

**BROWNFIELD REDEVELOPMENT AUTHORITY (TIFA) MINUTES
MEETING HELD THURSDAY JUNE 15, 2022**

PRESENT:

Brownfield Members:

Richard Widgren, Chair
Stan Simek
Paul Ellis
Donna Flaherty
Tony Bellestri
Kenneth Blondell
Tony Rascano
Kyle McKee
Richard Albrecht
Geri Hofmann

ABSENT: Mayor Kip Walby
Joseph Claycomb, Vice Chair

ALSO PRESENT:

Cheryl Samu, Recording Secretary
Denise Pike, CDI Director
Laura Stowell, Finance Director

PLEDGE OF ALLEGIANCE/ROLL CALL

The Pledge of Allegiance was recited by all. Chairman Widgren called the meeting to order at 7:00am. Roll was called and a quorum was present.

New member Kyle introduced himself.

APPROVAL OF MINUTES OF MARCH 31, 2022, MEETING

Motion by Rascano, seconded by Simek to approve the Minutes of MARCH 31, 2022, as presented.

Ayes: All – 10

RECEIVE & FILE FINANCIAL STATEMENT/TREASURER'S REPORT

Mr Ellis discussed the finances.

Fund balance is \$47,108.01, this has been here for some time now.

This year's activity was all for nursing home where St Gertrude's used to be.

NEW BUSINESS:

a. Update on rules and regulations – Patrick McGow

- a. Brownfield was created in 1996 to promote redevelopment for environmental remediation of properties. The City created The Brownfield redevelopment Authority in the early 2000's. Understand, there is a difference between core communities and non-core communities. SCS is not a core community, which means this Brownfield can pay for environmental remediation, demolition, lead and asbestos abatement. The way Brownfield has been used in the city, generally initiated by the developers. They come to the city to request financial assistance. Historically the city has done, informed people we have these tools, if you want to do this, its available. Often times, a developer wants to demolish, rebuild and then they come to Brownfield Authority for assistance for the types of the things the board they can pay for.

Question was raised, because the board has reimbursed the owners under those agreements and fulfilled the obligations, do we have to do anything to remain in existence. Mr McGow, explained you do not have to do anything until you decide to terminate. No cost to have a Brownfield. Continue to have quarterly meeting or once a year. Should have at least one

meeting per year but that's up to the board. One question that was asked was about the budget, if there aren't any projects do we still approve a budget. Answer is yes. That way if a project does come before the city, you are already in place and it's just easier.

Mr. Widgren – there is some residual cash left over

McGow - Brownfield is very restricted as to how much money can capture. Can only capture enough money to pay the eligible activities for that Brownfield plan, but there is an exception that says you can continue to capture up to five years and put in a revolving fund that can be used for other Brownfield projects and that is probably what that is.

Discussion ensued regarding the Gourmet House new ownership.

b. Budget 2023 – Paul Ellis

- a. Decided to put \$5,000 for service which is about two applications for Brownfield projects and \$5,000 for professional services.

Widgren – the ending fund balance in 6/8/22 shows \$47,108, that should be the same for fy 2023 proposed budget.

City of St. Clair Shores									
Brownfield Redevelopment Authority		Brownfield Redevelopment Authority							
FY 2022 Proposed Budget									
Fund 850									
		2019	2020	2021	FY 2022			FY 2023	
		6/30/2019	6/30/2020	6/30/2021	Adopted	Amended	YTD Actual	Proposed	
Description	Account	Actual	Actual	Actual			at 6/8/22	Budget	
Revenues									
Tax capture	410000	\$69,566	\$165,565	\$251,119	\$254,380	\$254,380	\$160,526	\$0	
Interest	664000	65	68	37	60	60	21	25	
Charges for service	630000	0	0	0	0	0	0	5,000	
Other	695000	0	0	0	0	0	0	0	
Total Revenues		\$69,631	\$165,634	\$251,156	\$254,440	\$254,440	\$160,547	\$5,025	
Expenditures - Dept 850									
Administration	806000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Professional services	810000	0	2,436	0	2,000	2,000	25	5,000	
Maceri Project	810950	0	0	0	0	0	0	0	
9 Mile Harper LLC Payment	810960	0	0	0	0	0	0	0	
Repairs and maintenance	930000	0	0	0	0	0	0	0	
Other	950000	62,353	160,611	249,741	254,380	254,380	169,871	0	
Debt service	991000								
Principal	992000	0	0	0	0	0	0	0	
Interest		0	0	0	0	0	0	0	
Total Expenditures		62,353	163,047	249,741	256,380	256,380	169,896	5,000	
Excess of Revenue Over Expenditures / Change in Net Assets		7,278	2,587	1,415	(1,940)	(1,940)	(9,349)	25	
Fund Balance / Net Assets (Deficit) - Beginning of year									
		45,177	52,455	55,042	56,457	56,457	56,457	55,027	
Fund Balance / Net Assets (Deficit) - End of year									
		\$52,455	\$55,042	\$56,457	\$54,517	\$54,517	\$47,108	\$55,052	

\$47,133

Motion by Blondell, seconded by Flaherty to approve the Brownfield budget modifying, the ending balance of FY 2023 from \$55,052 to \$47,133.

Ayes: All-10

OLD BUSINESS: NONE

AUDIENCE PARTICIPATION –

NEXT MEETING AND ADJOURNMENT: September 15, 2022

Motion by Simek, seconded by Rascano to adjourn the meeting at 7:24 p.m.

Ayes: All - 10