

City of Brighton
200 N. First Street, Brighton, MI 48116
Joint Meeting of the Downtown Development Authority
And
Brownfield Redevelopment Authority
Regular Meeting Minutes
December 15, 2020

The Board for the Downtown Development Authority (DDA) held a Joint Regular Meeting with the Brownfield Redevelopment Authority on Tuesday, December 15, 2020, conducted virtually.

1. Call to Order – Chairperson Corrigan called the meeting to order at 7:15 a.m.

2. Roll Call

Members Present: Lisa Nelson, Dave Beauchamp, Scott Griffith, Ashley Israel, Bill Albert, Shawn Pipoly, Pam McConeghy, Tim Corrigan, Mark Binkley, Bob Herbst and Cal Stone. All members participated remotely and disclosed their location.

Members Absent: Jon Emaus and Alex Pushman

Also present: Doug Cameron, Mancuso & Cameron Law Office; Nate Geinzer, City Manager; Mike Caruso, Community Development Manager; Henry Outlaw, Management Assistant; Denise Murray Ann Arbor SPARK; Kelly Haataja, Executive Assistant to Community Development; and an audience of three (3).

Motion by Pipoly, supported by Griffith to excuse Board Members Emaus and Pushman for personal reasons. **Motion passed unanimously by a roll call vote.**

3. Approval of December 15, 2020 Agenda

Manager Geinzer suggested moving agenda item 12 a. to the Consent Agenda.

Motion by Pipoly, supported by McConeghy to approve the agenda as amended. **Motion passed unanimously by a roll call vote.**

4. Approval of Consent Agenda Items

- a. **Approval of Minutes: November 15, 2020 Regular Meeting**
 - b. **Approval of Bills**
 - c. **Financial Report: FY 20-21 Adopted Budget and YTD Summary through 11/30/2020**
- 12 a. Brownfield Redevelopment Authority Approval of Bills**

Motion by Pipoly, supported by Griffith to approve the Consent Agenda as amended. **The motion carried unanimously by a roll call vote.**

5. Call to the Public

Chairperson Corrigan opened the call to the Public at 7:20 a.m.

Hearing no comments, the Call to the Public was closed at 7:21 a.m.

6. Conduct Biannual Informational Meeting

Mr. Outlaw presented a synopsis of past projects. Manager Geinzer spoke briefly about tax increment financing and addressed upcoming projects and economic initiatives.

7. New Business

a. Address from Brighton Public Schools

Karen Storey, Maltby Middle School teacher expressed an abundance of appreciation for the community support in funding of the Pack of Dogs program, which she established twelve years ago. Ms. Storey stated she is reaching out to the Board today to begin a collaboration with the City to give back to the community.

Mr. Outlaw mentioned initiating another Small Town, Big Hearts campaign.

Manager Geinzer noted Superintendent Outlaw has also communicated the desire in building a relationship with the City and community.

8. Advisory Committee Reports

Mr. Outlaw provided an update on holiday promotions and lighting.

Ms. Murray provided an update on the responses to the survey sent to businesses and mentioned a grant opportunity beginning today.

9. Administrative/Consultant Reports

On behalf of Mr. Lindhout, Manager Geinzer noted the retaining wall is complete and has passed inspections.

10. Chamber of Commerce Report

Ms. McConeghy noted there will be a filming of the Mayor giving the key to the City to Santa this morning which will be posted on social media.

11. City Council Report

Mayor Pipoly noted City Council has taken the next step in the bonding process for the northwest neighborhoods project. Chuck Hundley was appointed to the Planning Commission. Long-time attorney to the Brighton Area Fire Authority, Neal Nielson passed away.

12. Brownfield Redevelopment Authority (BRA) – New Business

b. Conduct a Public Hearing and Consider Approval of the Brownfield Redevelopment Plan for 1010 State Street and Subsequent Referral to City Council for Consideration

Chairperson Corrigan closed the regular meeting and opened the Public Hearing at 7:47 a.m.

Susan Bakhaus spoke in opposition to the Brownfield Plan for 1010 State Street, and commented on other properties throughout the City.

Brian Klear spoke in opposition to the Brownfield Plan for 1010 State Street, however he is in favor of the building being removed.

Hearing no further comments, Chairperson Corrigan closed the Public Hearing and re-opened the regular meeting at 7:53 p.m.

Mayor Pipoly asked for clarification the money is ultimately returned to the City.

Manager Geinzer stated yes, and offered a review of the plan and the Brownfield Redevelopment Act.

Mayor Pipoly asked if it made sense to take legal action on the property owners and developers.

Mr. Cameron's opinion is the plan presented would be much less costly than litigation which would take several years.

Mayor Pipoly asked what the result to property values might look like once the building is demolished.

Mr. Griffith noted there is a lack of supply in real estate and being able to give a pathway for more housing would be beneficial.

Mayor Pipoly confirmed a home nearby the site recently sold and is being torn down to build a new home.

Motion by Herbst, supported by McConeghy to approve the Brownfield Redevelopment Plan for 1010 State Street and refer to City Council for consideration. **Motion passed unanimously by a roll call vote.**

13. Adjournment

Motion by Pipoly supported by Nelson to adjourn the meeting. **The motion carried by a roll call vote.** Meeting was adjourned at 8:05 a.m.

Respectfully submitted,

Kelly Haataja
Executive Assistant to Community Development