

**CITY OF MONROE**  
**Brownfield Redevelopment Authority**  
Regular Meeting Minutes  
Thursday, September 10, 2015 - 8:00 a.m.  
2929 East Front Street - Monroe, MI 48161

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1. Call to Order: 8:03 a.m.
2. Members Present:  
Chairman, Thomas A. Krzyston  
Mayor Robert Clark  
Dale Brose  
Don Lieto  
Patrick Williams  
Rodney Welliver  
  
Others Present:  
Ed Sell, Jr.  
Dan Swallow  
Matt Wallace  
Paul C. LaMarre, Port Director  
Megan Napier, AKT Peerless
3. Additions/Deletions to the Consent Agenda or Regular Meeting Agenda: None
4. Motioned by D. Lieto and seconded by D. Brose Regular Meeting Agenda was approved. Ayes 6 Nays 0. Motion passed.
5. Public Comment: None
6. Motioned by D. Brose and seconded by Mayor Clark the Consent Agenda was approved. Ayes 6 Nays 0. Motioned passed.
  - 6.1. Approve BRA Minutes of Thursday, August 13, 2015.
  - 6.2. Approve BRA Special Minutes of Thursday, August 20, 2015.
  - 6.3. Approve and place on file BRA Financial Report for June 30, 2015.
  - 6.4. Approve and place on file BRA Financial Report for July 31, 2015.
  - 6.5. Approve and place on file BRA Financial Report for August 31, 2015.
7. Unfinished Business: None
8. New Business:
  - 8.1 On a motion made by D. Lieto and supported by R. Welliver to amend Business Item 8.1 to read: *Approve the Development and Reimbursement Agreement between the City of Monroe Brownfield Redevelopment Authority and the Port of Monroe, removing the reference to the Michigan Economic Development Corporation (MEDC).*  
Ayes 6 Nays 0. Motion passed.  
  
On a motion by D. Lieto seconded by P. Williams to approve the Development and Reimbursement Agreement between the City of Monroe Brownfield Redevelopment and the Port of Monroe, noting the amendment to the agenda item. (Port approved Tuesday, September 1, 2015) Ayes 6 Nays 0. Motion passed.
  - 8.2 Motioned by D. Lieto and seconded by Mayor Clark the 2014 TIF Distribution Revision was approved. Ayes 6 Nays 0. Motion passed.

8.3 Motioned by D. Brose and seconded by Mayor Clark, the AKT Peerless invoice 40211 in the amount of \$800 to conduct PCB Evaluation Reporting and Encapsulation services (8-1-15 / 8-31-15) to be submitted to the Downriver Community Conference Consortium EPA Revolving Loan fund (RLF) for the pump house demolition project was approved. Ayes 6 Nays 0. Motion passed.

9. Staff Reports:

• Dan Swallow:

Working with the Port director, Paul LaMarre and Kirstie Hardy, AKT Peerless on the Port of Monroe Area Wide Brownfield Site 25. Recent changes, including the pipe storage project, could generate more revenues for repayment of existing loans for the Battlefield and Ventower Project. This will hopefully create added tax captures for support of future development projects.

MEDC loan for the Monroe Intermodal Terminal Dock project is moving forward and is being place on the agenda for the September 22, 2015 Michigan Strategic Fund Board Meeting.

• Matt Wallace:

The Brownfield Authority tracking reports were submitted on the 20<sup>th</sup>, although the State posted to submit all reports by the 31<sup>st</sup>. Have not had heard from the State, which is an indication the report is in compliance.

10. Public Comment: None

11. Comments by BRA Board Members:

P. Williams asked where the location of the pipe line is being stored: Port Director, Paul C. LaMarre responded there are three sites;

1. The old Jack's composite site, behind Gerdau.
2. Next to Hanwha and
3. DTE lease parcel.

D. Lieto asked how the MEDC funds would be applied; P. LaMarre responded for immediate dredging for cargo opportunities, once this happens, primarily engineering cost, estimates, DEQ and Corp of Engineer permits. Will wait for spring and the thaw process; and before the fish spawn window.

D. Brose complimented Rodney Welliver for being a major key individual in the gypsum agreement between the Port and DTE.

Mason Run - there might be potential money for remediation, some of it has gone into foreclosure. There is potential development, the majority has been clean up. Developers are watching the market to move forward.

Chairman Krzyston asked if any development has happened on the Rafko parcel, or the E. Elm Street. Mr. Swallow reported that the river Raisin National Battlefield Foundation evaluated the parcel, but chose not to accept the donation due to environmental concerns.

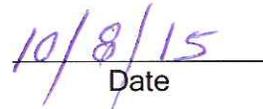
Comments by BRA Board Members cont.:

D. Brose mentioned the Port is moving to the new building and should be able to meet at the new location for the October 2015 meeting.

12. On a motion made by P. Williams and seconded by Mayor Clark to adjourn the meeting at 8:50 a.m. Ayes 6 Nays 0. Motion passed.

These minutes of Thursday, September 10, 2015 are not considered official until approved by the Brownfield Redevelopment Authority at its next regular scheduled meeting; Thursday, October 8, 2015.

  
Thomas A. Krzyston  
Chairman

  
Date