MINUTES
OWOSSO BROWNFIELD REDEVELOPMENT AUTHORITY
MEETING OF APRIL 10, 2025

Meeting was called to order at 8:00 a.m. by Chairperson Susan Osika.

Roll Call.

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

Members Absent: Authority Members Dallas Lintner and Randy Woodworth.

AGENDA:

It was moved by Vice Chairperson Fear and supported by Authority Member Brodeur to approve the agenda for the April 10, 2025 meeting as presented.
Yeas all. Motion passed.

MINUTES:

It was moved by Authority Member Brodeur and supported by Vice Chairperson Fear to approve the minutes of the January 23, 2025 meeting as presented.
Yeas all. Motion passed.

COMMUNICATIONS:

None.

PUBLIC COMMENTS:

None.

PUBLIC HEARINGS:

None.

ITEMS OF BUSINESS

Approve Developer Reimbursements and Balances

City Manager Nathan Henne indicated this is an annual housekeeping item. He highlighted the instances in which the developers would not be receiving reimbursement this year and the reasons for the lack of payment.

Motion by Authority Member Brodeur to authorize the following resolution approving Brownfield developer reimbursement balances and payments for the fiscal year ending June 30, 2025:

RESOLUTION NO. 2025-02-BRA

A RESOLUTION OF THE OWOSSO BROWNFIELD REDEVELOPMENT AUTHORITY TO APPROVE DEVELOPER REIMBURSEMENT BALANCES AND PAYMENTS

FOR THE FISCAL YEAR ENDING JUNE 30, 2025

WHEREAS, the Owosso Brownfield Redevelopment Authority (OBRA) has undertaken multiple redevelopment projects within the City of Owosso under various approved agreements; and

WHEREAS, the Finance Department has reviewed and calculated the developer reimbursement balances and payments for the fiscal year ending June 30, 2025; and

WHEREAS, the details of these calculations are provided for confirmation and approval by the OBRA.

NOW, THEREFORE, BE IT RESOLVED by the Owosso Brownfield Redevelopment Authority that developer reimbursements and balances for FY 2024-2025 be approved as follows:

1. **OBRA 12 - Woodward Loft**
    - Developer Payment: $140,434.02
    - Due to Developer Balance: $1,040,991.80

2. **OBRA 22 - 123 N Washington**
    - Developer Payment: $0.00
    - Due to Developer Balance: $402,995.00

3. **OBRA 23 - Shiawassee County Land Bank**
    - Advance from Sewer Fund: $76,508.76 (actual amount will be booked as of June 30, 2025, once invoices are received)

4. **OBRA 13 - Wesener Building**
    - Developer Payment: $0.00
    - Due to Developer Balance: $276,010.00
    - TIF capture is expected next year due to OPRA sunsetting

5. **OBRA 15 - Armory Building**
    - Developer Payment: $78,915.57
    - Due to Developer Balance: $65,990.07
    - NOTE: Taxes have not been paid so no payment can be made at this time! Once taxes are paid, city will reimburse owner.

6. **OBRA 17 - Cargill**
    - Advancement Payment: $167,998.20 (Principal & Interest)
    - General Fund Advance Balance: $1,084,124.73

7. **OBRA 9 - Robbins Loft**
    - No Due to Developer booked because no receipts have been received.

8. **OBRA 16 - Qdoba**
    - Refund: $8,132.97
    - NOTE: propery owner paid off EGLE loan due to sale of property

9. **OBRA 20 - J & H Oil**
    - Developer Payment: $51,037.62
    - Due to Developer Balance: $239,971.91

10. **OBRA 3 - Tial**
    - Advancement Payment: $19,391.28 (Principal)
    - RLF Advance Balance: $19,381.57

Motion supported by Vice Chairperson Fear.

Roll Call Vote.

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

NAYS: None.

ABSENT: Authority Members Lintner and Woodworth.

Motion passes.

PUBLIC COMMENTS:

None.

BOARD COMMENTS:

Authority Member Dowler inquired if the Authority would be amenable to the idea of collecting receipts from the developer for the property at 123 N. Washington Street even though the project is not yet completed. The intent would be to reimburse the developer as the TIF capture allows, up to the amount of the receipts.

Motion by Authority Member Dowler to receive receipts from the developer of 123 N. Washington Street prior to completion of the project and reimburse said developers up to the amount of the receipts on an on-going basis.

Motion supported by Authority Member Brodeur.

Roll Call Vote.

AYES: Vice Chairperson Fear, Authority Member Brodeur, Dame, Dowler, and Chairperson Osika.

NAYS: None.

ABSENT: Authority Members Lintner and Woodworth.

Motion passes.

Authority Member Dowler also noted that he had heard the Washington Park portion of the Woodland Trails/Washington Park Project might be changing due to the receipt of a grant for the installation of utility infrastructure. He asked if this change would require an amendment to the plan. City Manager Henne indicated that no change to the plan would be necessary, the City will simply not be reimbursing the Washington Park project developer for their portion of the plan because the cost is now covered by the grant.

Next meeting: June 12, 2025

ADJOURNMENT:

Motion by Vice Chairperson Fear to adjourn the meeting at 8:14 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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