

Allegan County Brownfield Redevelopment Authority



Allegan County Brownfield Redevelopment Authority

3255 122nd Ave Suite 103
Allegan, MI 49010
269-668-4529

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

Aaron Mitchell
269-694-6146
Chair
Otsego

ALLEGAN COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

November 1, 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 6:00pm on Tuesday, November 1, 2022.

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

Roll call showed the following members:

PRESENT: Aaron Mitchell, Nick Breedveld, Suzanne Dixon, Gale Dugan, Darrel Oakley

Suzanne Dixon
773-405-1598
Douglas

ABSENT: Mike Vandenberg, Erik Wilson

Gale Dugan
269-694-5276
Otsego

Also present: Dan Wedge, Allegan County, Heather Bausick, Allegan County, Katie Beemer(ZOOM)

Darrel Oakley
269-650-0043
Allegan

COMMUNICATIONS: None

APPROVAL OF MEETING MINUTES:

Erik Wilson
269-685-6821
Plainwell

1. February 8, 2022: Motion made by Dixon, seconded by Oakley to approve the 2/8/2022 minutes as presented. Motion carried with unanimous support.
2. August 9, 2022: Motion made by Dixon, seconded by Oakley to approve the 8/9/2022 minutes as presented. Motion carried with unanimous support.

PUBLIC PARTICIPATION: None

ADDITIONAL AGENDA ITEMS: None

APPROVAL OF AGENDA: Motion made by Mitchell, seconded by Dixon to approve the agenda as presented. Motion carried with unanimous support.

PRESENTATIONS: None

ADMINISTRATIVE REPORTS: None

ACTION ITEMS:

1. Elect Officers 2022 – Postpone until January 10, 2023
2. Recommend participation in the EPA “Targeted Brownfield Assessment” TBA program
 - a. Wedge reviewed several sites that may be targeted for the TBA program which have been spoken about in the past
 - b. Wedge states that projects can be prioritized to be added to the list
 - c. Dugan suggested Watson Township dump as a possible site

A motion was made by Dugan and seconded by Dixon to recommend the County participate in the EPA “Targeted Brownfield Assessment”(TBA) program to offer property assessment for up to five County Brownfield sites. Motion carried. Yes – 5, No – 0, Absent – 2

DISCUSSION ITEMS:

- 1) Brownfield Initiatives and EPA Grants
 - a) EPA “Targeted Brownfield Assessment” TBA program
 - i. Fennville City – former dump
 - Katie Beemer, Fennville City Manager spoke to the history of the dump which used to be a landfill which was shut down by the EPA but there continued to be illegal dumping after the landfill closed.
 - The dump is not within city limits, but is owned by the city
 - Beemer spoke to the Fennville boards concerns about the ramifications of discovering what types of contaminants are in the landfill and depending on what is found, what the city would be responsible for financially.
 - Beemer also asked which grants may be available for cleanup depending on what is found
 - ii. Otsego Township – former dump
 - iii. Watson Township – former dump
 - iv. Clark Gas Station – Plainwell
 - v. Other locations (Fennville Fruit Cannery, Clark Gas-Martin and Otsego, etc)
- 2) Rock Tenn
 - a) Demolition Update
 - i) Two sections on the river, an inlet and outlet, had to be extracted carefully with no loss to river bank. Channel with metal posts was left and the channel was filled with riprap
 - ii) Crushing is done any remaining crushed rock is being removed offsite
 - iii) Fill being brought in from across road to level out areas is complete
 - iv) Recycled timber beams leftover will be removed
 - v) Environmental consultant will finish an after-action report within the next week or two.
 - b) Development Update

- i) City will need to approve development plans
- ii) City seeking a housing study for Otsego area to be completed by the end of this year to determine type, cost, single family, multi-family housing needs
- iii) The developer will then be able to create a housing plan based off of findings of the study and approach the city with a development plan
- iv) Hoping for site plan late Spring 2023
- v) Allegan County is also moving forward on a County wide housing study and the results should be available second quarter 2023. A big concern is inventory. The Board would like a link sent to them with the results of this county survey.

FUTURE AGENDA ITEMS:

- 1. Brownfield Reimbursement Agreement
- 2. Revise Brownfield Plan
 - a. Interest charges need to be corrected
- 3. Funding for Consultant
 - a. Dixon asked how a consultant could be retained for future grants
 - b. Wedge suggested we could go back to current contractor and ask for consultant pricing, or we could request funding from the BOC in the 2024 budget.

ADJOURNMENT: 6:45 pm

A motion was made by Oakley, seconded by Dixon to adjourn the meeting at 6:45pm. The motion carried.

Next Meeting: January 10, 2023 @ 6:00 p.m. – Zimmerman Room