

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

June 19, 2025 – 3:30 PM

MINUTES

I. Call to Order and Attendance - Chair Kate Hosier called the meeting to order at 3:35 PM. **Present:** Kate Hosier, Lisa Phillips, Gail Patterson-Gladney, Cynthia Compton, Katie Strothauer, John Young, Bryan Merkle. **Absent:** Jim Wisely and Zach Morris. **Guests:** Lisa Ransler, David Stegink

II. Approval of Agenda - Motion: Young, supported by Patterson-Gladney, made a motion to approve the agenda for June 19, 2025. Motion carried unanimously.

III. Approval of Minutes - Motion: Phillips, supported by Patterson-Gladney, made a motion to approve the minutes from March 19, 2025. Motion carried unanimously.

IV. Public Comments None.

V. Secretary-Treasurer's Report – Covered within contents of agenda

VI. Other Correspondence Received - None discussed.

VII. New Business

a. Determination of Officers for Terms until June 2026 - The Authority reviewed officer roles and confirmed appointments for Chair – Kate Hosier, Vice Chair Lisa Phillips and Lisa Ransler Secretary-Treasurer through June 2026. Motion: Hosier, supported by Phillips, made a motion to approve the slate of officers through June 2026. Motion carried unanimously.

b. Fishbeck Contract Extension - The Authority reviewed the updated Professional Services Agreement with Fishbeck, extending consultant services through December 2028. Motion: Strothauer, supported by Young, made a motion to approve the 2025 contract extension proposal with Fishbeck. Motion carried unanimously.

c. 2024 Captured Taxes Distribution – Review and Approval - The Authority reviewed the 2024 captured taxes and approved the distribution according to project schedules and obligations. Motion: Patterson-Gladney, supported by Compton, made a motion to approve the distribution of 2024 captured taxes. Motion carried unanimously.

d. Any Other New Business - No additional new business was discussed.

VIII. Ongoing Business/Reports

a. Approval of Hazen Street Development and Reimbursement Agreement - The final version of the Development and Reimbursement Agreement for the Hazen Street project was not ready for final review. The Village continues to work with the developer on final details.

- b. Planning for Next EPA Grant Application** - Discussion took place regarding priorities and timelines for the next EPA grant application cycle, including strategic objectives. The Board indicated that they would like to work with Fishbeck to apply again this year.
- c. Updates on Approved Brownfield Plans** - No significant changes or updates were reported on previously approved Brownfield Plans.
- d. Updates on Active and Suspended Projects – BlueFin** Staff provided a brief update on BlueFin, indicating that the project did, again, receive capture this year as the first of 3 three condominiums have been built. The project was previously extended, and the developer will continue to receive TIF reimbursement.
- e. Land Bank Authority Report** - Ransler provided an update on Land Bank activity, highlighting progress the State Land Bank Grants at 5 West Main (Hartford), Waverly Township demolition, and the Bergen Building Rehabilitation in Decatur.
- f. Economic Development Corporation Report and Other Information** – No report was presented.
- g. Any Other Ongoing Business/Reports** - No additional reports were presented.

IX. General Member Comments and Discussion - General comments were made in appreciation of the continued support from reappointed members and recognition of James Wiseley’s appointment.

Motion: Strohauser, supported by Phillips, made a motion to approve payment for up to two members of the Brownfield Redevelopment Authority to attend the National Brownfields Conference in August. Motion carried unanimously.

The Board discussed revising policies and application templates, especially for housing-related TIF applications. Staff will work with Fishbeck to create updated materials, including a requirement that TIF housing applicants provide proof of local unit approval with attached minutes or resolution.

The Board also agreed to explore options for tying reimbursement levels to developer profit and public benefit. A tiered application fee structure was proposed: \$2,500 for small housing projects and \$5,000 for large ones. An escrow option may also be considered to ensure full cost recovery. These items will be refined and revisited at a future meeting.

X. Adjournment - Motion: Patterson-Gladney, supported by Compton, made a motion to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 4:44 PM.

Next Regular Meeting – September 17, 2025, at 3:30 PM

Respectfully Submitted: Lisa Ransler