



BROWNFIELD REDEVELOPMENT AUTHORITY

BOARD MEMBERS

James Yarema

Gary Kiesgen

Michael Smith

Zenon Kwik

Glenn Eckert

**A REGULAR MEETING OF THE
BROWNFIELD REDEVELOPMENT AUTHORITY**

June 29, 2023 at 10:00 A.M.

Township Conference Room, 2nd Floor

City of Warren

One City Square

Warren, MI 48093

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES (May 17, 2023)**
- 5. FINANCIAL REPORT**
- 6. NEW BUSINESS**
- 7. OLD BUSINESS**
 - A. Election of Officers (Tom Bommarito)**
 - B. Environmental Cleanup at 23158 Van Dyke – Meridian Contracting Group (Tom Bommarito)**
 - Motion to hire Meridian Contracting Group for environmental cleanup at 23158 Van Dyke in the amount of \$29,687.00
- 8. LIST OF BILLS (ATTACHED)**
- 9. AUDIENCE PARTICIPATION/ GOOD OF THE ORDER**
- 10. ADJOURNMENT**

**Tom Bommarito, Director
Economic and Community Development
EDC, DDA, TIFA, CDBG**

**MEETING MINUTES
BROWNFIELD REDEVELOPMENT AUTHORITY
CITY OF WARREN**

MEETING HELD ON Thursday, May 17, 2023

A regular meeting of the Brownfield Redevelopment Authority of the City of Warren was called to order at 10:00 a.m. on Thursday, May 17, 2023, in the Township Meeting Room located on the 2nd floor of Warren City Hall.

BOARD MEMBERS PRESENT

Gary Kiesgen
Zenon Kwik
Glenn Eckert
Mike Smith

BOARD MEMBERS ABSENT

James Yarema

ALSO PRESENT

Tom Bommarito, Economic Development Director
Dylan Clark, Economic Development
Tiffany Nawrocki, DDA/TIFA Assistant
Mary Michaels, Chief Assistant City Attorney
Mark Knapp, Assistant City Controller

1. CALL TO ORDER

The meeting was called to order at 10:06 a.m.

2. ROLL CALL

Motion:

A motion was made by Mr. Eckert and supported by Mr. Kiesgen to excuse the absent members of the board.

No opposition, motion passed.

3. ADOPTION OF AGENDA

Motion:

A motion was made by Mr. Kiesgen and supported by Mr. Kwik to adopt the May 17, 2023 agenda.

No opposition, motion passed

4. APPROVAL OF THE MINUTES (February 16, 2023)

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to approve the minutes from the February 16, 2023, Brownfield meeting.

No opposition, motion passed

5. FINANCIAL REPORT

Postponed.

6. NEW BUSINESS

- A.** Proposed assignment of Brownfield Reimbursement Agreement from Star Warren Property, LLC to Penske Truck Leasing Co., LP (Tom Bommarito and Mary Michaels)

Mr. Bommarito and Mary Michaels stated that Star Warren sold their brownfield property to Penske, and with the board's approval, the brownfield rights will be assigned to Penske.

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to approve the assignment of brownfield rights to Penske Truck Leasing Co., LP.

No opposition, motion passed

7.OLD BUSINESS

- A.** Environmental clean-up at the former Burnette Library –
Meridian Contracting Group (Tom Bommarito)

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kwik, to hire Meridian contracting Group to perform environmental cleanup at 22005 Van Dyke Ave (former Maybelle Burnette Library) in the amount of \$23,770.00.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Smith	Yes
Mr. Kiesgen	Yes
Mr. Kwik	Yes
Mr. Eckert	Yes

No opposition, motion passed

- B.** Northpoint Brownfield Plan Amendment (Tom Bommarito)

Tom Bommarito and representatives from Northpoint stated that the site contained undocumented additions and basements that increase the demo price. That said, the environmental cost was lower than expected. The net change is about +3.3 million dollars.

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to amend the Northpoint Brownfield Plan in order to cover the ~\$3.3 million in increased costs.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Smith	Yes
Mr. Kiesgen	Yes
Mr. Kwik	Yes
Mr. Eckert	Yes

No opposition, motion passed

C. Cole Street Reimbursement Plan (Tom Bommarito)

Tom Bommarito stated that PM Environmental has worked on this project

Motion:

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, to approve the Cole Street Reimbursement Plan.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Smith	Yes
Mr. Kiesgen	Yes
Mr. Kwik	Yes
Mr. Eckert	Yes

No opposition, motion passed

D. Warren 10 Mile Reimbursement Plan (Tom Bommarito)

Tom Bommarito stated that PM Environmental has worked at this site as well.

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to approve the Warren 10 Mile Reimbursement Plan.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Smith	Yes
Mr. Kiesgen	Yes
Mr. Kwik	Yes
Mr. Eckert	Yes

No opposition, motion passed

8. LIST OF BILLS

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to approve paying the May 17, 2023 List of Bills.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Smith	Yes
Mr. Kiesgen	Yes
Mr. Kwik	Yes
Mr. Eckert	Yes

No opposition, motion passed

9. AUDIENCE PARTICIPATION/ GOOD OF THE ORDER

10. ADJOURNMENT

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Eckert, to adjourn the meeting at 10:30 a.m.

No opposition, Motion passed


Thomas Bommarito
Brownfield Director

AS-READ BID SUMMARY

City of Warren 1 City Square Warren MI 48093		ITB-W-0978 Bid Opening Date: 6/28/23 DDA
Product or Service: FURNISH AND INSTALL HAZ MATERIAL ABATEMENT SERVICES		
BIDDER	GRAND TOTAL	
GLOBAL GREEN SERVICE GROUP, LLC	\$	38,900.00
MERIDIAN CONTRACTING GROUP	\$	29,687.00
RAND ENVIRONMENTAL SERVICES, INC.	\$	38,350.00

Brownfield List of Bills - June 29 , 2023**Required Formal Approval of the Following:**

<u>PAYEE</u>	<u>DATE OF INVOICE</u>	<u>AMOUNT</u>	<u>DETAILS</u>
Meridian Contracting Group	02/27/23	23,770.00	Env. Cleanup at 22005 Van Dyke Ave
PM Environmental	04/13/23	3,970.00	8525 Cole Street, Warren, Michigan
		<u>AMOUNT:</u>	<u>27,740.00</u>

Payments to Brownfield Developers**Required Formal Approval of the Following:**

<u>PAYEE</u>	<u>DATE OF INVOICE</u>	<u>AMOUNT</u>	<u>DETAILS</u>
Lipari Lex Warren LP	03/31/23	399,024.25	2022 Tax Warrant
Universal Properties	03/31/23	265,395.27	2022 Tax Warrant
Penske Truck Leasing Co L.P	03/31/23	15,482.96	2022 Tax Warrant
Meijer Realty Company	03/31/23	269,076.82	2022 Tax Warrant
Schoenherr 10 LLC	03/31/23	134,538.40	2022 Tax Warrant
Warren 10 Mile LLC	4/10/2023	20,065.18	2022 Tax Warrant
Warren 10 Mile LLC	11/03/22	-11,579.12	2021 Tax Warrant (corrected)
LeCom/J.A.L.Property	3/31/2023	84,555.02	2022 Tax Warrant
Macomb County	03/31/23	376.10	2022 Tax Warrant-Lecom/J.A.L.
City of Warren	3/31/2023	1,438.27	2022 Tax Warrant-Lecom/J.A.L.
Macomb Community College	3/31/2023	91.59	2022 Tax Warrant-Lecom/J.A.L.
MISD	3/31/2023	1,402.76	2022 Tax Warrant-Lecom/J.A.L.
Warren Consolidated	3/31/2023	15,978.16	2022 Tax Warrant-Lecom/J.A.L.
		<u>TOTAL</u>	<u>\$1,195,845.66</u>

Payments to Brownfield Developers: Check Released

<u>PAYEE</u>	<u>DATE OF INVOICE</u>	<u>AMOUNT</u>	<u>DETAILS</u>
DKM Holdings, LLC	Pd on 04/12/23	\$104,157.47	2022 Tax Warrant

Meridian Contracting Group, LLC

6149 Trailside Dr
Washington, MI 48094
pete@meridiangroup1.com

**INVOICE**

BILL TO
City of Warren Brownfield Authority
One City Square
Warren, MI 48093

INVOICE 10212
DATE 04/06/2023
TERMS Net 30
DUE DATE 05/06/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	22 Specialty	Specialties. Specific Scope: Meridian Contracting Group will remove the following asbestos containing materials as identified and quantified in the PSI Asbestos Survey dated February 9, 2023, which includes: <ul style="list-style-type: none">• 15 Pipe joint insulation.• 150 Square feet of HVAC insulation.• 400 Square feet of 9"x 9" floor tile.• 50 Linear feet of interior gray sealant.• 1 Window frame with white frame sealant.• 2 Door frames with white sealant.	1	12,980.00	12,980.00
	22 Specialty	Specialties- skim coat approximately 5920 square feet of carpet area slab in order to encapsulate slab over carpet adhesive found to be positive for asbestos.	1	6,990.00	6,990.00
	22 Specialty	Specialties-Remove additional asbestos fittings located in block walls and hard ceiling discovered during demolition	1	3,800.00	3,800.00

BALANCE DUE

\$23,770.00



PM Environmental, a Pinchin Company
4080 West Eleven Mile Road
Berkley, MI 48072
Phone: (517) 321-3331
Toll Free: (800) 485-0090
Fax: (877) 884-6775

Mr. Tom Bommarito
City of Warren
29500 Van Dyke Avenue
Warren, MI 48903

April 13, 2023
Project No: 01-14482-0
Invoice No: 103740

Invoice Total \$3,970.00

Project Manager: Ryan Higuchi

City of Warren Purchase Order Number 161082

Service Group 0001 8525 Cole Street, Warren, Michigan

Task	Fee	Percent Complete	Previous Fee Billing	Cost
Reimbursement Request Review	4,975.00	79.799	0.00	3,970.00
Total Fee	4,975.00		0.00	3,970.00
Subtotal				3,970.00
		Total these Tasks		\$3,970.00
		Total this Service		\$3,970.00
		Total this Invoice		\$3,970.00

OUR PAYMENT INFORMATION HAS CHANGED! PLEASE SEE BELOW TO UPDATE YOUR RECORDS

Please include invoice number or project number with your payment. For your convenience, we accept VISA, MasterCard, and American Express. Credit card transactions will be assessed a 3% fee at time of payment.

Payments may be made electronically for **P.M. Environmental, LLC**

CIBC Bank USA
Routing ABA Number 0710-0648-6
Account Number 2582619
Fed ID 38-3052632

Invoice Payable Upon Receipt