

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

November 11, 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 Vandenberg at 6:03pm on Tuesday, November 11, 2023.

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

Roll call showed the following members:

PRESENT: Suzanne Dixon, Nick Breedveld, Darrel Oakley, Mike Vandenberg, Alexandra Gonzales

ABSENT: Aaron Mitchell, Gale Dugan, Erik Wilson

Also present: Dan Wedge, Allegan County, Kevin Travis Watson Township, Doug Koop(ZOOM), Jesse Lechner, Allegan County; David Fouch, County Resident.

Suzanne Dixon
773-405-1598
Douglas

COMMUNICATIONS: None

Gale Dugan
269-694-5276
Otsego

APPROVAL OF MEETING MINUTES: Motion was made by Breedveld, seconded by Vandenberg to approve the August 8, 2023 meeting minutes as presented. The motion carried.

Darrel Oakley
269-650-0043
Allegan

PUBLIC PARTICIPATION: None

ADDITIONAL AGENDA ITEMS: None

Erik Wilson
269-685-6821
Plainwell

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

PRESENTATIONS: None

**Alexandra
Gonzales**
616-916-6497
Holland

ADMINISTRATIVE REPORTS: None

Jaclyn Hulst
616-834-2436
Zeeland

ACTION ITEMS:

1. Approved 2024 Meeting Dates
 - February 13, 2024
 - May 14, 2024
 - August 13, 2024
 - November 12, 2024

DISCUSSION ITEMS:

1. Future Brownfield Development Project
 - a. 129 Acres, Dorr Township – Wedge gives a breakdown of the plan that was presented. Dorr Township does not plan to move forward with this project.

2. Brownfield Initiatives and EPA grants
 - a. EPA “Targeted Brownfield Assessment” TBA Program Update– Wedge reports the lab portion of the assessments are in still in progress.
 - i. Fennville City - Former Dump
 - They completed the GPR survey, geoprobing and test pitting at the site. They were not able to do the far eastern pits and borings due to the heavy vegetation.
 - The GPR survey did not identify any large anomalies indicative of a tank or drums, but did show anomalies indicative of metal debris.
 - They completed 7 test pits and found debris in 4 of them. Each test pit had a mix of plastic, glass and metal debris. One test pit had large chunks of concrete, one had large rocks, and we did find a full water heater.
 - The soil and groundwater samples are at the laboratory for analysis, and we should have the report completed by later November/early December.
 - ii. Watson Township – Former Dump
 - They have completed the geoprobing and test pitting at the site.
 - They found debris in 5 of the 8 test pit locations. The debris was indicative of household waste (cans, bottles, bagged trash). There were some larger items such as tires and concrete debris in some, as well.
 - The soil and groundwater samples are at the laboratory for analysis, and we should have the report completed by late November/early December.

Question from Last Allegan County Brownfield Redevelopment Authority

Q1.) How deep are the pits dug?

*A1.) The test pits are planned to extend to a maximum depth of 10 feet. They will be excavated slowly and carefully. We will quickly backfill them with the spoils, same day. *See Maps at end of this document.*

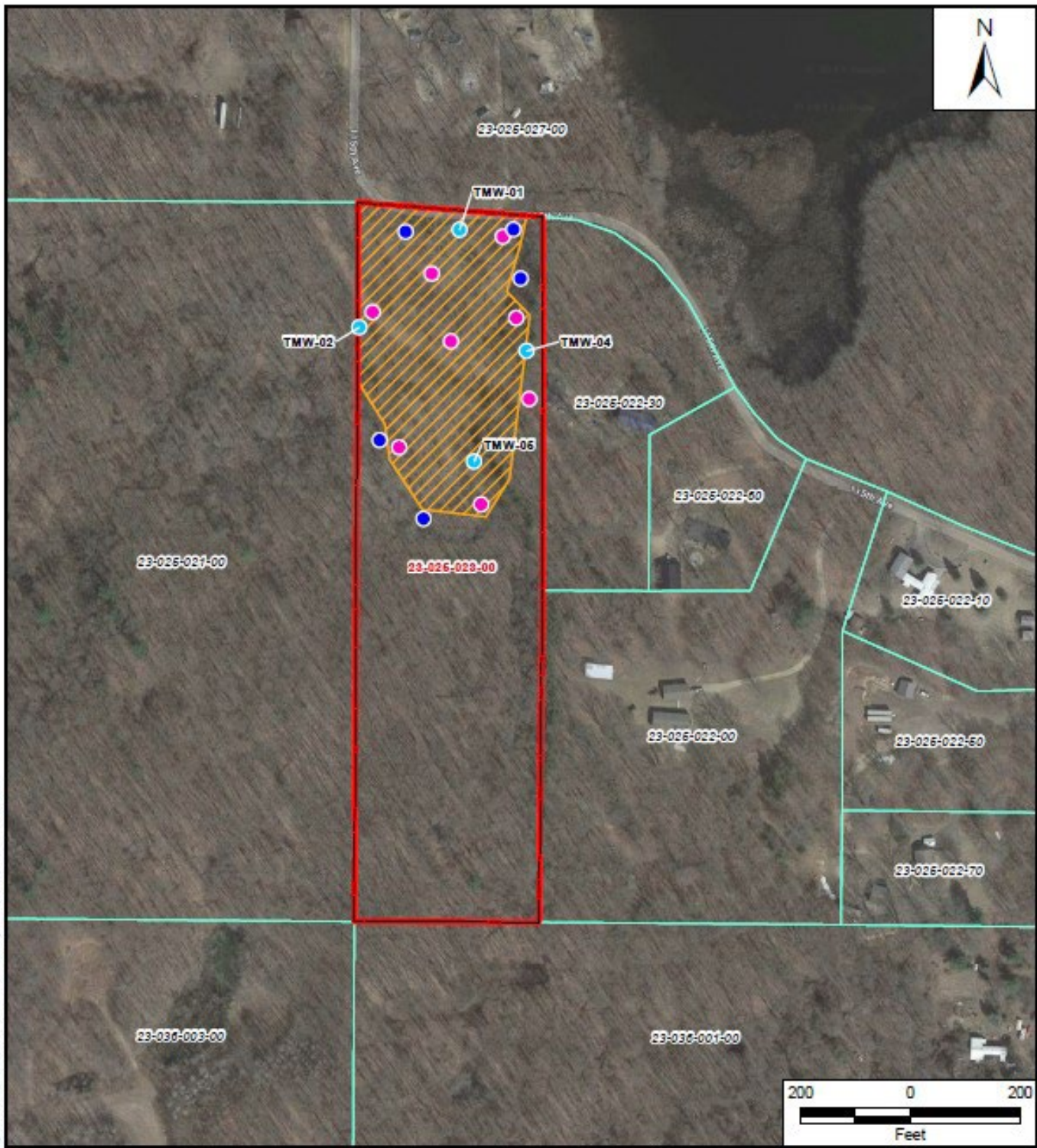
3. Rock Tenn-
 - a. Development Update from Wedge, Developers are working on connection to sewer and developing plans, estimating costs with engineers.

4. Round Table:
 - a. Dixon is interested in information about Housing Study, requests information.

FUTURE AGENDA ITEMS: None

ADJOURNMENT: Motion was made by Breedveld, seconded by Hulst to adjourn the meeting at 6:50pm. Motion carried.

Next Meeting: February 13, 2023



File Path: G:\GIS\0315\TARF\MI\Michigan\Allegan County Dump Sites\mxd\2023-06\Fig3-PropSampleLocations.mxd

Legend

- Proposed Test Pit Excavation Location
- Proposed Soil Boring/Temporary Monitoring Well Location
- Existing Monitoring Well Location
- Approximate Extent of Former Landfilling Operation
- Site Boundary
- Parcels

Image Source: Bing Maps Hybrid

Allegan County Dump Sites
Address: 115th Avenue
Watson Township, Allegan County, Michigan

Figure 3
*Proposed Soil Boring,
Temporary Monitoring Well
and Test Pit Locations*



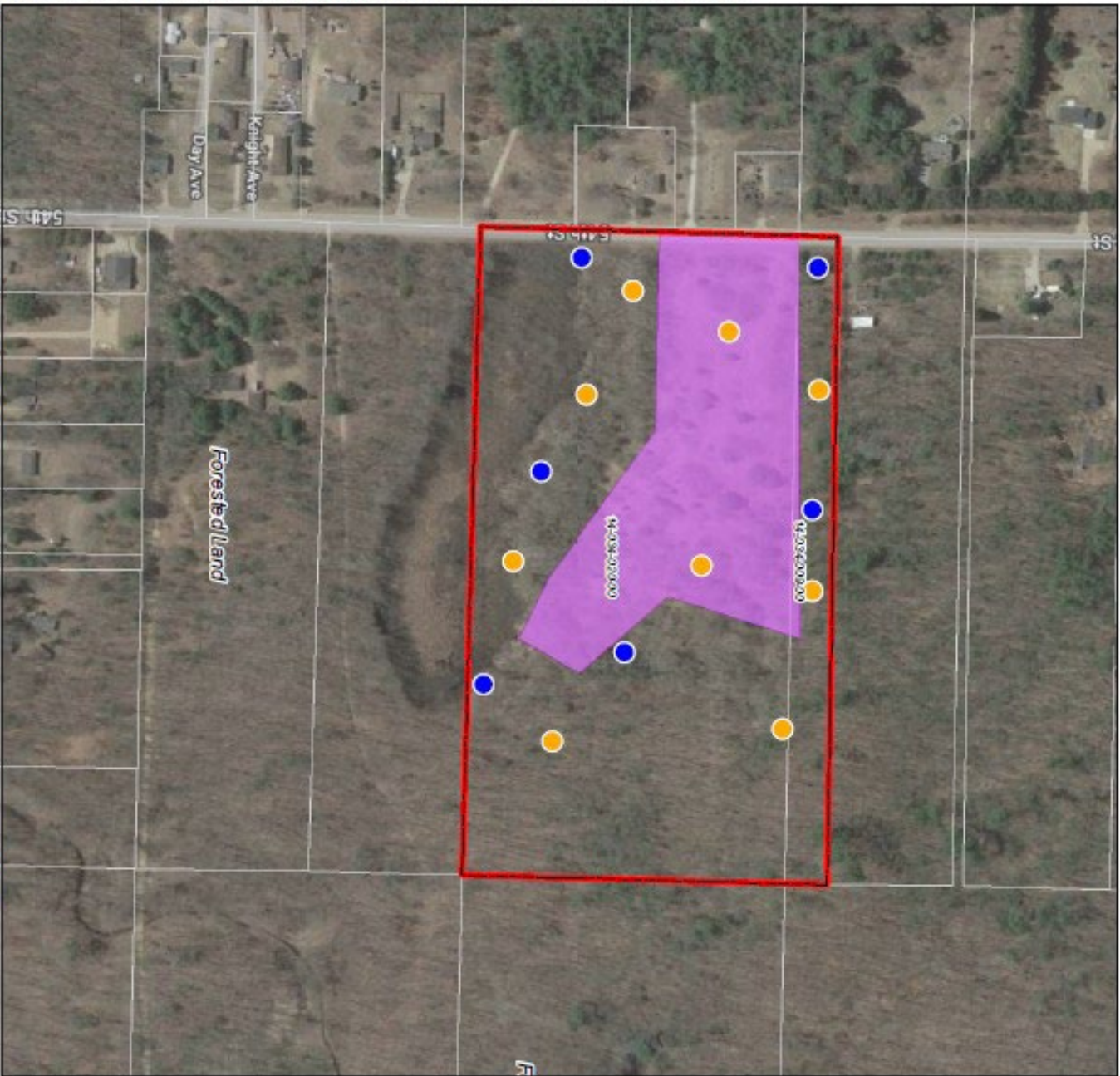
Prepared For: EPA

Prepared By: Tetra Tech, Inc.

Date Saved: 7/25/2023

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- Legend**
- Proposed Soil Boring and Temporary Monitoring Well Location
 - Proposed Test Pit
 - Proposed Ground Penetrating Radar (GPR) Area
 - Site Boundary
 - Parcels

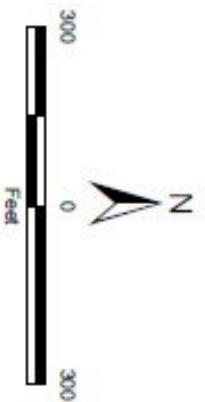


Image Source: Bing Maps/Esri

Alleghan County Dump Sites
 2503 54th Street
 Fenwick, Alleghan County, Michigan

Figure 3
Proposed Soil Boring, Temporary Monitoring Well, Test Pit Locations and GPR Area



Prepared For: EIR

Prepared By: Tetra Tech, Inc.

Coordinate System: NAD1983StatePlaneMichiganSouth FIPS 2113 Feet
 Projected: Lambert Conformal Conic
 Datum: North American 1983