

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

MEETING HELD ON Thursday, September 19, 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, September 19, 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
Ron Wuerth, A.I.C.P., Planning Director

1. CALL TO ORDER

The meeting was called to order at 10:22 a.m.

2. ROLL CALL

3. ADOPTION OF AGENDA

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to adopt the September 19, 2023 agenda.

No opposition, motion passed

4. APPROVAL OF THE MINUTES (June 29, 2023)

Motion:

A motion was made by Mr. Kwik, supported by Mr. Eckert, to approve the minutes from the June 29, 2023 Brownfield meeting.

No opposition, motion passed

5. FINANCIAL REPORT

None

6. NEW BUSINESS

- A.** Request for Approval of Proposed Amended and Restated Development Agreement - NP Mound Industrial, LLC (Mary Michaels/Tom Bommarito)

Mr. Bommarito informed the board that this amended agreement was checked by EGLE and our City Attorney's Office. Chief Assistant City Attorney, Mary Michaels, stated that there was a cost increase for this project from \$28,693,000.00 to \$31,708,000.00. Overall, this has become a 200 million dollar project.

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to approve the amended and restated development agreement for NP Mound Industrial, LLC.

ROLL CALL:

The motion carried unanimously as follows:

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

No opposition, motion passed

- B.** Request for Approval of Amended and Restated Development and Reimbursement Agreement - Macomb South SOM LLC and Warren 10 Mile Residential, LLC (Mary Michaels/Tom Bommarito)

Tom Bommarito requested that the board motion to table this item.

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kwik, to table item 6B: Request for Approval of Amended and Restated Development and Reimbursement Agreement - Macomb South SOM LLC and Warren 10 Mile Residential, LLC

No opposition, motion passed

- C.** Application for Kum & Go Convenience Store and Fueling Facility (Tom Bommarito/Mary Michaels)

Patrick Bell, Environmental Consultant with G2 Consulting Group, informed the board that Kum & Go is looking to develop three parcels of property, two of which are currently developed. One is a vacant bakery that use to be a gas station and the other is a former Comerica Bank that is now vacant as well. After completing some environmental investigations, G2 has discovered some significant contamination related to the former underground storage tanks systems that use to be on the gestation property. They pulled the tanks but left all the contamination when they vacated the property. Upon investigation, they discovered potentially “free product” left in the soil, which is a health and safety hazard. They plan to remove it from the site and properly dispose of it. They are also going to be installing chemically impervious utilities and a passive barrier (liners and vents) beneath the building to capture and discharge any substance above the human occupation zone. In total, they are asking for \$831,758.00, which includes a contingency of around \$99,000.00. EGLE would not be supervising this project but they will be reviewing the baseline environmental assessment.

Mary Michaels (Attorney’s Office) then asked Mr. Bell if there is migration. Mr. Bell stated that there could be but they need to perform an extra investigation to be sure. If there is migration contamination, Mr. Bell stated that they would go through the EGLE process of notifying adjacent property owners of the issue. Macomb County would be notified, as well as the City of Warren.

Dylan Clark (CED) asked Mr. Bell if they would be able to get an air permit. Mr. Bell stated there is no air permit needed for passive venting.

Planning Director Ron Wuerth recommended that G2 and Kum & Go contact Fraser and Sterling Heights, the bordering municipalities, to inform them of what is going on at their boarder.

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to accept and approve the application and plan for Kum & Go Convenience Store and Fueling Facility.

ROLL CALL:

The motion carried unanimously as follows:

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

No opposition, motion passed

7. OLD BUSINESS

None

8.LIST OF BILLS

Motion:

A motion was made by Mr.Kwik, supported by Mr. Kiesgen, to approve paying the September 19, 2023 List of Bills.

ROLL CALL:

The motion carried unanimously as follows:

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

No opposition, motion passed

9. AUDIENCE PARTICIPATION/ GOOD OF THE ORDER

None

10. ADJOURNMENT

Motion:

A motion was made by Mr. Kwik, supported by Mr. Eckert, to adjourn the meeting at 10:40 a.m.

No opposition, Motion passed

X

Gary Kiesgen
Brownfield Chairperson

X

Thomas Bommarito
Brownfield Director