MINUTES
OWOSSO BROWNFIELD REDEVELOPMENT AUTHORITY
MEETING OF JANUARY 23, 2025

Meeting was called to order at 8:00 a.m. by Vice Chairperson Janae Fear.

Roll Call.

Members Present: Vice Chairperson Janae Fear, Members Gregory Brodeur, Timothy Dame, Michael Dowler and Dallas Lintner.

Members Absent: Authority Member Randy Woodworth and Chairperson Susan Osika.

AGENDA:

It was moved by Authority Member Brodeur and supported by Authority Member Lintner to approve the agenda for the January 23, 2025 meeting as presented.
Yeas all. Motion passed.

MINUTES:

It was moved by Authority Member Brodeur and supported by Authority Member Dowler to approve the minutes of the October 10, 2024 meeting as presented.
Yeas all. Motion passed.

COMMUNICATIONS:

None.

PUBLIC COMMENTS:

None.

PUBLIC HEARINGS:

None.

ITEMS OF BUSINESS

BRA #23 Washington Park/Woodland Trails – Long Term Advancement

City Manager Nathan Henne briefly detailed the history necessitating a long-term advancement, saying the sewers in the Woodland Trails development were not built correctly and the City could not accept them as public, nor could it pay for repairs to a private sewer line. At the same time the Woodland Trails HOA did not have the resources to bring the sewers up to the specifications necessary for City acceptance. The recent action of a developer to build out the remaining condo units in the development presented the opportunity to use a brownfield plan as a means for the City to be made whole if they provided the funding for the work up front. The work to repair the lines has already been completed and the City is ready to accept the sewers in the development after the formal terms of this agreement is accepted.

Motion by Authority Member Brodeur to approve the following resolution setting the terms for a long-term advancement between the :

RESOLUTION NO. 2025-01-BRA

AUTHORIZE A LONG-TERM ADVANCEMENT BETWEEN THE SEWER FUND AND BROWNFIELD REDEVELOPMENT AUTHORITY PLAN DISTRICT 23 – WOODLAND TRAILS – WASHINGTON PARK DEVELOPMENT

WHEREAS, the City of Owosso, Shiawassee County, Michigan established a Brownfield Redevelopment Authority under Public Act 381 of 1996; and

WHEREAS, the City of Owosso Brownfield Redevelopment Authority and Owosso City Council adopted a Brownfield Redevelopment Authority (BRA) Plan for Woodland Trails – Washington Park Redevelopment in 2024; and

WHEREAS, the BRA Plan for Woodland Trails – Washington Park Development includes sewer improvements that will require funding, which will be paid back through tax increment financing; and

WHEREAS, a development agreement and reimbursement agreement has been executed between multiple parties associated with the BRA District 23 Plan; and

WHEREAS, the city has agreed to complete sewer related improvements at both sites in an amount not to exceed $172,500 per the approved BRA District 23 Plan; and

WHEREAS, the city's Sewer Fund will cover the improvement expenses with the understanding the BRA Plan District 23 will pay back the Sewer Fund with captured taxes per the BRA tax increment financing plan.

NOW THEREFORE BE IT RESOLVED by the Owosso Brownfield Redevelopment Authority, Shiawassee County, Michigan, that:

FIRST: it has heretofore determined that is advisable, necessary and in the public interest for the Owosso Brownfield Redevelopment Authority to pay the long-term advancement between the Sewer Fund and BRA Plan District 23 – Woodland Trails-Washington Park Development in an amount not to exceed $172,500, plus interest.

SECOND: the long-term advancement term will be 30 years (2025-2054) with an annual payment due each April.

THIRD: the interest rate for the long-term advancement will be 1% APR for the term of the loan calculated using the standard commercial method.

Motion supported by Authority Member Lintner.

Roll Call Vote.

AYES: Vice Chairperson Fear, Authority Members Brodeur, Dame, Dowler and Lintner.

NAYS: None.

ABSENT: Authority Member Woodworth and Chairperson Osika.

Motion passes.

BRA #22 123 N. Washington Street – Action needed due to expiration of Development Agreement

City Manager Henne indicated the property in question currently has a brownfield plan and an OPRA in effect which required a development agreement with the developer. The project has now exceeded the two-year time limit in which construction must be completed per the terms of the development agreement and staff is looking for guidance as to how to proceed. Options include amending the development agreement, amending the brownfield plan, or recommending termination.

Property developer James Woodworth was on hand to detail the current status of the project. He indicated that after great delay, which was out of their hands, almost all of the financing pieces are now in place. They are now waiting for the approval of historic tax credits from the National Parks Service, on which they hope to receive word within the next ten days to two weeks. If the credits are approved, they can begin moving forward with the project. If they are not approved, financing for the project will become unviable. Unfortunately, in the meantime they cannot make any exterior improvements to the building, or they could lose their OPRA tax abatement.

Mr. Woodworth also noted that due to the lengthy delay by the MEDC, it will be necessary to extend the brownfield plan another two years in order to make the project viable. City Manager Henne indicated that Mr. Woodworth would need to re-engage with his third-party administrator to amend the DDA plan.

Motion by Authority Member Brodeur to extend the Timeline requirement of the Development Agreement for BRA District No. 22 – 123 N. Washington Street to one year from today to allow for amendment to the plan.

Motion supported by Authority Member Dowler.

Roll Call Vote.

AYES: Vice Chairperson Fear, Authority Members Brodeur, Dame, Dowler, and Lintner.

NAYS: None.

PUBLIC COMMENTS:

Mr. James Woodworth thanked the Authority for agreeing to extend the timeframe for his project.

BOARD COMMENTS:

None.

ADJOURNMENT:

Motion by Authority Member Dowler to adjourn the meeting at 8:18 a.m., supported by Authority Member Brodeur, and concurred in by unanimous vote.

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Janae L. Fear, Vice Chairwoman

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Approved 04-10-2025