

Allegan County Brownfield Redevelopment Authority



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3283 122nd Ave
Allegan, MI 49010
269-668-5235

dwedge@allegancounty.org
<http://www.allegancounty.org>

Aaron Mitchell
269-694-6146
Chair
Otsego

ALLEGAN COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

August 13, 2024

Location: Allegan County Human Services Building (Zimmerman Room)

ACBRA member will need to attend in person for a quorum

Zoom available for non-board members and the public

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

<https://us02web.zoom.us/j/89304138951?pwd=c9Cf4sQclHGITXdOzWRHLAoppARgAY.1>

Meeting ID: 893 0413 8951

Passcode: 81324

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

6:00pm

CALL TO ORDER:

ROLL CALL:

COMMUNICATIONS: Memorandum HoM Flatts (Attachment A)

APPROVAL OF MINUTES: May 14, 2024

PUBLIC PARTICIPATION:

ADDITIONAL AGENDA ITEMS:

APPROVAL OF AGENDA:

PRESENTATIONS: None

ADMINISTRATIVE REPORTS: None

Suzanne Dixon
773-405-1598
Douglas

Gale Dugan
269-694-5276
Otsego

Darrel Oakley
269-650-0043
Allegan

ACTION ITEMS:

1. None

DISCUSSION ITEMS:

1. HoM Flatts at River Street
 - a. Development Update
2. Allegan County Ground Water Study
 - a. Top 25 sites (Attachment B)
 - b. EGLE Brownfield Tools [Remediation and Redevelopment Division \(michigan.gov\)](http://www.michigan.gov/remediation)
3. Round Table

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

Jaclyn Hulst
616-834-2436
Zeeland

FUTURE AGENDA ITEMS:

1. Updated ACBRA Website page [Brownfield Redevelopment Authority](http://www.allegancounty.org)

PUBLIC PARTICIPATION:

ADJOURNMENT:

Next Meeting: November 12, 2024

Attachement A

ADVANCED REDEVELOPMENT SOLUTIONS

PO Box 204, Eagle MI 48822

Tel 517.648.2434

ephelzer@msn.com

MEMORANDUM

To: Dan Wedge, Executive Director of Services - Allegan County Administration (County)
(dwedge@allegancounty.org)

Aaron Mitchell, City Manager – City of Otsego (City) (amitchell@cityofotsego.org)

From: Eric P. Helzer, EDFP, Principal - Advanced Redevelopment Solutions

Copy: Vishal Arora, Founder & CEO – Magnus Capital Partners

Tony Wilmot, Development Associate – Magnus Capital Partners

Nick Burger, Development Associate – Magnus Capital Partners

Date: August 1, 2024

Subject: Request to Abolish original Brownfield Plan for the Rock Tenn Property and Adopt a New Brownfield Plan for the Magnus Capital Partners (Developer) - HōM Flats at River Street Project

In response to our discussions regarding what is the best approach toward the use of the Brownfield Redevelopment Financing Act, PA 381 of 1996, as amended; to allow the Magnus Capital Partners - HōM Flats at River Street Project the opportunity to get reimbursed for eligible activity costs, we discussed two options:

1. Amending the previously adopted Brownfield Plan or
2. Abolishing the original Brownfield Plan and adopting a new Brownfield Plan.

As a result of our meeting on July 15, 2024, we determined that the best option for the County, City and Developer is to proceed with option 2 above.

Therefore, Advanced Redevelopment Solutions (Consultant on behalf of the Developer) requests that the County begin the process of abolishing the existing Brownfield Plan prior to the required beginning date of capture under PA 381 of 1996, as amended.

As we discussed in the meeting, upon abolishment of the existing Brownfield Plan, Advanced Redevelopment Solutions will prepare a new Brownfield Plan and submit it to the City and County for review and consideration, The new Brownfield Plan will accomplish not less than the following:

- a. Preserve the reimbursement of the already incurred eligible activity costs made by the County with the use of local-only tax increment revenues.
- b. Identify the already incurred eligible activity costs and new eligible activity costs required for the planned Developer project.
- c. Identify the Developers planned project.
- d. Identify the eligible property.
- e. Recognize the amendments to PA 381 of 1996 which were signed into law on July 18, 2023 by Governor Whitmer (Public Act 90 of 2023, an amendment to PA 381 of 1996) which took immediate effect. That amendment added new economic incentives for housing-focused real estate development and expanded the state's transformational brownfield program.

Please let me know if you have any questions about this request. Additionally, we would be happy to attend any meeting to assist you through this process.

Attachment B

Point Sources: Top 25 Sites

Ranking	Site Name	Local Government Unit
1	687 North 10th Street	Gunplain Twp. (Plainwell)
2	203 South Main Street	City of Wayland
3	Wayland Self Serve	City of Wayland
4	114 Pine Street	City of Wayland
5	585 10th St. Plainwell	Gunplain Twp. (Plainwell)
6	3603 N. Main Street	Leighton Twp. (Wayland)
7	712 East Bridge Street	City of Plainwell
8	798 E. Bridge Street Fmrly 760 E. Bridge	City of Plainwell
9	1258, 1260 Lincoln Road & Village EMH Pk	Allegan Twp.
10	150 North Main Street	City of Wayland
11	101 124th Avenue	Wayland Twp. (Shelbyville)
12	236 Hubbard Street	City of Allegan
13	1218 M-89 Highway	Allegan Twp.
14	637 West Sycamore Street, Wayland	City of Wayland
15	Ridderman Card -OP	Gunplain Twp. (Plainwell)
16	Martin (LUST Site)	Village of Martin
17	6494 Clearbrook Drive & 6402 and 6500 13	Saugatuck Twp.
18	558, 520, and 512 Water Street	City of Allegan
19	1185 M-89 Highway	Allegan Twp.
20	1227 M-89, Plainwell MI 49080	Otsego Twp.
21	East 1/2 of SE 1/4 Section 29	Gunplain Twp. (Plainwell)
22	Friendly 66 (Martin Pacific Pride)	Village of Martin
23	Angle Steel Div (Kewaunee Scientific)	City of Plainwell
24	101 Brady Street, Allegan	City of Allegan
25	111 Hubbard Street	City of Allegan

