

BATTLE CREEK BROWNFIELD REDEVELOPMENT AUTHORITY

Tuesday, February 27, 2018

At a special meeting of the Battle Creek Brownfield Redevelopment Authority held on Tuesday, February 27, 2018, at 4:20 p.m. at the Frederick R. Brydges Customs Cargo Center, the following were in attendance: Messrs. Bobrofsky, Bowman, Christensen, Claywell, Karre, Stewart and Ms. Darner, Fleury, Tuggle and White.

Absent were: Messrs. Czerney, Newsome, Richmond

Also in attendance were: Messrs. Corder, Dearing, Gibson, Mumford, Reid, Sobieralski, and Mmes. Hovarter, Jones and Young.

Mr. Bobrofsky called the meeting to order at 4:20 p.m. and noted no changes to the agenda.

APPROVAL OF MINUTES

MOTION: Mr. Karre moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors approve the minutes of the January 23, 2018 as presented. Mr. Stewart supported the motion and it was unanimously approved.

TODA/BASF/BTA CONSENT TO ASSIGNMENT OF AGREEMENT

MOTION: Mr. Karre moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors approve the TODA/BASF/BTA Consent to Assignment of Agreement as presented. Ms. Tuggle supported the motion and it was unanimously approved.

TODA/BASF/BTA SITE WORK AND PROFESSIONAL SERVICES

Mr. Sobieralski stated there is approximately \$3,000,000 available in the Brownfield budget held for the TODA America project. Approximately one year ago, there was a washout along the retention pond area on the brownfield site. BASF had the retention pond tested for environmental issues. The entire site is capped, there are some "hot areas" within the retention pond area. Staff suggested TODA and BASF take care of this when they plan for their expansion, as the expansion pond would be expanded as well. The company may ask to utilize Brownfield funds to correct the retention pond to expedite the closing.

Staff continues to work with SME on the situation. Professional services including excavation is anticipated to cost \$150,000.

MOTION: Mr. Karre moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors authorize spending up to \$160,000 for professional services to correct this issue. Ms. Tuggle supported the motion and it was unanimously approved.

PROFESSIONAL FEES FOR SHOULDICE BROTHERS

Mr. Gibson stated that Shouldice Brothers, located at 182 Elm Street has approached staff to discuss a possible expansion. An agreement was made between the City of Battle Creek and the Calhoun County Justice Complex, when the complex was constructed, that resulted in a large mound of contaminated dirt and liner being left on the premises. Shouldice Brothers is looking to expand in three phases. The third phase will include an expansion on the existing building. Shouldice Brothers is interested in acquiring the property where this contamination is located from the County. The site would need to be cleaned up.

Staff has been working with MDEQ on some options for this company. The options include:

- MDEQ grant
- MDEQ loan
- MDEQ grant and loan

Mr. Gibson proposed the project will be coming to the Board for approval of professional fees at a future meeting.

Shouldice Brothers plans to add 27 new jobs in Phase I, 15-20 new jobs in Phase 2, and TBD on Phase 3. The company plans to expand 80,000 sq. ft. to the existing building. These jobs are all in the trades skilled, pipefitters.

CLOSURE OF FORMER BROWNFIELDS

Mr. Gibson stated there are currently 28 Brownfield Plans that were approved by the Battle Creek Brownfield Redevelopment Authority Board. Fifteen of these plans were created pre-2001, thirteen plans were created post-2001, and only four remain active. The State of Michigan has changed the reporting process. If a project for which eligible activities were identified and the plan fails to occur with respect to eligible property for at least two-years following the date of approval by the Board, the project should be terminated. Staff is working to close out all but the four active plans.

MDEQ and MEDC have provided staff with the protocol for closure of these projects. There will be a 30-day notification to the developers, a public hearing scheduled at a future BCBRA Board meeting, and the BCBRA Board will approve the closure of the plans.

PUBLIC COMMENTS

No comments were made.

ADJOURN

There being no further business, the meeting was adjourned at 4:35 p.m.