



Brownfield Redevelopment Authority

The Morley Building
1 Tuscola Street, Suite 300

July 8, 2025

1:30 p.m.

MINUTES

Chair Tankersley called the meeting to order at 1:32 pm.

ROLL CALL:

1. Present: Lori Brown, JoAnn Crary, Mary Malocha, John Miller, Eric Tankersley
2. Absent: John Milne

City Staff: Yolanda Bland, Vicki Davis, Amy Lusk

Guests: Tom Miller, Jr., Grace Smith, Al Warr

ANNOUNCEMENTS: None

PUBLIC COMMENTS: None

MINUTES:

1. Approve the April 9, 2024 meeting minutes.

The minutes from April 9, 2024 were reviewed. Motion by J. Crary, seconded by M. Malocha to approve the April 9, 2024 minutes. All in favor, motion carried.

UNFINISHED BUSINESS: None

NEW BUSINESS:

- 1. Election of 2025 Officers for the Brownfield Redevelopment Authority.**
Motion by J. Crary, seconded by M. Malocha, to keep current slate for the officers for 2025. All in favor. Motion carried.

Officers for 2025 are as follows:

- 2025 Chair Eric Tankersley
- 2025 Vice Chair Lori Brown
- 2025 Treasurer Yolanda Bland
- 2025 Secretary Vicki Davis

J. Milne entered the meeting at 1:36 pm.

2. Approve the termination of the Legal Service agreement with Robert Jordan from O'Neill, Wallace, & Doyle, P.C. for legal counsel to the Brownfield Redevelopment Authority

Chair Tankersley opened discussion on the approval of the change in services. Yolanda Bland provided an update and explained the changes in staffing structure at the city. With the addition of in-house City Attorney, Amy Lusk, the BRA can now utilize the legal services of Ms. Lusk. Current Agreement allows for termination by either party with a written 30-day notice. A letter will be sent to Mr. Jordan upon approval of the termination by the BRA.

Motion by L. Brown, seconded by J. Milne, to terminate the Legal Service agreement with Robert Jordan. All in favor. Motion carried.

3. Approve the amendment to the Revolving Loan Fund Policy and Application for the City of Saginaw Brownfield Redevelopment Authority

Chair Tankersley opened discussion on the proposed amendment. Amy Lusk shared that the changes will allow the RLF to provide loans and grants as well. The policy allows for up to 1/3 of the funds to provide grants and up to 2/3 for loans.

Motion by L. Brown, seconded by M. Malocha to approve the amendment to the Revolving Loan Fund Policy and Application for the City of Saginaw Brownfield Redevelopment Authority. All in favor. Motion approved

4. Approve the Brownfield Plan, Reimbursement Agreement and Interlocal Agreement, contingent upon approval by the Saginaw DDA, for 400 Federal Avenue

Chair Tankersley opened discussion on the plan. Al Warr, Shaheen Development Director of Development, provided an update on the planned development. Interlocal agreement for this plan is contingent upon approval by the Saginaw Downtown Development Authority.

Motion by J. Crary, seconded by L. Brown to approve the Brownfield Plan, Reimbursement Agreement and Interlocal Agreement, contingent upon approval by the Saginaw DDA, for 400 Federal Avenue 5 ayes, 1 abstain (Tankersley). Motion carried.

5. Approve the Brownfield Plan and Reimbursement Agreement for 622 Ortman Street.

Chair Tankersley opened discussion on the plan. Tom Miller, Jr. President, Saginaw Future, Inc., provided an update on the planned development.

Motion by J. Milne, seconded by M. Malocha to approve the Brownfield Plan and Reimbursement Agreement for 622 Ortman Street 5 ayes, 1 abstain (Tankersley). Motion carried.

- 6. Approve the Brownfield Plan, Reimbursement Agreement and Interlocal Agreement for 107, 111, and 121 Water St contingent upon the abolishment of the previous plan by the Saginaw County Brownfield Redevelopment Authority**
Chair Tankersley opened discussion on the plan. Tom Miller, Jr. President, Saginaw Future, Inc., provided an update on the planned development. Previous plan was approved by the Saginaw County BRA. Current plan is contingent upon the abolishment of the previous plan by the Saginaw County BRA.

Motion by J. Milne, seconded by M. Malocha to approve the Brownfield Plan, Reimbursement Agreement and Interlocal Agreement for 107, 111, and 121 Water St contingent upon the abolishment of the previous plan by the Saginaw County Brownfield Redevelopment Authority. 5 ayes, 1 abstain (Tankersley). Motion carried.

Discussion was then held on the variance in the administrative offset in the Reimbursement Agreements. Ortman and Water St. Reimbursement Agreements set the payment for Administrative Fees at 5%. The Reimbursement Agreement for 400 Federal set payment for Administrative Fees at 10%. BRA members did not establish a set percentage for future Reimbursement Agreements but rather a range of 4-7% for Administrative Fees.

Motion was then made by J. Milne, seconded by L. Brown, to amend the current Reimbursement Agreement for 400 Federal, amending the payment for administrative fees from 10% to 5%. 5 ayes, 1 abstain (Tankersley). Motion carried.

7. Approve the 2025 BRA Meeting Schedule

Chair Tankersley presented the proposed meeting schedule for 2025. No discussion. Motion by M. Malocha, seconded by J. Milne, to approve the 2025 schedule. All in favor. Motion carried.

MOTIONS AND MISCELLANEOUS BUSINESS:

1. Update on the application for 303 Adams.

Discussion was held on the development at 303 Adams. Al Warr provided an update on the application from 303 Adams. Application and plan have been finalized and will be presented to the Saginaw BRA for approval. Special Meeting of the Saginaw BRA is tentatively planned for Tuesday, July 29 at 1:30pm.

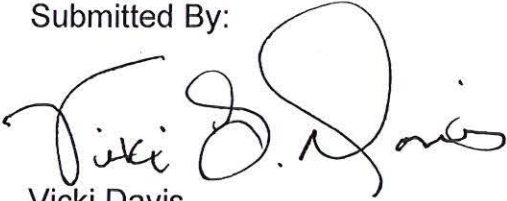
2. Membership

JoAnn Cray announced she will be resigning from the BRA due to her recent retirement from Saginaw Future. Current SFI President, Tom Miller, Jr., will complete an application for BRA membership.

ADJOURN:

Motion by E. Tankersley, seconded by J. Milne, to adjourn the meeting. All in favor.
Meeting adjourned at 2:19 pm

Submitted By:


Vicki Davis