Brownfield Redevelopment Authority
Board of Directors Meeting
January 21, 2021
Immediately following EDC meeting

This meeting is being conducted electronically in order for members, staff, and the public to comply with the Emergency Order Under MCL 333.2253 – Gathering Prohibition and Mask Order issued by Robert Gordon, Director of the Michigan Department of Health and Human Services, on October 29, 2020.

Agenda

A. Call to Order

B. Roll Call and Motion to Excuse Absent Members (Action: Motion to excuse absent members)

C. Adoption of Formal Agenda (Action: Motion to approve formal agenda)

D. Approval of Minutes for Meeting on December 17, 2020 (Action: Motion to approve the meeting minutes of December 17, 2020)

E. New Business

1. Approval of a purchase agreement between HMG Navigation & Planning, LLC and the Brownfield Redevelopment Authority (BRA) for sale of the parcel at 707 N. Westnedge Avenue for a mixed-use redevelopment project. (ACTION: Motion to approve the purchase agreement between HMG Navigation & Planning, LLC and the BRA for sale of the parcel at 707 N. Westnedge Avenue).

2. Public hearing for the 400 Rose Phase 2 Brownfield Plan for the redevelopment project located at 423, 427, and 429 S. Park Street and 314 and 234 W. Cedar Street.
   - Staff and developer presentation
   - Public comment period
   - Board Discussion

3. Adoption of a resolution approving implementation of the 400 Rose Phase 2 Brownfield Plan for the redevelopment project located at 423, 427, and 429 S. Park Street and 314 and 234 W. Cedar Street and recommending the City Commission adopt the Brownfield Plan (ACTION: Motion to adopt the resolution approving implementation of the 400 Rose Phase 2 Brownfield Plan and recommending the City Commission adopt the Brownfield Plan).

4. Approval of a Development Agreement between 234 West Cedar, LLC and Park@Cedar, LLC (developer) and the Brownfield Redevelopment Authority (BRA) for the redevelopment project 400 Rose Phase 2 (ACTION: Motion to approve the Development Agreement between 234 West Cedar, LLC and Park@Cedar, LLC and the BRA and authorize the chair to sign).

5. Approval of a grant proposal to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for environmental due care activities at 315 E. Frank Street and authorize staff to submit on behalf of the BRA. (ACTION: Motion to approve the grant proposal to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for environmental due care activities at 315 E. Frank Street and authorize staff to submit on behalf of the BRA).

6. Acceptance of a bid proposal for brownfield consulting services and authorization for staff to finalize a contract for services as described in the Request for Qualifications for a sum not-to-exceed $75,000 and authorize the department director to sign. (ACTION: Motion to accept the bid proposal for brownfield consulting services and authorize staff to finalize a contract for
services as described in the RFQ for a sum not-to-exceed $75,000 and authorize the department director to sign).

F. Old Business

G. Communications and Announcements

H. Staff Updates

J. Citizen Comments

K. Directors’ Comments

L. Adjournment