

Van Buren County Economic Development Corporation

December 4, 2023 | 1 p.m.

Location: Board of Commissioners Chambers

Meeting Minutes

Roll Call

Member	Term Expires	Present/Absent
Tom Stanek, Chair	2/13/2027	P
Rodney Dragicevich, Vice Chair	2/13/2026	P
Carrie Troyer, Treasurer	3/13/2024	P
Zachary Morris, Secretary	2/13/2024	P
Daywi Cook, Board Member	2/13/2024	P
Kurt Doroh, Board of Commissioners Representative	BOC Appointed	P
Randall Peat, Board of Commissioners Representative	BOC Appointed	P
Paul Schincariol, Board of Commissioners Representative	BOC Appointed	A
Stephanie Timmer, Board Member	2/13/2028	P
Mike Toth, Board Member	2/13/2028	P

Others in attendance:

- Julia Wall, Economic Development Coordinator at Market Van Buren
- Katie Multhauf, Economic Development Manager at Market Van Buren
- Courtney Michalka, Community Development Manager at Market Van Buren
- Lisa Ransler, Van Buren County Community Services Director

Call to Order

Tom Stanek, Chair of the Board, called the meeting to order at 1:00 p.m.

Approval of Meeting Agenda

Rodney Dragicevich moved to approve the meeting agenda. Randy Peat supported the motion, and the motion carried unanimously.

Approval of Previous Meeting Minutes

Kurt Doroh moved to approve the November 6, 2023 meeting minutes. Rodney Dragicevich supported the motion, and the motion carried unanimously.

New Business

Zach Morris introduced Courtney Michalka as Market Van Buren's new Community Development Manager.

Public Hearing for Loan Closeouts

Zach Morris introduced the three loan closeouts: Creative Catering, Coin Express Laundry, and Decatur Tastings (Final Gravity Brewing). Mr. Morris then explained the process for the loan closeouts and there was brief discussion. Daywi Cook made a motion to open the public hearing forum. Kurt Doroh supported the motion and the motion carried unanimously. There were no public comments. Rodney Dragicevich made a motion to close the public hearing forum. Kurt Doroh supported the motion and motion carried unanimously.

Open Issues

Palisades, Broadband Update

Zach Morris gave a brief update regarding Palisades. The first two SMR-300 units are slated to be built at Michigan's Palisades site for commissioning by mid-2030.

Mr. Morris gave a brief update regarding broadband. Midwest Energy & Communications will be meeting with each individual municipality. There is a transactional piece in place for the grant process.

Financial Update

Mr. Morris gave a brief update regarding the Revolving Loan Fund and the County Strategic Fund.

a. Revolving Loan Fund

Mr. Morris gave an update about the refinance agreement with the County and delinquent loans. We will have to start a new loan and have it approved by June 30, 2025. The board asked us to add a continued activity agenda item under the revolving loan fund to discuss loan prospects.

b. County Strategic Fund

Mr. Morris and Lisa Ransler proposed an idea to borrow money from the County Strategic Fund and move the money to the MDARD housing study or other items of importance. Mr. Stanek asked how we would shape these items. Mr. Morris said he will work with Mrs. Ransler and the Finance Department and have something completed in the next quarter.

Community Grant Development Update

Mr. Morris said there are no recent updates regarding community grant developments. We are waiting on the State to finalize the agreement for Rap 2.0.

Van Buren County Economic Development Review


Katie Multhauf announced that there are a few expansions coming up. The City of South Haven and Lake Michigan College are working together to help fill the demand of marine

technicians through the Marine Tech Program. Ms. Multhauf will continue to educate the board on primary employers in the county and will do an updated presentation in the coming months.

Adjournment

Zach Morris moved to adjourn the meeting at 1:57 p.m. Mike Toth supported the motion, and the motion carried unanimously.

The next meeting is scheduled for January 8, 2024 at 1 p.m.



Zach Morris, Secretary of the Board

1-31-2024

Date