

**MINUTES OF THE STUDY SESSION OF THE CITY COUNCIL OF BRIGHTON**  
**HELD ON JUNE 1, 2017 AT THE BRIGHTON CITY HALL**  
**200 N. 1ST STREET, BRIGHTON, MICHIGAN**

**STUDY SESSION**

The Council conducted a Study Session at 6:30 p.m.

Present were Mayor Muzzin and Mayor Pro-Tem Pipoly, Councilmembers Bohn, Pettengill, Tobbe, Gardner, and Emaus; Staff: City Manager Nate Geinzer, Attorney Paul Burns, Chief Rob Bradford, Utilities Director Tim Krugh, DPW Director Marcel Goch, Assistant DPW Director Patty Thomas, Community Development Associate Brandon Skopek, Deputy City Clerk Kelly Haataja, and an audience of one.

**CALL TO THE PUBLIC**

Mayor Muzzin opened the Call to the Public at 6:30 p.m., hearing and seeing none the Call to the Public was closed.

**COMMERCIAL REHABILITATION**

Manager Geinzer and Community Development Associate Skopek conducted a follow-up discussion from February considering utilizing the Commercial Rehabilitation Act to stimulate development or redevelopment, and move hindered projects forward. The Act is designed to increase the tax base of the City by having incentives and abatements available to businesses of qualified properties within a Commercial Rehabilitation District, while increasing employment opportunities for residents. Abatements apply only to the rehabilitation or investment portion of the facility. Lengths and requirements to qualify are determined by Council.

Geinzer and Skopek presented a draft Commercial Rehabilitation Policy prepared by Staff to Council. Length of property tax incentive, type of investment, business residency requirement, and commitment to community were outlined. Council had discussion on the relationship of time periods and investment amounts. There was question on who would be responsible for repayment of the tax incentive if the business owner vacates before the incentive term. Staff responded that the payment responsibility would stay with the facility.

Manager Geinzer spoke about proactively working to address parking issues in the downtown. A strategy to improve the availability of parking could include offering ten-year tax abatements to businesses whose projects include at a minimum, doubling the current amount of on-site parking. It was noted most sites do not have the space to increase nor double parking, which led the conversation to parking structures and streetscapes. Staff referenced the development interest within the City that could lead to potential opportunities for the private sector to collaborate with the City's DDA.

Council discussed LEED (Leadership in Energy and Environmental Design) standards. It was noted that using LEED standards is not a requirement for receiving tax abatement, but rather as an extra incentive, providing the building becomes a LEED certifiable project.

Council requested comparisons of the draft Commercial Rehabilitation Policy with other communities to maintain a competitive advantage.

Staff will continue working towards a final draft of the policy to be brought back to Council for review and approval.

### **VACANT CITY PROPERTIES**

Manager Geinzer briefly mentioned and sought Council's input on sending out a request for proposals and letters of interest for development agreements for vacant City properties.

### **ADJOURNMENT**

It was moved by Councilmember Tobbe and seconded by Emaus to adjourn the meeting at 7:20 p.m.

Motion passed 7-0

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Kelly Haataja, Deputy City Clerk

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James Muzzin, Mayor