

# Van Buren County Economic Development Corporation

May 5, 2025 | 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
Zachary Morris, Secretary	2/13/2030	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:

- Katie Multhauf, Economic Development Manager at Market One
- Lisa Ransler, Van Buren County Community Services Director

### Call to Order

Rodney Dragicevich, Vice Chair of the Board, called the meeting to order at 1:01p.m.

### Approval of Meeting Agenda

Kurt Doroh moved to approve the meeting agenda. Zach Morris supported the motion, and the motion carried unanimously.

### Approval of Previous Meeting Minutes

Mr. Doroh moved to approve the April 2025 meeting minutes. Paul Schincariol supported the motion, and the motion carried unanimously.

### Open Issues

#### *Palisades, Broadband Update*

Mr. Morris said that the timeline regarding Palisades is moving along smoothly. Covert Township needs to expand their water and sewer systems to connect to the City of South Haven.

Mr. Morris said the last mile of broadband to be installed in Van Buren County is Lawrence Township (BEAD program).

### *Financial Update*

#### *a. Revolving Loan Fund RNS Packaging*

Mr. Morris reviewed the Miller Johnson attorney document with the board. Discussion continued regarding next steps with RNS Packaging.

#### *Mitaine*

Mr. Morris gave an update on Mitaine's delinquency. The next course of action is sending them a letter from the attorney. Mr. Doroh made a motion to send an attorney letter to Mitaine. Mike Toth supported the motion and the motion carried unanimously.

#### *Loan Prospects*

Mr. Morris gave an update on the Jeremiah Smith Enterprises/Coin Express Laundry application. Staff are going through paperwork with the State regarding the most recent loan application.

We need to do a hearing to close out the previous loan for Mr. Smith.

#### *b. County Strategic Fund*

Discussion revolved around the need from housing development and utilizing the current Target Market Analysis (TMA). There will be a close-out hearing in June regarding CDBG eligible activities.

### *Community Grant Development Update*

Mr. Morris gave an update on grants. Mr. Morris explained how we submitted the Trusted Connector Grant and the importance of this submission and that Market One would administer this program. There was discussion on creating a Wastewater Authority for Lawton, Mattawan, and Paw Paw. Mr. Schincariol and Lisa Ransler emphasized the importance of educating and informing local leadership on this program.

### *Van Buren County Economic Development Review*

Katie Multhauf gave an update on Economic Development. Ms. Multhauf supported Burnette Foods Food and Agriculture Investment Program (FAIP) application that will go in front of the Agricultural Commission in mid- May.

Ms. Multhauf also announced awardees for MDARD's Underserved and Value-Added and Regional Food Systems Grant which Market One directly supported. The awardees include Sunberry Paw Paw Beverages, Hinz Farms in South Haven, and Lindemulder Properties LLC in Geneva Township (South Haven).

Ms. Multhauf spoke on two new projects being added to the Economic Development pipeline. One is due to break ground in the next few months. Both projects will create 18 jobs, retain 16 jobs, and a total of \$2M in capital investment.

Ms. Multhauf also announced that the Going Pro Talent Fund opened beginning of April. MI Works! Business Solutions Manager and Ms. Multhauf ran 5 strategic appointments surrounding this fund program.

Ms. Multhauf and Mr. Morris had an AEP Strategic Partner meeting focusing on Mattawan and Hartford, which included reviewing capacity, plans for upgrades, and mapping for extensions.

Ms. Multhauf announced Industry 4.0 awardees that Market One directly supported. The awardees are Spencer Manufacturing in South Haven, Great Mead Hall in Bangor, and Tri-Mation Industries in Mattawan.

Lastly, Ms. Multhauf covered attraction efforts by her submission Project Coco (Hartford Industrial Park) and Project Rushmore (pre-qualified sites only/Mattawan Life Sciences). Ms. Multhauf traveled to South Carolina with the MEDC for the Pure Michigan Greenville Blitz where she met top site consultants and promoted Southwest Michigan.

#### **Additional Announcements/Public Comment**

No announcements or public comments currently.

#### **Adjournment**

Mr. Doroh moved to adjourn the meeting at 2:17 p.m. Mr. Dragicevich supported the motion, and the motion carried unanimously.

The next meeting is scheduled for June 2, 2025 at 1 p.m.



---

Zach Morris, Secretary of the Board

6-2-2025

Date