

# Allegan County Brownfield Redevelopment Authority



## Allegan County Brownfield Redevelopment Authority

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Allegan, MI 49010  
269-668-5235

[dwedge@allegancounty.org](mailto:dwedge@allegancounty.org)  
<http://www.allegancounty.org>

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

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

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

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

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

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

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

**Jaclyn Hulst**  
616-834-2436  
Zeeland

### ALLEGAN COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY MEETING - MINUTES

May 14, 2024 – 6:00PM

Human Services Building (Zimmerman Room)  
3255 122<sup>nd</sup> Avenue

**CALL TO ORDER:** 6:02 PM by Aaron Michell

#### **ROLL CALL:**

**PRESENT:** Aaron Michell, Mike Vandenberg, Suzanne Dixon, Gale Dugan, Alexandra Gonzales, Jaclyn Hulst (ZOOM)

**ABSENT:** Nick Breedveld, Darrel Oakley,

Also present: Dan Wedge, Allegan County, Jesse Lechner, Allegan County, Hailey Pearson, Allegan County.

**APPROVAL OF MEETING MINUTES:** Moved by Vandenberg, seconded by Mitchell to approve the November 14, 2023 meeting minutes as presented. The motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

**APPROVAL OF AGENDA:** Moved by Vandenberg, seconded by Commissioner Dugan to approve the agenda as presented. The motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

**PRESENTATIONS:** None

**ADMINISTRATIVE REPORTS:** Director Wedge reported on the memo sent for the name change to the “Former Rock Tenn,” changing to the development now being called HoM Flatts at River Street and the EPA Fact Street for Area 3.

#### **ACTION ITEMS: Election of Officers**

1. Commissioner Dugan nominated Chair Mitchell for a third term as Chair, seconded by Vice Chair Vandenberg. No other nominations presented. Commissioner Dugan moved for nominations to be closed, and a unanimous ballot be cast for Chair Mitchell, seconded by Vice Chair Vandenberg. The motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.
2. Dixon nominated Vice Chair Vandenberg for a third term as Vice Chair, seconded by Gonzales. No other nominations presented. Commissioner Dugan moved for nominations to be closed, and a unanimous ballot be cast for Vice Chair Vandenberg, seconded by Dixon. The motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

3. Chair Mitchell nominated Secretary/Treasurer Breedveld for a term as Secretary/Treasurer, seconded by Gonzales. No other nominations were presented. Commissioner Dugan moved for nominations to be closed and a unanimous ballot to be cast for Secretary/Treasurer Breedveld, seconded by Vice Chair Vandenberg. The motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

**DISCUSSION ITEMS:**

1. HoM Flats at River Street (former Rock Tenn)
  - a. Director Wedge shared a development update for HoM Flatts at River Street. Construction is tentatively planned to begin next spring. Chair Mitchell shared an update on the site's current status.
2. Review 2023 Brownfield Development Initiatives
  - a. Completed demolitions and land restoration of the former rock Tenn Paper mill (Otsego)
  - b. Director Wedge shared the Targeted Brownfield Assessments (TBA) projects of the former dumps at Fennville City and Watson Township have been completed. Full reports were provided to the local units. For the Otsego Township location, the property owner decided not to proceed.
  - c. Director Wedge also shared the Brownfield development planned for 129 acres, which Dorr Township did not process.

**ADJOURNMENT:**

Moved by Vandenberg, seconded by Dixon to adjourn at 7:16pm. Yeas: 5 votes. Nays: 0 votes.

Next Meeting: November 12, 2024

# MEMORANDUM

May 10, 2024

TO: Allegan County Brownfield Redevelopment Authority

FROM: Dan Wedge, Executive Director of Services

RE: Administrative Reports

Greetings, I am providing this Administrative Reports for review in advance of the meeting. Magnus Capital Partners provided the information below. The original Brownfield Plan (BFP) included placeholder budget numbers for developer-eligible improvements. Now that the development plan is known, it is recommended to amend the BFP to include current development. It may be necessary for a special meeting to approve a revised Brownfield Plan. The Brownfield Plan will reference the former Rock Tenn property. However, both the Board of Commissioners and Magnus Capital Partners are looking forward and plan to reference the development as HōM Flats at River Street and drop the reference to the Rock Tenn development or property.

## **Magnus Capital Partners Update - HōM Flats at River Street**

- The development team has submitted HōM Flats at River Street to MSHDA for consideration in their NOFA #18 competitive funding program. MSHDA is scheduled to release initial ranking results on June 1, with formal applications due September 1, 2024.
- The application includes workforce housing, senior housing, and a childcare center.
- The City has been keeping the development team apprised of municipal improvements scheduled for 2024 near the development site. We have no concerns at this time and are excited about the pending improvements.
- Otsego City staff, City Council and Planning Commission members visited our HōM Flats at 28 West project in February. They toured the property and learned more about the HōM Flats brand. We shared some preliminary visions of the HōM Flats at River Street property and enjoyed some great dialogue discussing ideas and answering their questions. We would certainly welcome hosting Allegan County / Brownfield Redevelopment Authority members who would like to participate in a visit as well.
- We are working with our Brownfield Consultant on possible updates to the existing plan that may need to be addressed as project details firm up. We are currently waiting on the results of our Phase I ESA and GeoTech work, which we expect to have in hand by May 31, 2024.

**Transformational Brownfield Fund** - In July of 2023, the Governor signed legislation to power economic development in communities across Michigan by unlocking new tools to finance affordable housing and setting up the Transformational Brownfield Fund to convert vacant land and other abandoned property into productive space. Tax increment financing and the Transformational Brownfield Fund will build more affordable housing and transform underutilized or abandoned property into productive space. For more information, click [“Here”](#)

**Kalamazoo River Cleanup** – On April 24, 2024, the County Treasurer received a request to grant permission to access the Otsego **HōM Flats at River Street** development property to facilitate river clean-up. The U.S. Environmental Protection Agency (EPA), working with the Michigan Department of Environment, Great Lakes and Energy (EGLE), and Michigan Department of Natural Resources (MDNR), will begin work to clean up polychlorinated biphenyl, or PCB, contamination in the part of the Kalamazoo River known as Area 3 (*see map, below*). Area 3 is a 3.4-mile stretch of the Kalamazoo River located between the Otsego City Dam and the former Otsego Township Dam in Otsego, Michigan. EPA previously conducted time-critical removal actions in this area between 2016 and 2018, to remove PCB-contaminated bank soils, river sediments, and the former Otsego Township Dam. See the attachment for the EPA notice.

For more information regarding any of the items above, please contact Dan Wedge, Executive Director of Services at (269) 686-5235 or [dwedge@allegancounty.org](mailto:dwedge@allegancounty.org)



# Work Begins in Area 3 of Kalamazoo River

Allied Paper/Portage Creek/Kalamazoo River Site  
Otsego Township, Michigan

February 2024

## For more information

Please contact any of the following team members with questions:

### EPA

**Jim Saric – Remedial Project Manager**

312-886-0992

saric.james@epa.gov

**Diane Russell - Community Involvement Coordinator**

989-395-3493

russell.diane@epa.gov

You may also call EPA toll-free: 800-621-8431, weekdays, 9:00 a.m. to 5:30 p.m.

### EGLE

**Dan Peabody - Project Manager**

517-285-3924

peabodyd@michigan.gov

### MDNR

**Mark Mills – Wildlife Biologist**

269-967-5367

millsm@michigan.gov

### Webpage

For more details about the site, visit the webpage at:

[www.epa.gov/superfund/allied-paper-kalamazoo](http://www.epa.gov/superfund/allied-paper-kalamazoo)

### Community Advisory Group (CAG)

A CAG has been established as a forum to provide the community updates about EPA's work in and along the Kalamazoo River. Visit the CAG website for more information or sign up for email notifications at:

<https://www.kalamazoorigcag.org/>

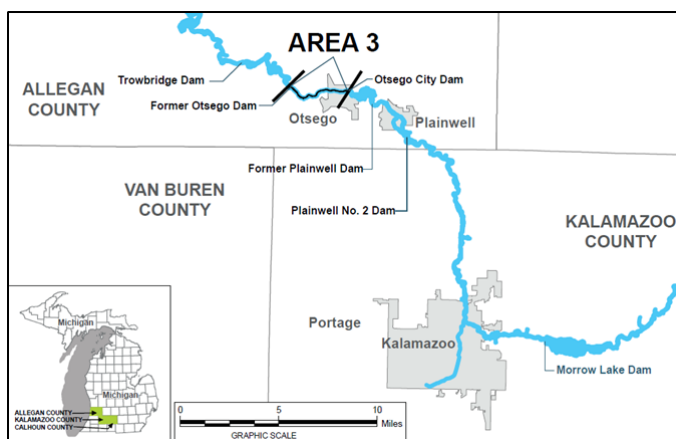
Para la versión en español de esta hoja informativa, visite [www.epa.gov/superfund/allied-paper-kalamazoo](http://www.epa.gov/superfund/allied-paper-kalamazoo)

U.S. Environmental Protection Agency, working with the Michigan Department of Environment, Great Lakes and Energy (EGLE), and Michigan Department of Natural Resources (MDNR), will begin work to clean up polychlorinated biphenyl, or PCB, contamination in the part of the Kalamazoo River known as Area 3 (see map, below). Area 3 is a 3.4-mile stretch of the Kalamazoo River located between the Otsego City Dam and the former Otsego Township Dam in Otsego, Michigan. EPA previously conducted time-critical removal actions in this area between 2016 and 2018, to remove PCB-contaminated bank soils, river sediments, and the former Otsego Township Dam (see figure on back).



## Upcoming Work in Your Area

Workers will begin conducting survey activities, and sampling riverbanks and sediment. This work will build upon similar sampling performed upstream in Area 2 and downstream in Area 4 over the past two years, and will inform the next phase of cleanup work. Much of this work may involve accessing shoreline property. If you have property along the river in Area 3, you may be contacted if access is needed. GEI Consultants, an environmental firm tasked with conducting field activities, will be sending letters this spring to Area 3 property owners with further information about next steps. Contact [kalamazoocleanup@geiconsultants.com](mailto:kalamazoocleanup@geiconsultants.com) or call 269-351-2960 for more information or to share how you want to be reached.




## About the Allied Paper/Portage Creek/Kalamazoo River Site

Between 1954 and the 1970s, wastewater from the carbonless copy paper recycling process contaminated the area, releasing PCBs into the environment. In 1977, a public health advisory recommended residents not to eat fish caught from the river because of PCBs found in the fish. In 1990, the EPA placed the site on the National Priorities List, a roster of the nation's hazardous waste sites. Since then, cleanups continue. More about EPA's progress can be found at [www.epa.gov/superfund/allied-paper-kalamazoo](http://www.epa.gov/superfund/allied-paper-kalamazoo).



Figure showing area cleaned up by removal action upstream of former Otsego Township Dam, shaded in purple and completed in 2018. Area 3 floodplain areas shown in grey hashing.

**ALLIED PAPER/PORTAGE CREEK/KALAMAZOO RIVER SITE:  
Work Begins in Area 3 of Kalamazoo River**

Reproduced on Recycled Paper 

*Official Business  
Penalty for Private Use, \$300*

Community Information Office  
1300 Bluff St., Suite 140  
Flint, MI 48504

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Agency

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