

Allegan County  
Brownfield  
Redevelopment  
Authority



**Allegan County Brownfield  
Redevelopment Authority**

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**Aaron Mitchell**  
269-694-6146  
**Chair**  
Otsego

**ALLEGAN COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

August 8, 2023

In Person Meeting Zimmerman Room (with zoom for public)

**Mike  
Vandenberg**  
269-685-9471  
**Vice Chair**  
Plainwell

**Minutes of a Scheduled Meeting of the  
Allegan County Brownfield Redevelopment Authority**

A scheduled meeting of the Allegan County Brownfield Redevelopment Authority was called to order by Mitchell at 6:01pm on Tuesday, August 8, 2023.

**Nick Breedveld**  
269-377-8075  
**Secretary/  
Treasurer**  
Otsego

**Roll call** showed the following members:

PRESENT: Suzanne Dixon, Nick Breedveld, Darrel Oakley, Aaron Mitchell, Gale Dugan

**Suzanne Dixon**  
773-405-1598  
Douglas

ABSENT: Vandenberg, Gonzales

**Gale Dugan**  
269-694-5276  
Otsego

Also present: Dan Wedge, Allegan County; Lori Pung, Magnus Capital(ZOOM), John Caras, Watson Township(ZOOM), Heather Bausick, Allegan County; David Foutch

**Darrel Oakley**  
269-650-0043  
Allegan

A motion was made by Mitchell, seconded by Dixon to excuse Vandenberg from the meeting due to working the election. Motion carried.

**Alexandra  
Gonzales**  
303-991-7315  
Holland

**COMMUNICATIONS:** None

**APPROVAL OF MEETING MINUTES:** Motion was made by Dixon, seconded by Dugan to approve the May 15, 2023 meeting minutes as presented. The motion carried.

**PUBLIC PARTICIPATION:** None

**ADDITIONAL AGENDA ITEMS:** None

**APPROVAL OF AGENDA:** Motion was made by Breedveld, seconded by Dixon to approve the agenda as presented. The motion carried.

**PRESENTATIONS:** None

**ADMINISTRATIVE REPORTS:** Wedge gave an update that there has been communication from various individuals seeking cleanup dollars. Burnips glass company and a realtor from Fennville have both reached out seeking funding.

**ACTION ITEMS:**

1. None

**DISCUSSION ITEMS:**

1. Brownfield Initiatives and EPA Grants
  - a. EPA “Targeted Brownfield Assessment” TBA Program Update
    - i. Fennville City – EPA consultants walked the property and completed Phase 1 and created an executive summary. Next step is soil testing and the city will help clean up the overgrowth on the property to allow access for testing.
    - ii. Watson Township – EPA consultants walked the property and completed Phase 1 and created an executive summary. Next step is soil testing and the township will help clean up the overgrowth on the property to allow access for testing.
    - iii. Otsego Township – Wedge has communication with realtor but there has been no follow-up or response.
  - Dugan would like to know how deep the trenches will go for Watson site. Wedge to find out and will send out specs to the group.
  - Dixon sent an inquiry to the school district regarding an old gas station site and would like to know if this program will fit. Wedge will check both EPA and this program to see if allowed.
2. Rock Tenn
  - a. Demolition Update – meeting needs of soil erosion permits and requirements and mulch is being dumped at site from a tree trimming company. Seed has been purchased and placed along the riverbank but area will need to be reseeded again once mulch breaks down.
  - b. Development Update – BOC have seen video of development at 5/11/2023 meeting. Mitchell shared updates regarding infrastructure, water, sanitary, and storm drains. City will be upgrading Helen St and up River St and the city is committed to these upgrades with or without the project moving forward. Sanitary will be built on site and will be self-contained with pumps going under the river to disposal. City will maintain infrastructure as built. Helen Ave will be bid out the first of the year and construction next summer. No hold ups for Magnus and their construction.
  - Breedveld asked if the types of housing units had been decided – Pung answered they have not but most likely 1,2,and 3 bedrooms. Waiting for housing study results to be released.
  - Wedge states we are waiting on final report by Mannik-Smith and that will close out environmental work on the site.

### 3. Round Table

Breedveld – Studies are nice but they are a catch 22. Prices have increased dramatically and builders cant make any money.

Mitchell – People need money for remediation and is there money? Wedge answered he is not aware of EGLE funds, EPA releases funds once per year and it does need to be a municipal application.

Dixon – Community Foundation is doing the housing study and she would like a copy of this study. Wedge answered there will be a first draft released on August 18<sup>th</sup>, then the foundation will be looking for feedback, and then a final report will be released after.

#### **FUTURE AGENDA ITEMS:**

1. Brownfield Reimbursement Agreement
2. Revise Brownfield Plan

#### **ADJOURNMENT:**

Motion was made by Dixon, seconded by Breedveld to adjourn the meeting at 6:55pm. Motion carried.

Next Meeting: November 14th, 2023