

BATTLE CREEK BROWNFIELD REDEVELOPMENT AUTHORITY

Tuesday, November 21, 2023

At the regular meeting of the Battle Creek Brownfield Redevelopment Authority (BCBRA) held on Tuesday, November 21, 2023, at 3:05 p.m. at the Frederick R. Brydges Customs Cargo Center in the BCU Board Room. The following individuals were in attendance: Messrs. Christensen, Claywell, Wilson, and Mmes. Fleury, Straub, Visger, and White.

Absent: Mr. Hodge and Ms. Darner.

Also, in attendance were: Messrs. Corder, Jarret Geering (City of Battle Creek), Hughes, Kroll, Davin Ojala (SME), Sobieralski, Bret Stuntz (SME), and Mmes. Jones and Young.

Ms. White called the meeting to order at 3:05 p.m. Roll call of attendance was recorded.

APPROVAL OF REGULAR MINUTES

MOTION: Mr. Wilson moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors approve the minutes of the May 16, 2023, regular meeting as presented. Mr. Christensen supported the motion, and it was unanimously approved.

APPROVAL OF ANNUAL MINUTES

MOTION: Mr. Christensen moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors approve the minutes of the May 16, 2023, annual meeting as presented. Ms. Straub supported the motion, and it was unanimously approved.

ACCEPT TIM DAVIS RESIGNATION

Mr. Tim Davis submitted a letter of resignation to the BCBRA Board as Mr. Davis moved out of the City of Battle Creek and is no longer eligible to serve on the Board. The resignation letter was included in the board package.

MOTION: Ms. Fleury moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors accept Tim Davis resignation as presented. Ms. Visger supported the motion, and it was unanimously approved.

RESOLUTION FOR ROBERT CORDER TO SIGN DOCUMENTS

A Resolution was included in the board package. The Resolution allows Robert Corder to sign all necessary documents and agreements needed by the BCBRA.

MOTION: Mr. Christensen moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors approved the Resolution for Robert Corder to sign documents as presented. Mr. Wilson supported the motion, and it was unanimously approved.

BROWNFIELD PLAN

Mr. Corder stated that this project has been ongoing for several years. There is a mound of dirt left behind from the construction of the Justice Center. There is a potential expansion that has been discussed over the past few years by Shouldice Brothers. Mr. Corder stated that a Brownfield Plan needs to be in place so that if/when an expansion happens, the company can be reimbursed expenses. The property consists of three parcels totaling approximately 15.49 acres of land located north of Michigan Avenue, east of Division Street, south of E. Van Buren Street, and west of Elm Street, in Battle Creek, Michigan.

The Brownfield Plan allows the Authority to use tax increment revenue to reimburse an entity who incurs eligible activity costs (the “Developer”) for the costs of eligible non-environmental and department specific (environmental) activities required to prepare the property for safe redevelopment and reuse. The proposed redevelopment will only be economically viable with the support and approval of the local and state brownfield redevelopment incentives.

Mr. Sobieralski stated that once approved by the BCBRA, next steps include the process of the City of Battle Creek setting a Public Hearing and approval, all which will happen in January 2024.

Mr. Claywell asked if the property will be buildable for future expansion once the mound of dirt is removed?

Mr. Ojala with SME stated that the planned activity is to remove the soil mound from the property, bringing it to grade to remove the obstruction. The reality is that there still could be some environmental engineering. During exploratory work, a layer of plastic is below the soil.

Mr. Sobieralski stated that the Brownfield Plan could be amended to include additional Brownfield expenses. We are using federal funding and EDA grant funding for the project.

MOTION: Mr. Wilson moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors approve the Brownfield Plan for the Shouldice Mound as presented. Ms. Straub supported the motion, and it was unanimously approved.

PROSPECT/PROJECT DEVELOPMENT UPDATE

No projects were discussed.

PUBLIC COMMENTS

No comments were made.

ADJOURN MEETING

MOTION: Mr. Christensen moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors approves to adjourn the regular meeting. Mr. Wilson supported the motion, and it was unanimously approved.

There being no further business, the meeting was adjourned at 3:18 p.m.