

I. Call the Meeting to Order

Chairperson Flury called the meeting to order at 6:03 p.m.

II. Roll Call

Present: William Flury, Chairperson
Brian Seibert, Treasurer
Matthew Marko, Vice Chair
Anthony Bartolotta, Township Supervisor & Board member
Marie Hauswirth, Board member
James Iodice, Board member
Stan Moore, Board member

Absent: Karen Joliat, Board member
Brian Papke, Secretary

Also Present: Jeffrey Polkowski, Director, Development Services
Louis Starks, Pinchin LLC Consultant
Troy Helmick, SME Consultant
Beth Saarela, Township Attorney
Barb Miller, Township Accounting
Lisa Kane, Recording Secretary

Public Present: No members of the public were present

III. Election of Chairperson

- 1) Nominations
Board Member Moore nominated William Flury, supported by Member Hauswirth

Vote to elect carried (7 - 0)

IV. Taking of Chair by Chairperson

V. Election of Vice-Chairperson, Secretary, Treasurer

- 1) Nomination of Vice-Chairperson
Board Member Moore nominated Matthew Marko, supported by Member Hauswirth

Vote to elect carried (7 - 0)

- 2) Nomination of Secretary
Board Member Moore nominated Brian Papke, supported by Member Hauswirth

Vote to elect carried (7 - 0)

- 3) Nomination of Treasurer
Board Member Moore nominated Brian Seibert, supported by Member Hauswirth

Vote to elect carried (7 - 0)

VI. Approval of Minutes:

- 1) Approval of the May 9, 2024, Brownfield Redevelopment Authority meeting minutes as printed.

MOTION AND VOTE

Moved by Moore

*Supported by Hauswirth: Resolved to **Approve** the May 9, 2024, Brownfield Redevelopment Authority meeting minutes as printed.*

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE
(7 - 0)**

VII. Annual Meeting Discussion

- 1) Approval of Annual Financial Statement of Revenues/Expenditures and Annual Report to Township Board, EGLE and Michigan Strategic Fund per MCL 125.2666

Director Polkowski introduced the Financial Statement of Revenues and Expenditures for review.

Ms. Miller stated that the Annual Report has been prepared to be presented to the Township Board, EGLE and the Michigan Strategic Fund.

There has not been any movement at the Summit Place site.

MOTION AND VOTE

Moved by Moore

*Supported by Hauswirth: Resolved to **approve** the Waterford Township Brownfield Redevelopment Authority Annual Financial Statement of Revenues and Expenditures, along with the Annual Report to the Township Board, Michigan Department of Environment, Great Lakes, and*

Energy and to the Michigan Strategic Fund as per MCL 125.2666 based upon the findings and conclusions derived from the review and assessment of the information and statements provided by Township Staff and members of the public.

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE
(7 - 0)**

2) Adoption of 2026 Meeting Schedule

Director Polkowski stated that SME has submitted a report for reimbursement for Dayton Freight, however the consultant has not been able to complete the review at this time. The Dayton Freight consultant, Mr. Helmick, has requested a meeting in August of 2025 so that they could receive the reimbursement for the full amount.

Mr. Iodice asked how long the consultant needed to complete the review of the receipts.

Director Polkowski stated that they anticipate completing the review by the end of July 2025.

Mr. Flury stated that they could call another meeting, as needed, after the consultant completes the review of receipts.

As stated in the bylaws, the next annual EDC meeting will occur on Thursday, May 14, 2026 at 6:00 p.m.

MOTION AND VOTE

Moved by Seibert

*Supported by Marko: Resolved to **Approve** the 2026 Meeting Schedule.*

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE
(7 - 0)**

VIII. Old Business

None

IX. New Business

1) Reimbursement of Dayton Freight

Director Polkowski introduced the request from Dayton Freight for \$2,669,400 in eligible costs. However, Pinchon has only authorized

\$125,396.76, as additional documentation from SME is required to complete the review.

Mr. Starks, consultant with Pinchon, does not anticipate any issues to complete the review.

Director Polkowski stated that all receipts for eligible expenses have been submitted to Pinchon for review.

MOTION AND VOTE

Moved by Hauswirth

*Supported by Siebert: Resolved to **approve** the Reimbursement Request submitted by DFL-DET, LLC in the amount of \$125,396.76 for eligible expenses, based upon and subject to the findings and recommendations presented by Township Staff, retained consulting professionals, and members of the public.*

Furthermore, I move that DFL-DET, LLC be required to provide supplemental documentation substantiating all costs included in the Reimbursement Request. I also affirm that the absence of a recommendation for approval of any remaining costs shall not be construed as a determination of ineligibility.

MOTION CARRIED UNANIMOUSLY BY VOICE VOTE (7 - 0)

X. All Else

None

XI. Public Comment

No one from the audience spoke

XII. Adjournment

MOTION AND VOTE

Moved by Flury

Supported by Marko: Resolved to adjourn the meeting at 6:25 p.m.

MOTION CARRIED UNANIMOUSLY BY VOICE VOTE (7 - 0)