

**CITY OF MONROE**  
**Brownfield Redevelopment Authority**  
Regular Meeting Minutes  
Thursday, April 10, 2014 - 8:00 AM  
2929 E. Front Street - Monroe, MI 48161

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1. Call to Order: 8:05 a.m.
2. Members Present:  
Thomas A. Krzyston, Chairman  
Mark Laboe, Vice Chairman  
Mayor Robert Clark  
Don Lieto  
Rodney Welliver  
Members Excused:  
Dale Brose  
Paul Livernois  
  
Others Present:  
Ed Sell Jr., City of Monroe  
Dan Swallow, City of Monroe  
Matt Wallace, City of Monroe
3. Additions/Deletions to the Consent Agenda or Regular Meeting Agenda: None
4. On motion made by D. Lieto and supported by Vice Chairman Laboe the Regular Meeting Agenda was approved. 5 Ayes 0 Nays. Motion passed.
5. Public Comment: None
6. Motioned by Lieto and seconded by Vice Chairman Laboe the Consent Agenda was approved. Ayes 5 Nays 0. Motion passed.
  - 6.1. Approve BRA Minutes of Thursday, February 13, 2014.
  - 6.2. Approve and place on file BRA Financial Report for February 28, 2014.
  - 6.3. Approve and place on file BRA Financial Report for March 31, 2014.
  - 6.4. Approve Invoice Summary prepared for Thursday, April 10, 2014, in the amount of \$5,579.06.
7. Unfinished Business: None
8. New Business:
  - 8.1 Upon review and updates by Ed Sell, it was motioned by D. Lieto and supported by R. Welliver, the revised summer 2013 and winter 2013 TIF capture distributions were approved. Ayes 5 Nays 0. Motion passed.
9. Staff Reports:
  - Dan Swallow:  
Johnson & Anderson (J&A) has completed 90% of the bid specification for the pump house demolition. J&A is waiting for updates on an environmental report in regards to water samples from water that seeped from the ground inside the pump house. The current proposal is to pump the water to the sanitary sewer, however, if it has to be trucked out and treated in any way it may add a cost element to the contract. Mr. Swallow plans to speak with AKT and J&A and will have more information by the next BRA Meeting

Dan Swallow cont.:

The Northern Battlefield parcel 6-inch soil cover project is completed; and as you are aware, the Port of Monroe plans to donate the property to the River Raisin National Battlefield Park.

The storm drain and utility easements for the Northern Battlefield are completed and recorded. The Battlefield informs me, they now need an environmental update assessment and have a six month window acceptance for the assessment. T. Russow is working with Hassett Title to complete the title work for the property and J&A completed an updated drawing showing the new easements.

AKT plans to submit the updated Phase 1 environmental assessment once completed. The National Parks Services must complete its own due diligence for liability protection. If the due diligence reports show minimal liability exposure, the acquisition can be approved at the regional office in Omaha. However, if the report show a higher potential liability, it may have to be approved by the Washington D.C. Office.

The City of Monroe has partnered with the River Raisin National Battlefield Park Foundation and the National Park Service to seek a grant for property acquisition from the Michigan Natural Resources Trust Fund Grant.

10. Public Comment: None.

11. Comments by BRA Board Members:

Mayor Clark presented Vice Chairman Mark Laboe with a Certificate of Appreciation to recognize 17 years of faithful and distinguished service to the Brownfield Redevelopment Authority. Mayor Clark went on to say, "On behalf of the residents of Monroe, I would like to express appreciation to you for serving the citizens of Monroe with distinction and honor".

Vice Chairman Laboe indicated "When the Brownfield legislation first came out, what better position for a real estate guy to be in. Nobody knew what the Brownfield Redevelopment Authority could do, and the legislation made projects achievable. The thought of government and free enterprise working hand-in-hand made it attractive for me".

D. Lieto asked Vice Chairman Laboe, "In your 17 years of service - what is your worse and best project?" Vice Chairman Laboe answered, "The loss of the Industrial Park (to the Battlefield) only because of the loss of taxes and jobs. The income used for the park could have gone to other BRA needs like the former Ford plant. The most rewarding would be Mason Run, Towne Houses on Front, the River Bend development on Telegraph and Ventower. The projects that created jobs were most appreciated, but none of this could have happened without the input and effort of every one present", Vice Chairman Laboe added.

Chairman Krzyston stated that he too commends Vice Chairman Laboe's dedication and service to the BRA. Unfortunately, he will not be recognized for efforts in this community until they read it in the obituaries how dedicated he was. Chairman Krzyston also stated Vice Chairman Laboe has been involved in 22 BRA projects that has brought taxes and jobs to the Monroe area. He has have taken the time to get involved in his community, and he should be appreciated for his service".

Comments by BRA Board Members cont.:

D. Lieto stated, "17 years of your time, energy and commitment, I thank you for your involvement".

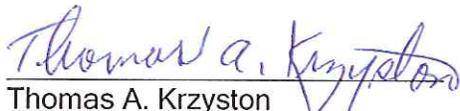
R. Welliver added, "Legislation creates opportunities, but it takes an individual like yourself to have projects come to life for Monroe, and you did that".

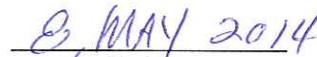
Vice Chairman Laboe credited Tom Russow for the helping structure the BRA program in Monroe and the State.

12. Adjournment:

Motioned by Vice Chairman Laboe and supported by Mayor Clark, to adjourn the meeting at 8:54 a.m. 5 Ayes 0 Nays. Motion passed

These minutes of Thursday, April 10, 2014, are not considered official until approved by the Brownfield Redevelopment Authority at its next regular meeting on Thursday, March 8, 2014.

  
Thomas A. Krzyston  
Chairman

  
Date