

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

February 8, 2022

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 6:06pm on Tuesday, February 8, 2022.

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

Roll call showed the following members:

PRESENT: Aaron Mitchell, Mike Vandenberg, Darrel Oakley, Suzanne Dixon(ZOOM)

Suzanne Dixon
773-405-1598
Douglas

ABSENT: Gale Dugan, Erik Wilson, Nick Breedveld

Gale Dugan
269-694-5276
Otsego

Also present: Dan Wedge, Allegan County, Heather Bausick, Allegan County, Casey Armstrong (Zoom), and Daniel Capone (Zoom)

Darrel Oakley
269-650-0043
Allegan

COMMUNICATIONS: None

APPROVAL OF MEETING MINUTES: Not enough members present

Erik Wilson
269-685-6821
Plainwell

PUBLIC PARTICIPATION: None

ADDITIONAL AGENDA ITEMS: None

APPROVAL OF AGENDA: Not enough members present

PRESENTATIONS: Time Lapse Demo Photo

1. Dan Wedge presented a power point presentation showing time lapse photos and ariel imagery of site progress from September-December 2021

ADMINISTRATIVE REPORTS: Rock Tenn Site Photos

ACTION ITEMS:

1. Elect Officers 2022 – not enough members present. Postponed until May 10, 2022.

DISCUSSION ITEMS:

1. Rock Tenn

- a. Demo Update – Daniel Capone provided update. All buildings are down, and slabs and sub basements are currently being pulled. Crusher has been down awaiting a part for repair but should be up and running again this week. Currently determining whether crushed concrete can be used as backfill.
- b. Site Investigation – Update provided by Casey Armstrong. Soil borings north of River Street were found to have no contaminants. South area by paper mill borings were done by slabs and basement and not much was detected on these samples. Soil at West Side of property had lead above residential direct contact. This area is shallow at less than 7ft below the surface, so it will be easy to eliminate this contamination. Mercury and PFAs were also detected here at extremely low level. These can be worked around using deed restrictions because no groundwater will be used in development. Mitchell asked what remediation costs look like and Armstrong stated costs are unknown at this time.
- c. Development Update – Dan Wedge reported he has met with developer and went through final details. Some clarifications will need to be made before finalizing contract. These include payment, and clarification on ownership. Wedge states the developer doesn't have concerns and is also interested in reusing the crushed concrete on site for building the future development.
- d. Brownfield Reimbursement Agreement Status – Per Wedge, the BOC will need to authorize tax collection to go to the county. Added costs for remediation/demo can be added into reimbursement. The plan may also be modified to include an interest payment.

2. Status – EPA County Wide Assessment and Clean-Up Grant

- a. Application has been submitted and receipt confirmed. We are now just waiting for review and for them to select projects for funding.

FUTURE AGENDA ITEMS:

1. Brownfield Reimbursement Agreement
 - a. Will come to this committee before going to BOC
2. Revise Brownfield Plan
3. Elect Officers 2022

ADJOURNMENT: 7:01 pm

Next Meeting: May 10, 2022 @ 6:00 p.m. – Zimmerman Room