

Van Buren County Brownfield Redevelopment Authority Regular Meeting Minutes March 9, 2022

**Physical Location Component at Board of Commissioners Room,
 2nd Floor, Van Buren County Administration Building,
 219 E Paw Paw Street, Paw Paw MI 49079**

Remote Component Host: Wayne Nelson, Secretary-Treasurer at the meeting site

Note for the Record—This meeting was held at the stated physical location, with an additional online remote component using Zoom remote meeting software. The meeting notice and tentative agenda, including the Zoom Meeting ID Number and login instructions, were properly and timely posted on the county’s website to allow public participation. Each Board Member who attended remotely announced upon the start of the meeting or upon subsequent arrival his/her specific remote location (municipality/county/state) and, if attending remotely when a reasonable accommodation to attend remotely under the Americans With Disabilities Act was granted to any Board Member, is accorded quorum and voting status for the meeting. For this meeting, all Members shown as “Attended remotely” are accorded quorum/voting status.

Board Member Attendance Report--Brownfield Redevelopment Authority Board											
Name	Position	Attendance/Quorum Status	Declared Remote Location			Present Anytime	Present @ Start	+ Late Arrivals	- Early Departs	Present @ End	
			Municipality	County	State						
Gail Patterson-Gladney	Chair	Attended physically				Yes	Yes			Yes	
Lisa Phillips	Vice Chair	Attended physically				Yes	Yes			Yes	
Cynthia Compton	Member	Attended physically				Yes	Yes			Yes	
Kate Hosier	Member	Did not attend meeting				No	No			No	
Katie Strohauer	Member	Attended physically				Yes	Yes			Yes	
Zach Morris	Member	Attended physically				Yes	Yes			Yes	
Dr. Patrick Creagan	Member	Attended remotely	Decatur Village	Van Buren	Michigan	Yes	Yes			Yes	
John Young	Member	Attended physically				Yes	Yes			Yes	
Lisa Imus	Member	Attended physically				Yes	Yes			Yes	
						Count:	8	8	0	0	8
						Members Present:	8 of 9	8 of 9	8 of 9	8 of 9	8 of 9
						Quorum (Yes/No):	Yes	Yes	Yes	Yes	Yes

1. Call to Order and Determination of Quorum and Attendees

At 3:37 PM, by Chair Gail Patterson-Gladney with attendees/absentees/remote locations/quorum status as stated above and as follows:

- a. **Board Members Present (8); Board Members Absent (1); Board Vacancies: (0).** A quorum (8 of 9) is initially present and a quorum remained throughout the meeting
- b. **Staff and Others Present in Person:** Secretary-Treasurer Wayne Nelson; Consultant Erik Peterson from Envirologic Technologies Inc.; Mary Hosley, member of the public.

2. Approval of Agenda--The prepared agenda was adopted by unanimous consent.

3. Approval of Minutes of Regular Meeting held February 9, 2022--The draft minutes of the meeting were included in the agenda packet. Motion by Morris, supported by Compton, to approve the minutes as drafted. Approved by a vote of 8-0.

4. Public Comment—none

5. Secretary-Treasurer’s Report--Nelson presented a written report with oral enhancements. There were no invoices for approval. In answer to Nelson’s inquiry regarding BRA Board terms expiring June 1, Compton and Creagan responded that they are requesting to be reappointed for a new three-year term. *Note: After the meeting Kate Hosier, who was absent, also responded with reappointment interest to the Secretary, who will forward all three reappointment requests to the VBC Board of Commissioners.*

6. Other Correspondence—None

7. New Business—


- a. **Project Application for Sonas Real Estate Holdings LLC**—Erik Peterson announced that this project application is not quite ready for formal submission but remains very likely for the April meeting.
- b. **EPA Grant Closeout Activities.**—Erik Peterson and Wayne Nelson indicated they are engaged in EPA Grant closeout activities, having completed and filed many of the required items, with the final report pending. Additional progress will be reported at the next meeting. The grant term ended 12/21/2021.
- c. **Reimbursement Agreement** --Erik Peterson is preparing the Reimbursement Agreement as modified by the Miller Canfield Law firm for use in the cost reimbursement phase of the Brownfield Plans for The Lodge and Essential Services LLC plans.

8. Ongoing Business—EPA Grant/Brownfield Plan Project Updates—Consultant Erik Peterson made comments on EPA Grant and Brownfield Plan projects as follows: none

9. Other Business/Reports

- a. **Land Bank Report**—Per Compton, there was no formal action taken at this month’s meeting. The April meeting will be held in the city of Hartford so the VBCLBA Board can tour the 1-5 W Main Street site.
- b. **Economic Development Corporation and Other Economic Development Report**—Zach Morris noted that the likely closing of the Palisades Nuclear Plant and post-COVID federal economic recovery programs are combining to substantially improve our funding chances for grants and other assistance. Peterson and Nelson will join Morris in watching for any funding application opportunities that may come earlier than the normal federal grant cycles. . Morris further stated that the US Department of Energy may be showing interest in delaying the Palisades closure due to international fossil energy issues.
- c. **General Member Comments**—Zach Morris invited all to attend the Local Unit of Government Summit being held by Market Van Buren on Friday, March 11, 2022, at the VBISD Conference Center in Lawrence. Reservations are available at <https://www.marketvanburen.org/rsvp>

10. Adjournment—Motion by Phillips, supported by Morris, to adjourn. Approved by a vote of 8-0. All business being completed, the meeting was adjourned by the Chair at 4:36 PM.



Wayne Nelson, Secretary-Treasurer
Van Buren County Brownfield Redevelopment Authority

Acronyms used in BRA Minutes:

Acronym	Type	Meaning
BRA or VBCBRA	Agency	Van Buren County Brownfield Redevelopment Authority
EPA	Agency	U. S. Environmental Protection Agency
EGL	Agency	Michigan Department of the Environment, Great Lakes, and Energy
MEDC	Agency	Michigan Economic Development Corporation
SLBA	Agency	Michigan State Land Bank Authority
VBCLBA or LBA	Agency	Van Buren County Land Bank Authority
VBC	Agency	Van Buren County
VBCBOC or BOC	Agency	Van Buren County Board of Commissioners
VBCEDC or EDC	Agency	Van Buren County Economic Development Corporation
BEA	Environmental Term	Baseline Environmental Assessment
DDCC	Environmental Term	Documentation of Due Care Compliance
ESA	Environmental Term	Environmental Site Assessment (as in Phase II ESA)
QAPP	Environmental Term	Quality Assurance Project Plan
ETI	Company	Envirologic Technologies Inc, the EPA Grant contractor
BP	Brownfield Term	Brownfield Plan
LBRF	Brownfield Term	Local Brownfield Revolving Fund
ED	General Term	Economic development
SEV	Property Tax Term	State Equalized Value-should approximate 50% market value
TV	Property Tax Term	Taxable Value-the value for property tax rate billing