

City of Albion
Study Session Minutes
January 14, 2020

I. CALL TO ORDER

Mayor Atchison opened the study session at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

PRESENT: Vicky Clark (1), Lenn Reid (2), Al Smith (3), Jeanette Spicer (5) and Mayor Atchison.

ABSENT: Marcola Lawler (4) and Shane Williamson (6)

STAFF PRESENT:

Darwin McClary, City Manager; Lauren Ferguson, Assistant City Attorney; Jill Domingo, City Clerk and John Tracy, Director of Planning, Building & Code Enforcement.

IV. ITEMS FOR INDIVIDUAL DISCUSSION

A. Review of Eight (8) Brownfield Redevelopment Authority Plans for Downtown Albion Projects

Amy Deprez, President of the Albion Economic Development Corporation gave the following update:

- The Big Albion Plan initially began with the City creating the 2017 Comprehensive Plan which lead to the EDC creating the Economic Development Strategic Plan and the ARC Advancing Albion Action Plan
- The Big Albion Plan-Brownfield TIF consists of 8 redevelopment projects which are as follows:
 - 101-109 S. Superior St-Albion Reinvestment Corporation (ARC)
 - 111-119 S. Superior St- Albion Reinvestment Corporation (ARC)
 - 104-108 S. Superior St.- Albion Reinvestment Corporation (ARC)
 - 213-221 S. Superior St.- Albion Reinvestment Corporation (ARC)
 - 313-315 S. Superior St.- Albion Reinvestment Corporation (ARC)
 - 106-108 E. Erie St.- Albion Reinvestment Corporation (ARC)
 - 300-304 S. Superior St-ACE Investment Properties
 - 403 S. Superior St-ACE Investment Properties
- The terms of the plan range from 18 to 30 years
- Tax Increment Financing Overview:

- **Eligibility:**
- Contaminated
- Functionally Obsolete
- Blighted
- Targeted Redevelopment Area
- **Eligible Activities:**
- Environmental Assessments
- Environmental Remediation
- Lead & Asbestos Abatement
- Demolition
- Site Preparation
- Infrastructure Improvements
- A Brownfield Plan defines the project, expected eligible activities and identifies the tax increment that can be captured
- Tax Increment is used to pay back the developer for certain activities as allowed by legislation
- Without TIF, these projects do not make financial sense
- Existing tax base continues to go to the City
- After the Plan ends, all the taxes go back to the City
- The Big Albion Plan is 8 projects which include 18 buildings-29 commercial units and 73 residential units and is a \$19 million dollar capital investment
- The following is a breakdown of the investment made by each of the partners:
 - ARC and ACE:
 - \$19 million capital investment
 - Equity
 - Tax Increment Financing (TIF)
 - Community Development Grants
 - Historic Tax Credits
 - State of Michigan
 - \$3,706,012 TIF Community Revitalization Program (CRP) Grants
 - City of Albion
 - \$2,461,274 Property Taxes (\$100,802 /year)
 - Benefits for the City:
 - The City will gain new income tax of approximately \$57,500
 - Permit & development fees
 - Income tax from commercial employees

Comments were received from Council Members Smith, Reid and Spicer, Mayor Atchison and Bruce Johnson, Revitalize.

- V. PUBLIC COMMENTS-(Persons addressing the City Council shall limit their comments to no more than three (3) minutes. Proper decorum is required).

Comments were received from Bruce Johnson, Revitalize; Cindy Stanczak, 929 Luther Dr; Bill Dobbins, 15901 E. Michigan Avenue; Nidia Wolf, 409 Irwin Avenue, Johnathon Naracon, EDC Board Member; Juanita Solis-Kidder, 1211 Edwards St; Richard Porter, Sheridan Township Supervisor; Emily Verbeke, 1217 E. Porter St and Joyce Spicer, 27909 Conduit Rd.

- VI. CITY MANAGER REPORT-None

- VII. MAYOR AND COUNCIL MEMBER COMMENTS

Comments were received from Council Member Smith and Mayor Atchison.

- VIII. ADJOURNMENT

Smith moved, Reid supported, CARRIED, to adjourn the study session. (5-0, vv)

Mayor Atchison adjourned the Study Session at 6:55 p.m.

Date

Jill Domingo
City Clerk