

Regular Meeting  
Brown Field Redevelopment Authority  
Madison Heights, Michigan  
April 12, 2022

A Regular Meeting of the Brownfield Redevelopment Authority was called to order by Chairman Van Buren on Tuesday, April 12, 2022, at 8:37 a.m. in the Municipal Building at 300 West Thirteen Mile Road, Madison Heights, Michigan.

Present: Chairman Van Buren and Vice Chairman Jarbo. Mr. Busler, Ms. Charlebois, Mr. Davignon, Mayor Grafstein, Mr. Keys, City Manager Marsh, Ms. Renshaw, Mr. Sheppard and Ms. Zmarzlik.

Also Present: Economic Development Director Tucker and Deputy City Clerk Boucher.

Absent: Mr. Marando and Mr. Mancini.

**BRA-22-01. Excuse Members.**

Motion by Grafstein, seconded by Busler, to excuse members Joe Marando and Anthony Mancini from today's meeting due to giving notice.

Yeas: Busler, Charlebois, Davignon, Grafstein, Jarbo, Keys, Marsh, Renshaw Sheppard, Zmarzlik, Van Buren

Nays: None

Absent: Marando, Mancini

**BRA-22-02. Meeting Open to the Public.**

There were no members of the public wishing to speak.

**BRA-22-03. Minutes.**

Motion by Marsh, seconded by Sheppard, to approve the Brownfield Authority meeting minutes of April 13, 2021, as presented.

Yeas: Busler, Charlebois, Davignon, Grafstein, Jarbo, Keys, Marsh, Renshaw, Sheppard, Zmarzlik, Van Buren

Nays: None

Absent: Marando, Mancini

**BRA-22-04. Director's Report.**

Director Tucker reported that the Cypress Partners, LLC Brownfield Plan was passed by the City Council at their May 11<sup>th</sup> meeting. The Development Plan for Cypress Partners Project the Reserve at Red Run must be completed at the end of this calendar year. Jeff Buck has expressed interested in developing an expansion to the North of the Reserve at Red Run and this may require another Brownfield Plan

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approval. The Reserve at Red Run is an independent living facility, there are 133 units, it cost at least \$3,000 a month, the minimum age is 55 and it is privately owned.

Director Tucker reported the Madison Owner, LLC Development Plan was adopted at the end of 2019. The location of BJ's Wholesale Club and McDonalds is complete. The Madison Owner, LLC made several changes to their permits and site plan last year. They expressed delays due to supply chain issues with construction material and their Project Lead Kevin Baker passed away unexpectedly. The Madison Owner, LLC original Development Plan expired December 31, 2021; they submitted a revised plan with an extension of the agreement until March 31, 2023 and it was passed by City Council at their December 13, 2021 meeting. Their new concept plan now excludes First Watch restaurant and the footprint is divided into thirds for smaller uses.

**BRA-22-05. Adjournment.**

There being no further business, Chairman Van Buren adjourned the meeting at 8:50 a.m.

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Phommady A. Boucher  
Deputy City Clerk