



Village of Vicksburg
Brownfield Redevelopment Authority
Brady Township Hall
13123 S. 24th Street, Vicksburg, MI 49097
Monday, June 18, 2018 – 6:00 pm

Minutes

- I. Call to Order – The meeting was called to order at 6:01 pm by Village President Bill Adams.

Roll Call: The following members were in attendance: President Bill Adams, Don DeBruin, James Earl, Tim Frisbie, Steve Goss, Julie Merrill, Gail Reisterer, and Ron Smith. Absent: Colin Bailey. Also, in attendance: Village Manager Jim Mallery, Clerk Tracy Locey, Attorney Jared Belka)
- II. Approval of Agenda – Reisterer moved, seconded by Merrill to approve the agenda as amended. Motion carried 8-0.
- III. Approval of Minutes, September 11, 2017 – Earl moved, seconded by Reisterer to approve the minutes as presented. Motion carried 8-0.
 - I. Proposed Brownfield Application of 343 W Prairie – A Development and Reimbursement Agreement was presented. The agreement outlines the \$160,000 in eligible reimbursement expenses for the project at 343 W Prairie Street. Over the course of twenty-four years, repayment to the village is projected at approximately \$266,000. The agreement, as outlined, is in accordance with state statutes as a revitalization project. Smith inquired on the risks with the project. If in the event taxable values were to drop then return may not be as projected. Frisbie inquired if the agreement was transferrable. Only in cases of transfer to immediate family would a transfer be allowable without Brownfield Development Authority approval. DeBruin inquired on bankruptcy. Even if the developer were to declare bankruptcy, taxes will be paid on the property by someone/organization. The village will recoup its investment by the taxpayer of the property. Belka reviewed the process for the grant application approval and reimbursement requests. Frisbie moved, seconded by Smith to approve the Development and Reimbursement Agreement for 343 West Prairie as presented. Motion carried 8-0 with a roll call vote.
 - II. Consider 2017/2018 Expenditure Approvals – An executive summary was reviewed by Mallery outlining the revenues and expenditures for the fiscal year. Frisbie moved, seconded by Merrill to approve the expenditures for 2017-2018 as presented. Motion carried 8-0 with a roll call vote.
 - III. Consider 2018/2019 Budget Approval – Mallery stated there will not be any brownfield tax captures in 2018/2019. Discussion took place on the “transfer in” of \$221,000 to balance the budget. An executive summary was provided outlining the potential

expenditures. Smith moved, seconded by Goss to approve the 2018-2019 budget as presented. Motion carried 8-0 with a roll call vote.

- IV. Brownfield Application Fee Schedule – Mallery stated the fees collected to process Brownfield Applications is currently \$500. The current rate does not cover the expenses for processing applications. The recommendation by Mallery was to set the fee at \$5,000. Reisterer moved, seconded by Smith to establish the fee at \$5,000. Discussion took place on the justification of the fee increase, what happens to excessive funds, and how the fee compares to other communities. Reisterer amended the motion, seconded by Smith to have the fee be recommended to the council up to the amount of \$5,000. Motion carried 8-0 with a roll call vote.
- IV. Adjournment –With there being no further business, the meeting was adjourned at 6:46 pm.

Respectfully Submitted,

Tracy Locey
Village Clerk