

BATTLE CREEK BROWNFIELD REDEVELOPMENT AUTHORITY

Monday, May 19, 2025

At the regular meeting of the Battle Creek Brownfield Redevelopment Authority (BCBRA) held on Monday, May 19, 2025, at 3:00 p.m. at the Frederick R. Brydges Customs Cargo Center in the BCU Board Room. The following individuals were in attendance Messrs. Dearing, Hodge, Smith, Wilson, and Mmes. Darner, Par, and White.

Absent: Messrs. Claywell, Grimsley, Woodard, and Mmes. Visger.

Also, in attendance were: Messrs. Joe Agostinelli (Michigan Growth Advisors), Percy Bean, Jr. (Jackson Bean Management), Greg Delone (Interstate Capital), Hughes, Kroll, Kuhn, Jason Raleigh (AR Engineering), Sobieralski, ter Avest, Andrew Weathers (Interstate Capital), Weaver, and Mmes. Ignash, Jones, Loraine Smith (Radon/Vapor Defenders) and Young.

Dr. White called the meeting to order at 3:27 p.m. Roll call of attendance was recorded.

APPROVAL OF REGULAR MINUTES

MOTION: Mr. Dearing moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors approve the minutes of February 24, 2025, regular meeting as presented. Mr. Wilson supported the motion, and it was unanimously approved.

ACT 381 BROWNFIELD PLAN AND REIMBURSEMENT AGREEMENT

Northeast Property Group, LLC; 57 and V/L N. McCamly Street and 119 W. Van Buren Street.

MOTION: Dr. Smith moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors approve the Resolution to approve the Brownfield Plan and Reimbursement Agreement as presented. Mr. Dearing supported the motion, and it was unanimously approved.

ACT 381 BROWNFIELD PLAN AND REIMBURSEMENT AGREEMENT

The Bean Development; 99 W. Michigan Avenue

MOTION: M. Dearing moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors approve the Resolution to approve the Brownfield Plan and Reimbursement Agreement as presented. Dr. Smith supported the motion, and it was unanimously approved.

AMEND FY 2024-2025 BUDGET AND ADOPT FY 2025-2026 BUDGET

MOTION: Dr. Smith moved that the Battle Creek Brownfield Redevelopment Authority Board of Directors approve to amend FY 2024-2025 Budget and adopt the FY 2025-2026 Budget as presented. Mr. Dearing supported the motion, and it was unanimously approved.

BASF-TODA BROWNFIELD PLAN EXTENSION 10-YEAR

Mr. Sobieralski stated that the Brownfield note was recently paid down. The Brownfield Plan was estimated to be a 20-year project. There is language in the Brownfield Reimbursement Agreement to allow it to extend beyond 20 years until full capture. No action needs to be taken.

PROSPECT/PROJECT DEVELOPMENT UPDATE

Mr. Sobieralski reported on the following:

The two Brownfield Plans that were approved today are the projects that are currently in the pipeline. He stated that there will be more Brownfield Plan requests going forward in supporting housing projects.

BOARD MEMBER COMMENTS

No comments were made.

PUBLIC COMMENTS

No comments were made.

ADJOURN MEETING

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

There being no further business, the meeting was adjourned at 3:40 p.m.

I, *Jeremy Wilt* as *Vice Chair* an Officer of Battle Creek Brownfield Redevelopment Authority (BCBRA) Board, certify that May 19, 2025, minutes of the Authority as stated herein were approved on August 18, 2025.