



Allegan County Brownfield Redevelopment Authority

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March 16, 2021

Zoom Meeting

6:00 pm

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

A scheduled meeting of the Allegan County Brownfield Redevelopment Authority was called to order by Aaron Mitchell at 6:00pm on Tuesday, March 16, 2021.

Roll call showed the following members:

PRESENT: Aaron Mitchell, Mike Vandenberg, Nick Breedveld, Suzanne Dixon, Jeff Balgoyen, Gale Dugan, Darrel Oakley

ABSENT: Erik Wilson

Also present: Dan Wedge, Allegan County, Heather Bausick, Allegan County, John D'Addona, ECT, Vishal Arora, Magnus Capital Partners, Mike Gurnee, EGLE, Sally Brooks, Allegan County

COMMUNICATIONS: None

APPROVAL OF MEETING MINUTES: None

PUBLIC PARTICIPATION: None

ADDITIONAL AGENDA ITEMS: None

PRESENTATIONS: Developer/Magnus Capital Partners, Vishal Arora

1. Magnus currently has several active projects in Kent and Ottawa counties and three other states. Their goal is to provide affordable, high quality housing and engage the community. The building types, interior finishes, and amenity spaces were shown and discussed. Magnus uses American Preferred Management (APM) out of Cascade, MI as their property managers to handle leasing and daily management of the property after building is complete. Income eligibility is based on HUD affordable housing rates and allowable rent charged to family size/income. There will also be some units that are not income based for families or individuals who may not qualify based on income alone. There are no specific number of units established for Rock Tenn property yet. This would be developed based on zoning, market data and community input.

ACTION ITEMS:

1. Seeking recommendation on the sale of the former Rock Tenn property to a developer.
 - a. Request from the developer Magnus Capital Partners to enter into a sales agreement with the Allegan County Treasurer and to proceed with the due diligence process to include drafting development agreement.
 - b. March 15, 2021, the City Council for the City of Otsego reviewed the developer's presentation to develop Rock Tenn property for housing. The plan is consistent with the housing needs for the City of Otsego and the board they gave unanimous support.
 - c. Dan Wedge reached out to local communities and spoke with John Said, AICP Holland Township and Curtis Holt, Wyoming City Manager who have both worked with Magnus Capital Partners and they come highly recommended as development partners.

A motion by Nick Breedveld, seconded by Darrel Oakley. Recommendation for the County Treasurer to enter into purchase agreement with Magnus Capital Partners. Motion carried with unanimous support.

DISCUSSION ITEMS:

- Michael Gurnee, EGLE Brownfield division spoke of Act 381 Plan
 1. Act 381 will unlock extra 24 mills to use for cleanup
 2. He share why it would benefit the County to develop a Work Plan, which is a very detailed plan regarding tasks to address environmental risks.
 3. EGLE will review the Work Plan
 - a. Submit plan to Mike Gurnee
 - b. He has 60 days by statue to review submittal
 - c. May need to demo to do assessment with this particular site so create a draft Work Plan and communication up front to pre-approve demo activities
 4. Local government can submit a plan for development without a developer but most plans include/are done by developer
- Update on the current status of the proposals for environmental consultant to draft an RFP for Rock Tenn demolition.
 1. 8 different firms attending the mandatory pre-bid meeting.
 2. 3 good proposals for environmental consultant have been considered. It would be the desire to release the RFP for demolition in mid-May

FUTURE AGENDA ITEMS:

1. Develop RFP for demolition
2. EPA grant outcome

Next Meeting: May 11, 2021 @ 6:00 p.m. - Zoom

Motioned to adjourn by Aaron Mitchell, seconded by Suzanne Dixon. Motion carried with unanimous support.

Adjournment 7:21pm