



Brownfield Redevelopment Authority

The Morley Building
1 Tuscola Street, Suite 300

July 29, 2025
1:30 p.m.

MINUTES

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

ROLL CALL:

1. Present: Lori Brown, Mary Malocha, John Milne, John Miller, Tom Miller, Eric Tankersley
 2. Absent: Greg Bator
- City Staff: Yolanda Bland, Vicki Davis, Amy Lusk

Guests: Grace Smith, Pete Shaheen, Nick Brenner

ANNOUNCEMENTS:

New member Tom Miller, Jr. was introduced.

PUBLIC HEARING:

1. Regarding the Interlocal Agreement between the Saginaw Downtown Development Authority and the Brownfield Redevelopment Authority for the Adams Street Brownfield Redevelopment Project located at 303 Adams Street. Chair Tankersley called for public comment. Pete Shaheen spoke in favor of the project. Chair Tankersley called for public comment 2 additional times. No further comments were made.

Moved by J. Milne, seconded by M. Malocha, to close the Public Hearing. All in favor, motion approved.

PUBLIC COMMENTS: None

MINUTES:

1. Approve the July 8, 2025 meeting minutes.
The minutes from July 8, 2025 were reviewed. Motion by T. Miller, seconded by L. Brown to approve the July 8, 2025 minutes. All in favor, motion carried.

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Approve the Brownfield Plan and Reimbursement Agreement for Menard, Inc. 1808 Veterans Memorial Parkway
Chair Tankersley opened discussion on the plan. Nick Brenner, Menard, Inc., provided an update on the planned development.

Details of the Reimbursement Agreement and Revolving Loan Fund were discussed. Y. Bland gave a brief update on the background of the Revolving Loan Fund. Options for the Revolving Loan Fund were discussed. A motion was made by T. Miller, seconded by

J. Milne that Reimbursement Agreement should be amended to state: The SBRA will capture Tax Increment Revenues to fund the LBRF for five years after all obligations to pay the developer and City have been fulfilled. 5 ayes, 1 abstain (Tankersly). Motion carried.

Motion by L. Brown, seconded by J. Milne, to approve the Brownfield Plan and Reimbursement Agreement for Menard, Inc. 1808 Veterans Memorial Parkway, pending recommended changes to Reimbursement Agreement are made to indicate the method of contribution to LBRF. 5 ayes, 1 abstain (Tankersley). Motion carried.

2. Approve the Brownfield Plan, Reimbursement Agreement and Interlocal Agreement for 303 Adams Street

Chair Tankersley opened discussion on the plan. Pete Shaheen, Shaheen Development, provided an update on the planned development. Details of the Reimbursement Agreement and Revolving Loan Fund were discussed.

Motion by T. Miller, seconded by M. Malocha, to approve the Brownfield Plan, Reimbursement Agreement and Interlocal Agreement for 303 Adams Street, with the Reimbursement Agreement to be amended to read that the SBRA will capture Tax Increment Revenues to fund the LBRF for five years after all obligations to pay the developer and City have been fulfilled. . 5 ayes, 1 abstain (Tankersley). Motion carried.

3. Approve the Revolving Loan Fund Grant Application for 303 Adams Street

Chair Tankersley opened discussion on the application. Pete Shaheen, Shaheen Development, provided an update on the planned development and the use of the grant funds.

Motion by J. Milne, seconded by T. Miller, to approve the Revolving Loan Fund Grant Application for 303 Adams Street. 5 ayes, 1 abstain (Tankersley). Motion carried

4. Approve the Revolving Loan Fund Grant Award for 303 Adams Street

Chair Tankersley opened discussion on the award. No discussion. Motion by L. Brown, seconded by M. Malocha, to approve the Revolving Loan Fund Grant Award for 303 Adams Street. 5 ayes, 1 abstain (Tankersley). Motion carried

5. Abolish the Brownfield Plan for 2205 N. Michigan Avenue

Chair Tankersley opened discussion. Y. Bland gave a brief update on the development project. Motion by T. Miller, seconded by M. Malocha, to abolish the Brownfield Plan for 2205 N. Michigan Avenue. All in favor. Motion carried.

6. Abolish the Brownfield Plan for the 2nd National Building

Chair Tankersley opened discussion. Y. Bland gave a brief update on the development plans. Motion by T. Miller, seconded by M. Malocha, to abolish the Brownfield Plan for 2nd National Building. All in favor. Motion carried.

MOTIONS AND MISCELLANEOUS BUSINESS:

1. Attorney Amy Lusk commented on the need for additional time for staff to review plans and documents prior to BRA approval. Ms. Lusk suggested that the BRA adopt a policy

that applications and all related materials must be submitted by the developer, in final City approved form, at least 7-10 days prior to the BRA meeting date. If not submitted timely, it goes on the next agenda.

ADJOURN:

Motion by E. Tankersley, seconded by T. Miller, to adjourn the meeting. All in favor.
Meeting adjourned at 2:16 pm

Submitted By:

Vicki L. Davis