

**CITY OF ST. CLAIR
SPECIAL COUNCIL MEETING
MONDAY, AUGUST 15, 2016 - 6:00 P.M.
MUNICIPAL BUILDING, 547 N CARNEY DRIVE**

Mayor Cedar convened the Regular Meeting of the City Council to order in the Council Room of the Municipal Building at 6:00pm.

ROLL CALL

PRESENT: Mayor Cedar, Members Foley, Kindsvater, Kuffa, LaPorte, McCartney.

ABSENT: None

ADMINISTRATION: Michael E. Booth, City Superintendent; Annette Sturdy, City Clerk.

AUDIENCE: There were 9 people in attendance.

Introduction to Brownfield Resources-Geoff Donaldson, St. Clair County Senior Planner, Jeff Bohm, St. Clair County Commissioner, Dave Stegink, Envirologic Technologies, Inc., Dan Lockwood, County Planning Commission Vice-Chairman and Dan Casey, Economic Development Alliance CEO, covered topics relating to Brownfield properties and how it would relate financially to the St. Clair Inn development project. Donaldson summarized the history of the St. Clair Inn property purchase interest and recent studies that have been conducted. A Phase I and Phase II environmental study was completed on the St. Clair Inn property about 2.5 years ago. A hazardous materials building survey was done as well. These studies indicate the property would qualify for Brownfield funding. 1.5 million is the projected figure for environmental work at the SC Inn property. Underground tanks on the West side of m29 are included in the assessment of clean up. Brownfield, MEDC and Historical are all types of grants available for the St. Clair Inn redevelopment.

A Brownfield is a property that has environmental contamination and may be a variety of venues such as a building or empty lot. Michigan created aid to help with Brownfield properties. Brownfield plans are adopted for a specific project and they allow reimbursement of eligible activities. It is very important to layer different economic development programs with this type of funding. Present company would like to assist with the City to create a plan to help pay for eligible activities that need to take place to redevelop the property. A Brownfield plan could allow 25 years of tax capture.

If such a plan was put in place for the St. Clair Inn property, Envirologic would help facilitate reimbursement. Council would need to support a resolution and offer a draft proposal. The DEQ has committed to funding in grant/loan form and is prepared to accept an application from the City. Financing options were discussed. A line of credit as the funding mechanism would not disqualify the developer from tax abatements. However, tax abatements will extend the repayment period. The 5-year payback example given was assessed with the abatement included.

Casey stated the reason for Brownfields is to have incentives to take on projects in undesirable areas. It is a complicated process. Consideration of the process is based on the project being beneficial to the community and better than the current situation.

Adjourned 6:51pm

Annette Sturdy, City Clerk

Bill Cedar, Jr., Mayor