

**BROWNFIELD REDEVELOPMENT AUTHORITY OF BERRIEN COUNTY
VIRTUAL MEETING MINUTES**

Thursday, September 17, 2020, at 1:30 p.m.

NAME	PRESENT	ABSENT	ALSO PRESENT	ALSO PRESENT
Teri Freehling	X		Mark Turner, Prism	Dan Fette, Berrien County
Bob Harrison	X		Rick Villa, Villa	Jennifer Arent, Berrien County
Larry Klett	X			Annette Christie, Admin
Mike Majerek	X			
Lee VanGinhoven	X			

Call to Order

Chairman Majerek called the meeting to order at 1:32 p.m.

Minutes

Motion by VanGinhoven, supported by Klett, to approve the minutes of the March 12, 2020 meeting. Roll Call Vote as follows: 4 YEAS: Harrison, Klett, Majerek, VanGinhoven. 1 ABSENT: Freehling. Motion Carried.

Correspondence

None.

Public Comments

None.

**Freehling arrived via Zoom at 1:38pm.*

Budget

Financial Statements

Fette reviewed the financial reports and the invoices requiring ratification, which included the TIF payment to Harbor Shores Redevelopment. Motion by Klett, supported by VanGinhoven, to ratify invoices totaling \$1,247,105.35. Roll Call Vote as follows: 5 YEAS: Freehling, Harrison, Klett, Majerek, VanGinhoven. Motion Carried.

2021 Budget

Fette reviewed all the budgets and the TIF numbers. He noted that DeNooyer is actively trying to sell the property on M-139. Motion by VanGinhoven, supported by Freehling, to accept the 2021 budget as presented. Roll Call Vote as follows: 5 YEAS: Freehling, Harrison, Klett, Majerek, VanGinhoven. Motion Carried.

Privilege of the Floor

None.

Miscellaneous

MEDC Audit

Fette reported that the MEDC is being independently audited on Brownfield projects for the past 10 years and the Harbor Shores project was randomly selected. They wanted to know why the projected numbers have not been met. He informed them that the project is 6 to 7 years behind schedule, but the numbers continue to grow. Another reason the numbers are below projection is due to several property owners

successfully appealing their tax assessments. Fette reported the Harbor Village has been successful, with reservations on almost all lots.

Berrien Hills Project

The developer is continuing to work with all partners, which includes Fette, Cornerstone Alliance, engineers, and the State Land Bank. After reviewing different financing scenarios, it has been concluded that the best way to move forward is through the State Land Bank. Fette will keep the Board updated.

National Standard Project

Fette reported the project is moving very slowly as the developer continues working around the deed restrictions.

M63 & Enterprise Way

The project at the intersection is still moving forward. They have received approval for the site plan and zoning from Benton Charter Township. Construction may begin this fall or next spring. This is a smaller project estimated to be \$600,000 to \$700,000.

Adjourn

Motion by Klett, supported by VanGinhoven, to adjourn the meeting at 1:54pm. Roll Call Vote as follows:
5 YEAS: Freehling, Harrison, Klett, Majerek, VanGinhoven. Motion Carried.

Respectfully Submitted,

Jennifer Arent
Recording Secretary