

**ADA TOWNSHIP
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD
MINUTES OF THE MARCH 19, 2018 MEETING**

The meeting was called to order at 9:00 am by Board Vice-Chair George Haga.

MEMBERS PRESENT: Terry Bowersox, Ken Dixon, Jim Ferro, George Haga and Devin Norman.

MEMBERS ABSENT: Kurt Killman

PUBLIC PRESENT: Rick VanDellen, Amway, Steve Dertz, Amway and John Byl, Warner, Norcross & Judd.

Motion approved unanimously.

APPROVAL OF MINUTES OF THE NOVEMBER 28, 2016 MEETING:

It was moved by Bowersox, seconded by Dixon, to approve the minutes of the November 28, 2016 meeting as written. Motion approved unanimously.

Motion approved unanimously.

BROWNFIELD REIMBURSEMENT AGREEMENT WITH GELD, LLC

John Byl, Warner, Norcross & Judd, presented the proposed agreement between the Authority and Geld, LLC that provides for reimbursement by the Authority to Geld of documented redevelopment costs that are eligible for reimbursement under the Brownfield statute and the Brownfield Plan that was approved by the Authority in 2016.

Byl noted that the funding source for the reimbursement is tax increment revenues collected by the Authority from taxing jurisdictions whose levies are applied to the properties within the boundaries of the redevelopment area identified in the approved plan, excluding capture of Township millages that are already captured by the DDA.

Byl stated it is anticipated that the maximum amount of reimbursement identified in the agreement, which is \$1.482 million, would likely be repaid well before the maximum term of the agreement, which runs through 2046.

Following discussion, it was moved by Norman, seconded by Bowersox, to approve the proposed Brownfield Reimbursement Agreement.

Motion passed unanimously.

Discussion ensued regarding the process for reviewing and approving reimbursement requests from Geld. It was noted that Haga and Ferro had received documentation of eligible costs from Geld on Friday, March 16, but have not had an opportunity to review them yet. Ferro stated that another Board meeting may be needed in the next month for Board approval of reimbursement.

Byl noted that some authorities delegate the task of reviewing and signing off on reimbursement requests to staff.

Following discussion, it was moved by Dixon, seconded by Norman, to delegate to Haga and Ferro responsibility for review of reimbursement requests, documentation of eligible costs and approval of reimbursement.

Motion passed unanimously.

PROPOSED FISCAL YEAR 2018-19 BUDGET

Haga and Ferro presented the proposed budget for the coming fiscal year. Haga pointed out that the anticipated tax increment revenue is \$25,830, which is less than the amount indicated in the projections contained in the approved Brownfield Plan.

Ferro stated that the expenditures budgeted include reimbursement to Geld in the amount of \$22,330 and an allowance of \$3,500 for administrative costs of the Authority.

Following discussion, it was moved by Norman, seconded by Bowersox, to approve the proposed budget for Fiscal Year 2018-19.

Motion passed unanimously.

Haga asked Byl if the Brownfield Authority budget is subject to approval by the Township Board. Byl stated he did not believe it was. Ferro stated that the brownfield statute states only that “the Authority shall annually approved a budget.” Haga noted he had included the Brownfield budget in the annual budget public hearing, just in case.

PUBLIC COMMENT:

None.

ADJOURNMENT

The meeting was adjourned at approximately 9:30 a.m.

Jacqueline Smith
Ada Township Clerk

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