

Van Buren County Brownfield Redevelopment Authority

Donald Hanson Board of Commissioners Room

Van Buren County Administration Building

219 E Paw Paw Street, Paw Paw, MI 49079

September 17, 2025 – 3:30 PM

MINUTES

I. Call to Order and Attendance - Vice Chair Lisa Phillips called the meeting to order at 3:30 PM.

Present: Lisa Phillips, Gail Patterson-Gladney, Cynthia Compton, Katie Strohauer, John Young, Bryan My Myrkle **Absent:** Jim Wiseley, Kate Hosier, Zach Morris **Also present:** Lisa Ransler, David Stegink

II. Approval of Agenda - Motion: Patterson-Gladney, supported by Strohauer, made a motion to approve the agenda for September 17, 2025. Motion carried unanimously.

III. Approval of Minutes - Motion: Compton, supported by Patterson-Gladney, made a motion to approve the minutes from June 18, 2025. Motion carried unanimously.

IV. Public Comments - None.

V. Correspondence Received - No additional correspondence was discussed.

VI. New Business

a. New Board Member Introduction – Ransler noted that new member Jim Wiseley, Superintendent of Gobles Public Schools, was recently appointed by the Van Buren County Board of Commissioners.

b. Fishbeck Tax Capture Monitoring – Update Stegink noted that staff is collaborating with Fishbeck to prepare a new EPA Brownfield Grant application for submission this fall. The proposed application will expand on prior initiatives and reflect current project priorities.

VII. Ongoing Business

a. Amended 2024 Captured Taxes Report – Review and Approval Ransler presented the updated 2024 Captured Taxes Report that included The Lodge capture and several adjustments, including the captured taxes distribution. Motion by Phillips, supported by Strohauer, to approve the 2024 Captured Taxes Report with a

total capture of 45,955.16 and to direct the Secretary-Treasurer to implement the distributions contained in the report. Motion carried unanimously.

b. Hazen Street Redevelopment Agreement – Update Matt O’Conner, developer of the project was present to request the approval of the proposed Redevelopment Agreement. It was discussed that the Village and developer continue finalizing project details, and do not yet have full approval from the Planning Commission and Village Council. The Board expressed concern about approving the agreement without full approval from the Village, and discussion focused around waiting to approve the Redevelopment Agreement when all of the approvals were complete. The final version of the Development and Reimbursement Agreement will be presented to the BRA once details are finalized.

c. 2025 EPA Grant Application – Update: Stegink noted that staff is working with Fishbeck to prepare and submit a new EPA Brownfield Grant application this fall. The application will build upon past grant successes and include updated priorities.

VIII. Reports

a. Land Bank Authority Report - Ransler shared updates from the Land Bank, including ongoing demolition work in Waverly Township, redevelopment progress at 5 West Main in Hartford, and planned activity in Decatur.

b. Economic Development Corporation Report – Ransler noted that the EDC continues to monitor the Broadband Expansion, which is on target to be completed by the of 2026.

IX. General Member Comments and Discussion – None.

X. Adjournment - Patterson-Gladney, supported by Myrkle, made a motion to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 4:15 PM.

Next Regular Meeting – November 19, 2025, at 3:30 PM

Respectfully Submitted:

Lisa Ransler, Secretary/Treasurer