

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

MEETING HELD ON Wednesday, August 21, 2024

A regular meeting of the Brownfield Redevelopment Authority of the City of Warren was called to order at 10:30 a.m. on Wednesday, August 21, 2024, in the Township Meeting Room located on the 2nd floor of Warren City Hall.

BOARD MEMBERS PRESENT

Gary Kiesgen
Zenon Kwik
Glenn Eckert

BOARD MEMBERS ABSENT

Mike Smith
James Yarema

1. CALL TO ORDER

The meeting was called to order at 10:07 a.m.

2. ROLL CALL

Motion:

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, to excuse the absent members.

No opposition, motion passed

3. ADOPTION OF AGENDA

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to adopt the August 21, 2024 agenda.

No opposition, motion passed

4. APPROVAL OF THE MINUTES (February 14, 2024)

Motion:

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, to approve the minutes from the February 14, 2024 Brownfield meeting.

No opposition, motion passed

5. FINANCIAL REPORT

None

6. NEW BUSINESS

A. 13041 Ten Mile Road/Schoenherr 10 Redevelopment - Associated Environmental Services, LLC

Mr. Bommarito stated that three agenda items are related to the hiring of consulting firms to review environmental and redevelopment submissions. The City of Warren has agreements with consulting companies that charge a flat hourly rate for reviewing submissions from developers. For this meeting, Associated Environmental Services was hired retroactively to review the paperwork submitted by three developers, including a project at the Schoenherr 10 property.

The first motion is to formalize the hiring of Associated Environmental Services to review the brownfield reimbursement submittal package for the Schoenherr 10 property. Although the decision to hire them was already made informally, the motion ensures that their work, which involved reviewing the final submission for a project is officially recognized and documented. The review required checking all items on the list to ensure bills were paid and liens were addressed, a task that has now been completed. Mr. Bommarito highlighted that all invoices related to these agenda items are below the amounts requested for approval in the motions.

Motion:

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, to hire Associated Environmental Services, LLC to provide Brownfield Consultation Services for the review of the TIF Reimbursement Submittal Package for the Schoenherr 10 Redevelopment project (13041 Ten Mile Road) and to pay the invoice once report is received by BRA staff, in an amount not to exceed \$4,900.00.

ROLL CALL:

The motion carried unanimously as follows:

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

No opposition, motion passed

B. 12350 E. Nine Mile Road/Young Supply Co - Associated Environmental Services, LLC

Mr. Bommarito reiterated that Associated Environmental Services was hired retroactively to review the paperwork submitted by Anthony Vallan,

President of Young Supply Co. He is now seeking formal approval of this hiring from the Brownfield Redevelopment Authority.

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to hire Associated Environmental Services, LLC to provide Brownfield Consultation Services for the review of the AKT Peerless Brownfield Application & Plan for proposed redevelopment project at 12350 E. 9 Mile Road, (Young Supply Co) and to pay the invoice once report is received by BRA staff with the amount not to exceed \$2,400.00.

ROLL CALL:

The motion carried unanimously as follows:

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

No opposition, motion passed

C. 12350 E. Nine Mile Road/Young Supply Co – Approval of Brownfield Plan

The next motion involves the approval of a brownfield plan submitted by Young Supply Co. for their newly acquired building on Nine Mile Road. The company is making significant investments in improvements and environmental cleanup. The plan, which has been reviewed and found mostly in order, requires minor finalizations related to ownership documentation. Once approved by the board, the plan will proceed to the next phase, including the drafting of an agreement and submission to the City Council.

During the discussion, Ron from Young Supply provided background on the company, highlighting its long history, growth, and reasons for choosing Warren as the location for their new distribution center. He emphasized the extensive cleanup efforts undertaken to ensure a safe environment for employees and the company's commitment to long-term investment in the facility. The project exemplifies the purpose of brownfield plans, turning a neglected site into a revitalized, productive space, benefiting both the company and the community.

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kwik, to approve brownfield plan for 12350 E. Nine Mile Road/Young Supply Co.

ROLL CALL:

The motion carried unanimously as follows:

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

No opposition, motion passed

D. 15050-15150 E. 14 Mile Road/Triterra - Associated Environmental Services, LLC

Mr. Bommarito noted that this agenda item, similar to the others, involves a formal motion to hire Associated Environmental Services, LLC to provide Brownfield Consultation Services for reviewing the Triterra Brownfield Application and Plan for the proposed redevelopment project at 15050-15150 E. 14 Mile Road. The review by Associated Environmental has been completed, resulting in a brief list of minor adjustments, which have since been addressed. The application is now complete and ready for approval.

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to hire Associated Environmental Services, LLC to provide Brownfield Consultation Services for the review of the Triterra Brownfield Application & Plan for proposed redevelopment project at 15050-15150 E. 14 Mile Road and to pay the invoice once report is received by BRA staff, with the amount not to exceed \$2,400.00.

ROLL CALL:

The motion carried unanimously as follows:

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

No opposition, motion passed

E. 15050-15150 E. 14 Mile Road/Triterra - Associated Environmental Services, LLC

The discussion revolves around a redevelopment project at 15050-15150 E. 14 Mile Road, initially approved by the board for a different developer. The original developer, after receiving approval, pulled out of Michigan. The property owner, Tamras “Tom” Tamou, found a new developer and is now proceeding with the project.

The project encountered delays due to unexpected requirements from the Macomb County Road Commission, which requested the addition of a bypass lane on the opposite side of the road. This requirement, which was not included in the original site plan, has delayed the project's timeline, pushing the expected opening from September 15th to a now unknown date. Additionally, the cost of the bypass lane, which is yet to be determined, could significantly impact the project budget.

The board discussed approving the current brownfield plan with the understanding that an addendum will be needed to include the cost of the bypass lane once it is determined. The motion is to approve the plan now, with the addendum (contingent on its eligibility) to be added before submission to the City Council, ensuring that all aspects are accounted for

and that the project can move forward without further delays. Mr. Bommarito also assured the board that we would report back to the board on the details regarding budget change.

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to approve the brownfield plan for 15050-15150 E. 14 Mile Road/Triterra, with the addendum (contingent on its eligibility) to be added before submission to the City Council.

ROLL CALL:

The motion carried unanimously as follows:

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

No opposition, motion passed

F. 15050-15150 E. 14 Mile Road/Triterra - Associated Environmental Services, LLC

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Motion:

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to approve the brownfield plan for 15050-15150 E. 14 Mile Road/Triterra, with the addendum (contingent on its eligibility) to be added before submission to the City Council.

ROLL CALL:

The motion carried unanimously as follows:

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

No opposition, motion passed

7. OLD BUSINESS

A. 23500 Mound Road/Home Depot (Tom Bommarito)

Mr. Bommarito stated that his agenda item pertains to the final project completion and cost notification for Home Depot USA, Inc.'s regional distribution center at 23500 Mound Road, Warren, MI. The letter, dated July 17, 2024, informs us about the completion of the project.

This item is on the agenda as a motion to "receive and file" the notice, which is a procedural step acknowledging the receipt of this completion and cost notification and officially filing it for record-keeping.

Motion:

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, to receive and file notice.

No opposition, motion passed

8.LIST OF BILLS

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to approve paying the August 21, 2024 List of Bills.

ROLL CALL:

The motion carried unanimously as follows:

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

No opposition, motion passed

9. AUDIENCE PARTICIPATION/ GOOD OF THE ORDER

Mr. Bommarito took this time to inform the board about the Warren Birthday Bash and Polish Parade taking place this coming weekend and encouraged everyone to attend, highlighting a the fireworks and drone shows scheduled to take place.

Mary Michaels and developers discussed scheduling a public hearing for the brownfield plans on either October 8th or 22nd.

10. ADJOURNMENT

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kwik, to adjourn the meeting at 10:54 a.m.

No opposition, motion passed

X

Gary Kiesgen
Brownfield Chairperson

X

Thomas Bommarito
Brownfield Director

UNAPPROVED