled throughout the year if necessary.

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

Aye 4 - Sera, Stanley, Turnbull and Justin

Excused 3 - Braun III, Nachtman and Brown

ANY OTHER BUSINESS

Before the meeting, Ms. Roediger introduced herself to the members. She had been appointed Director of the Planning and Economic Development Department earlier in the year.

Ms. Roediger related that there were some items on the horizon. She had been at the City for three years, and it was her first opportunity to meet with everyone, as there had not really been any business to come before the Brownfield Board. She felt that in the next year, that would change. Staff had been in talks about the former Aragona property, the 28-acre landfill site at the northeast corner of Hamlin and Adams. A Brownfield Plan had been approved in 2005 for cleaning the site for a proposed mixed-use project, including office and retail. That project never went forward. The property had since changed hands, and staff had been working with a different group who would like to do a residential development. In the past, that was not deemed feasible, due to the cost. It was originally zoned for single-family residential, but a Consent Judgment had been approved for the property which allowed office and retail. Because of that, the process moving forward would be to amend the Consent Judgment, which would start at City Council. That project would probably go before Council in the next month or two. If that was favorable to the applicants, she envisioned that it would come before the BRA soon. The applicants were already working on a draft Brownfield Plan. The good news was that they were working with the City's environmental consultant, Thomas Wackerman of ASTI. He had been involved with the original Brownfield Plan. From an environmental cleanup standpoint, what was being proposed was actually better, because the contamination would be brought up to a residential standard. She thought that a Plan would be brought forward in the first quarter of 2018, although it might not be ready for the January 16th meeting. A Special Meeting might be called when it was ready. She was looking forward to the Board meeting for its purpose

Chairperson Turnbull asked if the Board would meet if that was not ready, and Ms. Roediger did not think so. She related that staff had also been in talks with the representatives for the property at the southeast corner of Hamlin Adams (former Suburban Softball site). It was not as far along, but there might be something to review in the future.

NEXT MEETING DATE

Chairperson Turnbull reminded the BRA members that the next scheduled meeting was January 16th, 2017 (since cancelled).

ADJOURNMENT

Hearing no further business to come before the BRA Board and upon motion by Mr. Stanley, seconded by Mr. Justin, Chairperson Turnbull adjourned the Special Meeting at 7:09 p.m.

Respectfully submitted,

Thomas Turnbull, Chairperson
Brownfield Redevelopment Authority

Maureen Gentry, Secretary