



**ADA TOWNSHIP BROWNFIELD REDEVELOPMENT AUTHORITY BOARD
ADA TOWNSHIP HALL – Assembly Hall
7330 Thornapple River Drive
Tuesday, September 10, 2024 Meeting
8:00 A.M.**

AGENDA

1. Call Meeting to Order
2. Approval of Agenda
3. Approval of Minutes of March 25, 2024 Meeting
4. Review of Brownfield Program
5. Termination of Brownfield Redevelopment Authority Board
6. Staff/Board Member Comments
7. Public Comment
8. Adjournment



**ADA TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD
MINUTES OF THE MARCH 25, 2024 MEETING**

DRAFT

A regular meeting of the Ada Township Brownfield Redevelopment Authority Board was held on Monday, March 25, 2024 at 6:00 p.m., at the Ada Township Hall, Assembly Room, 7330 Thornapple River Dr., Ada MI.

CALL TO ORDER

Vice-Chair Moran called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present: Bowersox, Dixon, Leisman, Moran, Norman, Said

Members Absent: Killman

Staff Present: Assessor Boerman, Buckley, Suchy

Public Present: 0

APPROVAL OF AGENDA

Moved by Bowersox, supported by Norman, to approve the agenda as presented. Motion carried.

APPROVAL OF MINUTES OF THE OCTOBER 16, 2023 MEETING

Dixon referred to the Election of Officers section of the minutes requesting clarification on the role of secretary. Planning Director Said explained that the Brownfield Redevelopment Authority Board does not require a secretary position. Moved by Dixon, supported by Bowersox, to approve the minutes as presented. Motion carried.

REVIEW AND APPROVAL OF PAYABLES

Moran made note of an error on the amount of distribution to Geld and corrected the amount to be \$64,040.03.

Said stated that this distribution to Geld may result in the completion/fulfilment of the duties of the Brownfield Board.

There was extended Board discussion on: what the next steps would be, to resolve the Brownfield, continue the Board for future programs and/or other options, funding of Brownfield programs, reaching out to Geld regarding payment agreement with the final payment, and confirming what the State Brownfield Authority/Law requirements/options are.

Township Manager Suchy explained the process/procedures to have a Brownfield (or not have a Brownfield) and possible options within a Brownfield; apply for housing, staying dormant, and/or checking into the Kent County Brownfield.

Moran asked the other Board members their thoughts. Dixon said he feels the development is done, but that Ada is not done and there may be other projects to consider. Norman mentioned several items; one in that he said with the States change in definition of Brownfield (no longer do you have to have contaminated property) it opens up a lot more parcels to be developed. Bowersox agreed with the items that Norman said. Leisman said his thought is that he would like to see staff (and legal counsel) do their research before making any decisions.

Following discussions, it was concluded that Said/staff would do the additional research on what the State law requires, have discussion with Geld/Amway, and that Said will share the finalized research with the Brownfield Board at a meeting date to be determined.

- a. Reimbursement to Geld, LLC for Costs of Eligible Brownfield Activities**
- b. Ada Township Administrative and Operating Expenses**

Moved by Norman, supported by Dixon, to approve reimbursement payment to Geld, LLC, in the amount of \$64,040.03 and Ada Township in the amount of \$1,750.00 for Administrative and Operating Expenses. Motion carried.

STAFF/BOARD MEMBER COMMENTS

Said mentioned that Kurt Killman's term has come to an end, and he has declined reappointment. Leisman said they will hold off appointing any new board members until a decision is made regarding the Brownfield Board.

The Board discussed the next meeting date and tentatively agreed to Monday, October 14 or October 28, 2024, at 6:00 p.m.

PUBLIC COMMENT

Assessor Boerman stated that she sends the information to the Treasurer Department for them to collect and will continue to communicate with them regarding the parcels that are involved in the Brownfield.

ADJOURNMENT

Moved by Norman, supported by Dixon, to adjourn meeting at 6:28 p.m.

Jacqueline Smith
Ada Township Clerk

rs:eb



MEMORANDUM

Date: 09.03.2024

TO: Ada Township Brownfield Redevelopment Authority Board
FROM: John D. Said, AICP, Director of Planning
RE: Brownfield Redevelopment Plan Status – Recommendation for Termination of Brownfield Authority Board and Program

As has been discussed with the Brownfield Authority Board at recent meetings, the Program was nearing its completion with completion of reimbursements to Geld, LLC for their demolition and environmental remediation activities in the Brownfield Redevelopment Area. As of April, 2024, the repayments have been completed. The success of the Brownfield Redevelopment Program, due to the significant reinvestment in the Central Business District allowed for completion of these repayments within the anticipated timeframe (most recently projected in 2020).

The Ada Township Brownfield Redevelopment Authority previously approved a Brownfield Plan for property which Geld LLC redeveloped. The Authority also entered into an agreement with Geld, LLC which provides for reimbursement by the Authority to Geld, LLC an amount up to \$927,985.40 that has been expended (by Geld) for demolition and environmental due diligence on property in the approved redevelopment area. The Treasurer's Office has prepared a concluding summary document of the Program, which is attached to this memo.

At the March 25, 2024 Brownfield Authority Board meeting, Board members inquired about whether the program could continue, funding options, and confirmation of applicable State laws. Staff then reached out to the State as well as the Township Attorney to address these questions. As more specific information was provided by the Township Attorney, a summary of those responses is provided as follows:

- Per the Brownfield Redevelopment Financing Act, a brownfield plan may only authorize the capture of tax increment revenue from eligible property until the year in which the costs for the eligible activities are reimbursed, or 30 years, whichever occurs first.
- The Act requires that the Brownfield Redevelopment Authority may no longer capture taxes under the Geld Plan once all eligible costs have been reimbursed.
- Per the Act, the Brownfield Plan cannot be amended solely to continue capturing taxes; there would have to be some sort of eligible activities or expenditures to justify an amendment to extend the Brownfield Plan.

As the areas within the area designated in the Brownfield Plan have now been completely redeveloped, and the Township's reimbursement obligations have been fulfilled, it is appropriate to terminate the Brownfield Plan at this time. This will allow the various taxing entities to begin to regain their tax revenues based on the full redevelopment of the Brownfield area. These taxing entities include Kent County, Grand Rapids Community College, and the Kent County Library District.

Should any future opportunities arise for redevelopment that is eligible for participation in the Brownfield Program, the Township would have an opportunity to either: (a) participate in the Kent County Brownfield Program, or (b) set up a new Brownfield Plan.

As such, at this time it is respectfully recommended that the Brownfield Authority Board recommend termination of the Brownfield Authority Board and corresponding Plan. This recommendation will then be taken to the Township Board for final action, likely at the second September meeting. Staff appreciates the efforts and time of the Brownfield Authority Board, in their stewardship of this Program.

Brownfield Payment History

Actual
981048.4

				Admin Fees	Payback		Interest
		\$ 50,417.71	Summer 2018				
		\$ 14,168.64	Winter 2019				
3/11/2019	47983	\$ 64,586.35		\$ 3,500.00	\$ 61,086.35	\$ 919,962.05	\$ 36,798.48
10/29/2019	49085	\$ 92,749.85	Summer 2019	\$ 1,750.00			
3/23/2020	49829	\$ 26,059.08	Winter 2020	\$ 1,750.00			
		\$ 118,808.93		\$ 3,500.00	\$ 115,308.93	\$ 841,451.60	\$ 33,658.06
10/26/2020	50801	\$ 135,151.27	Summer 2020	\$ 1,750.00			
6/14/2021	51858	\$ 37,989.27	Winter 2021	\$ 1,750.00			
		\$ 173,140.54		\$ 3,500.00	\$ 169,640.54	\$ 705,469.13	\$ 28,218.77
11/23/2021	52623	\$ 148,866.17	Summer 2021	\$ 1,750.00			
3/29/2022	53080	\$ 41,873.02	Winter 2022	\$ 1,750.00			
		\$ 190,739.19		\$ 3,500.00	\$ 187,239.19	\$ 546,448.70	\$ 10,928.97
10/25/2022	53929	\$ 193,382.36	Summer 2022	\$ 1,750.00			
4/10/2023	54585	\$ 54,866.27	Winter 2023	\$ 1,750.00			
		\$ 248,248.63		\$ 3,500.00	\$ 244,748.63	\$ 312,629.05	\$ 6,252.58
10/23/2023	55362	\$ 256,591.60	Summer 2023	\$ 1,750.00			
3/18/2024		\$ 65,790.03	Winter 2024	\$ 1,750.00			
		\$ 322,381.63		\$ 3,500.00	\$ 318,881.63	\$ (0.00)	\$ -
				\$ 21,000.00	\$ 1,096,905.27		\$ 115,856.87

9/5/2024

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 243 BROWNFIELD REDEVELOPMENT AUTHORITY FUND							
04/01/2024			243-000.000-001.000 CASH		BEG. BALANCE		77,510.30
04/19/2024	CD	CHK	Check: GEN 56128	56128		64,040.03	13,470.27
04/30/2024	GJ	JE	INTEREST - APRIL 2024	120768	69.17		13,539.44
05/13/2024	CD	CHK	Check: GEN 56166	56166		3,500.00	10,039.44
05/31/2024	GJ	JE	INTEREST - MAY 2024	120771	22.20		10,061.64
06/30/2024	GJ	JE	INTEREST - JUNE 2024	120763	22.43		10,084.07
08/31/2024			243-000.000-001.000	END BALANCE	113.80	67,540.03	10,084.07

EXHIBIT A
LOCATION AND SITE MAP

