

Memo



To: Oshtemo Charter Township Board
From: Julie Johnston, AICP
Planning Director
Date: January 4, 2019
Mtg Date: January 8, 2019
Subject: Stadium Parkway Brownfield Plan - Amendment

OBJECTIVE

Consideration of a resolution to approve the amended Stadium Park Way Brownfield Plan.

BACKGROUND

The Township Board approved the original Stadium Park Way Brownfield Plan on December 12, 2017. Since that time, Select Products began the development of their site and found the soils would not support the construction of the building as originally planned. They communicated the concern to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) and indicated the costs involved to remove the unsuitable soils, bring clean fill to the site, and compact the soils to allow construction were significantly higher than anticipated in the original Brownfield Plan.

After consultation with experts, a much better and affordable method to manage construction on the site was proposed, which is the installation of geo-piers to handle the building load. This method was used by developers at the Midlink Property in Comstock Township (both the General Mills building and the Zeigler Motorsports building) so the KCBRA is familiar with its use as a remedy for poor soil conditions. Unfortunately, this activity was not included in the original Brownfield Plan. An amendment to the Plan is needed to allow this activity to be eligible for reimbursement.

Including this activity into the Plan will not impact either the length, total costs, or tax capture revenues that were originally approved, but the amendment is necessary to accommodate the change in activity. The cost for the geo-piers are expected to come in at or under the cost for the original remedy proposed. Under Act 381, for the KCBRA to approve invoices for activities, the specific activity needs to be identified in the Plan.

INFORMATION PROVIDED

- Stadium Park Way Brownfield Plan – amended
PDF is available at: <https://www.oshtemo.org/boards-and-committees/agenda-and-minutes/township-board-agenda-packets/>
- (Resolution to be provided at the meeting.)