

Van Buren County Economic Development Corporation

August 4, 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	A
Paul Schincariol, Board of Commissioners Representative	BOC Appointed	P
Stephanie Timmer, Board Member	2/13/2028	A
Mike Toth, Board Member	2/13/2028	P

Others in attendance:

- Julia Wall, External Affairs Manager at Market One
- Katie Multhauf, Economic Development Manager at Market One
- Katie Vanderhulst, Community Development Director 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 1:04 p.m.

Approval of Meeting Agenda

Paul Schincariol moved to approve the meeting agenda. Mike Toth supported the motion, and the motion carried unanimously.

Approval of Previous Meeting Minutes

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

Open Issues

Palisades, Broadband Update

Mr. Morris said there are no major updates at this time other than that Holtec was approved for the license due to passing the emergency test.

There are no updates for broadband at this time.

Financial Update

a. Revolving Loan Fund

Mr. Morris announced that Pushard, Creative Catering, Copper Grille, Outpouring, and Coin Express Laundry's first loan is paid off. Mitaine has missed their last 2 payments, so we will be mailing them a letter to remind them of their missed payments and the consequences if they do not pay.

Loan Prospects

No major updates currently.

b. County Strategic Fund

No major updates at this time.

Community Grant Development Update

Katie Vanderhulst gave an update on grants. Ms. Vanderhulst that we are working hard on housing in the community. We have put together 10 LOI's for the CDBG program for housing. If all 10 are awarded, we will receive up to \$4 million. We are also working with VF Capital group to break ground in Decatur for affordable housing and market priced housing. We are coordinating Midwest Energy & Communications to be the electric providers during the development. Ms. Vanderhulst is having conversations with South Haven Township and Covert Township to connect them with developers interested in housing in the South Haven area.

Van Buren County Economic Development Review

Ms. Multhauf gave a brief update on economic development. Year-end announcements included Sunberry, Lindemulder Properties, and Burnette Foods for the MDARD grant. The second round of the MDARD Value-Added program will be opening in October, so Ms. Multhauf and connections at MDARD will be making strategic company visits in the coming weeks. Ms. Multhauf has been meeting and helping businesses become educated and informed regarding the Foreign Trade Zone (FTZ). She also has 3 new projects added to the Market One FY 2025-26 pipeline. In the last few months, we have had several meetings regarding attraction.

Additional Announcements/Public Comment

No comments at this time.

Closed Session pursuant to Section 8(h) of the Open Meetings Act to discuss material that is exempt from discussion disclosure under state and federal law.

Mr. Dragicevich moved to go into closed session pursuant to Sections 8(h) of the Open Meetings Act to discuss an attorney's written legal opinion that is exempt from disclosure under state and federal law. Mr. Doroh supported the motion and Mr. Dragicevich asked for roll call and the motion carried unanimously.

Mr. Toth made the motion to go back into open session. Mr. Doroh supported the motion and the motion carried unanimously.

Open Session

Mr. Doroh made the motion that the attorney should send a letter to Storopack. Mr. Toth supported the motion and the motion carried unanimously.

Adjournment

Mr. Schincariol moved to adjourn the meeting. Mr. Morris supported the motion, and the motion carried unanimously. The meeting adjourned at 1:56 p.m.

The next meeting is scheduled for September 15, 2025 at 1 p.m.



Zach Morris, Secretary of the Board

12-22-2025

Date