

Van Buren County Economic Development Corporation

May 1, 2023 | 1 p.m.

Location: Board of Commissioners Chambers

Meeting Minutes

Roll Call

Member	Term Expires	Present/Absent
Tom Stanek, Chair	2/13/2027	A
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	P
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
- Sarah Snoeyink, Programs and Projects Manager at Market Van Buren
- Tina Leary, District #6 Commissioner
- William Joseph, Paw Paw Village Manager
- Trisha Nesbitt, Van Buren County Treasurer
- Matt O'Connor, Real Estate Developer

Call to Order

Rodney Dragicevich, Vice Chair of the Board, called the meeting to order at 1:00 p.m.

Approval of Meeting Agenda

Kurt Doroh moved to approve the meeting agenda. Randy Peat supported the motion, and the motion carried unanimously.

Approval of Previous Meeting Minutes

Stephanie Timmer moved to approve the April 3, 2023 meeting minutes. Kurt Doroh supported the motion, and the motion carried unanimously.

New Business

Hazen Street Housing Project

Matt O'Connor, a real estate developer, William Joseph, the Paw Paw Village Manager, and Trisha Nesbitt, the Van Buren County Treasurer presented the Hazen Street Housing Project to the EDC Board Members. Mr. O'Connor is looking to clean up the parcels to prepare for proper site development. Mr. Morris would like the EDC Board to review and recommend this project to the Van Buren County Board of Commissioners. The main steps of this project include surveying the road, deeding the road to the County Land Bank and then deeding it back to the Village of Paw Paw, and granting an easement for the ingress. Mike Toth moved to approve the recommendation. Paul Schincariol supported the motion, and the motion carried unanimously.

Open Issues

Palisades, Broadband Update

Sarah Snoeyink gave an update about the decommissioning process for Palisades. Market Van Buren is in a holding pattern until the Department of Energy makes a decision on the loan to Palisades.

Ms. Snoeyink gave an update regarding broadband. DCS Technologies will update the Van Buren County Commissioners on May 9 on broadband progress. Township leaders will be updated soon. Midwest Energy and Communications submitted the ROBIN Grant application if approved, would serve 92 percent of unserved homes in Van Buren County.

Financial Update

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

a. Revolving Loan Fund

Zach Morris gave an update about the refinance agreement with the County and delinquent loans. Mr. Morris gave an update about the RNS Packaging Refinance Agreement. Mr. Morris is proposing an affordable monthly payment plan so RNS Packaging can still make up the payments. The EDC Board would recollect the payments at 4 percent for 15 years.

If RNS Packaging would like any modifications to the improved agreement, they should submit a proposal to the EDC Board for consideration. The EDC Board voted to modify the first amendment to the original agreement with RNS Packaging. The modifications are if RNS Packaging makes every payment for 15 years without missing a payment then approximately \$8,700 of accrued interest would be forgiven. Stephanie Timmer moved to approve the recommendation. Mr. Schincariol supported the motion and the motion carried unanimously.

b. County Strategic Fund

Sarah Snoeyink gave an update regarding the County Strategic Fund. Market Van Buren is working on a smooth financial transfer with the new employees of the County Finance Department.

Community Grant Development Update

Ms. Snoeyink gave an update regarding community grant developments. Market Van Buren has been promoting the RAP program. They are exploring a regional subgrant program that would allow smaller projects to pursue funds. Currently, the minimum placemaking grant project size is \$500k and the renovation project is \$1M.

Van Buren County Economic Development Review

Mr. Morris gave a brief update regarding economic development. Ralph Moyle is expanding their facility in Paw Paw Township and Burnette Foods is expanding one of their additional sites in Keeler Township.

Adjournment

Randy Peat moved to adjourn the meeting at 2:30 p.m. Kurt Doroh supported the motion, and the motion carried unanimously.

The next meeting is scheduled for June 5, 2023 at 1 p.m.



Zach Morris, Secretary of the Board

9-11-2023

Date