

Van Buren County Brownfield Redevelopment Authority Regular Meeting Minutes May 10, 2023

**Physical Location Component at the Donald Hanson Commissioners Room,
 Room 202, 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 when a reasonable accommodation to attend remotely under the Americans with Disabilities Act was granted to any Board Member, announced upon the start of the meeting or upon subsequent arrival his/her specific remote location (municipality/county/state), and is accorded quorum and voting status for the meeting. Any other Member attending remotely is not accorded quorum and voting status and is not required to declare a physical location.

1. Call to Order and Determination of Quorum and Attendees

At 3:31 PM, by Chair Patterson-Gladney with attendees/absentees/remote locations/quorum status as stated above and as follows:

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	Secretary	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 physically				Yes	Yes	✓	✓	Yes
John Young	Member	Attended remotely	Hamilton Township	Van Buren	Michigan	Yes	Yes	✓	✓	Yes
Lisa Imus	Member	Did not attend meeting				No	No	✓	✓	No
Count:						7	7	0	0	7
Members Present:							7 of 9	7 of 9	7 of 9	7 of 9
Quorum (Yes/No):							Yes	Yes	Yes	Yes

- a. **Board Members Present (7); Board Members Absent (2); Board Vacancies: (0).** A quorum (7 of 9) is initially present, and a quorum remained throughout the meeting.
- b. **Staff and Others Present:** Wayne Nelson; BRA Secretary-Treasurer; Doug Koop, EGLE; David Stegink, VB-Fishbeck; Katie Multhauf, Econ Dev Manager-Market Van Buren.

- 2. **Approval of Agenda**--The prepared agenda was presented and approved by unanimous consent.
- 3. **Approval of Minutes of Regular Meeting held April 12, 2023**--The proposed minutes of the meeting were included in the agenda packet. Motion by Phillips, supported by Compton, to approve the minutes as presented. Approved by a vote of 7-0.
- 4. **Public Comment**—Katie Multhauf, new Economic Development Manager for Market Van Buren was introduced by Zach Morris and related her background and new duties.
- 5. **Secretary-Treasurer’s Report**—
 - a. Nelson presented a written report with oral enhancements.
 - b. Invoices—There were no invoices for approval.
- 6. **Other Correspondence**—Nelson related that the National Brownfields Conference on August 8-11 in Detroit is now open for registration. BRA Members desiring to attend should so indicate by to email Nelson.

7. New Business—

- a. **The Lodge BP Reimbursement Request**—David Stegink presented the request from 10336 Blue Star Highway, LLC for reimbursement of eligible costs for the approved Brownfield Plan at 10336 Blue star Highway in South Haven Charter Township, known as The Lodge. Fishbeck has documented the eligible costs totaling \$30,270.85, of which \$14,300.64 is to reimburse the VBCBRA and \$15,970.21 is to reimburse the developer. Motion by Morris, supported by Phillips, to formally acknowledge receipt of the request, to allow Members time to review the documentation, and to schedule the matter for approval consideration at the next meeting.
- b. **Potential Project at 67901 Red Arrow Highway in Hartford Township**—Member Morris, Consultant Stegink, and Doug Koop of EGLE have met with a potential buyer of this site that could lead to a better remediation of the site. A major issue is the removal of a large volume of recycled plastic stored at the site. Discussion resulted in suggestions on resolution alternatives. The matter will come back to the VBCBRA if a firm proposal is developed.
- c. **RAP Grant 2.00**—Nelson asked if there is any possibility of reviving the proposal to expand Ampey Road in the Village of Paw Paw, and to extend roadway into Paw Paw Township to alleviate commercial truck traffic to the businesses west of Paw Paw, and mitigating the residential well issues in the area, and potentially also reviving the envisioned linear trail along the present right of way currently owned by West Michigan Railroad. Morris indicated that he does not feel that this is feasible at the present time to enable a grant application under the RAP 2.0 Program.
- d. **Other New Business**— None

8. Ongoing Business—

- a. **Land Bank Authority Report**—Zach Morris reported that the VBCLBA is working on several projects.
- b. **Economic Development Corporation and Other Economic Development Report**—Zach Morris reported that the EDC has advanced the proposal to turn a private driveway at the County’s site on Haze Street in Paw Paw into a rebuilt public street to access an adjacent housing project.

9. General Member Comments—None

10. Adjournment—Motion by Phillips, supported by Compton, to adjourn. Approved by a vote of 7-0. All business being completed, the meeting was adjourned by the Chair at 4:35 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
EGLE	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