

# Van Buren County Economic Development Corporation

September 15, 2025 | 1 p.m.

Location: Board of Commissioners Chambers

## Meeting Minutes

### Roll Call

Member	Term Expires	Present/Absent
<b>Tom Stanek, Chair</b>	2/13/2027	P
<b>Rodney Dragicevich, Vice Chair</b>	2/13/2026	P
<b>Zachary Morris, Secretary</b>	2/13/2030	P
<b>Kurt Doroh, Board of Commissioners Representative</b>	BOC Appointed	P
<b>Randall Peat, Board of Commissioners Representative</b>	BOC Appointed	P
<b>Paul Schincariol, Board of Commissioners Representative</b>	BOC Appointed	P
<b>Stephanie Timmer, Board Member</b>	2/13/2028	P
<b>Mike Toth, Board Member</b>	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
- Rebecca Faultersack, Economic Development Coordinator
- Nick Culp – Holtec Palisades
- Mick Middaugh – Holtec Palisades

### Call to Order

Tom Stanek, Chair of the Board, called the meeting to order at 1:00 p.m.

### Approval of Meeting Agenda

Rodney Dragicevich moved to approve the meeting agenda. Randy Peat supported the motion, and the motion carried unanimously.

### Approval of Previous Meeting Minutes

Kurt Doroh moved to approve the August 2025 meeting minutes. Mr. Peat supported the motion, and the motion carried unanimously.

## **Open Issues**

### Palisades Holtec Presentation

Nick Culp of Holtec Palisades addressed the board and stated they hope to be up and running by end of year. There are currently 2600 badges on sight. Will not open until everything is in place FEMA, DOE and NRA even if it means it opens the first of the year. Mick Middaugh of Holtec Palisades shared that Small Modular Reactors are yet to be deployed, however some will be created at Palisades, while others will be manufactured at their facility in Camden, NJ. They are also searching/ identifying large manufacturers in the area.

Mr. Stanek asked if there is anything that the EDC can help with now and in the future to let the board know. Mr. Culp suggested assisting with communicating their progress as well as with workforce planning/training.

### *Financial Update*

#### *a. Revolving Loan Fund – RNS & Lucky Girl*

Zach Morris called attention to the attorney's demand letter included in the board packet. Per previous discussion the decision was made to not pursue litigation. Mr. Morris suggested some adjustments to the language and Mr. Stanek requested final review.

Mr. Peat motioned sending the demand letter, Mr. Toth seconded. The motion to send demand letter passed unanimously.

Lucky Girl owner communicated with Mr. Morris. He is going to buy the loan from the EDC so he can have a write-off which looks more positive than previously stated.

#### *Loan Prospects*

No major updates currently.

#### *b. County Strategic Fund*

No major updates at this time.

### *Community Grant Development Update*

Katie Vanderhulst presented:

7 of 10 applications for MSHDA CDBG for Home Rehabilitation project have been successfully submitted. One did not approve resolution – Covert Township

\$158,000 grant request to supplement ongoing housing rehabilitation efforts in Van Buren County and Cass Counties. \$50,000 grant request to complete inventory of vacant and underused properties, analyze tax-delinquent and abandoned sites, and set clear criteria for acquiring and preparing land for development. A \$100,000 grant request for 4 murals in downtown Paw Paw. Partnership with Village of Paw Paw, DDA and business owners. Good news: Pine Grove Twp is likely to become a new investor in MI

### *Van Buren County Economic Development Review*

Katie Multhauf presented:

Project D.A.S is breaking ground \$1.8 million Capital Investment and \$2.26M Economic Impact, Mattawan Life Sciences Park, Project and Site Tour with the city of South Haven  
Additionally, Katie has been heavily engaged with New RLF opportunities

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

Mr. Doroh spoke about update on broadband and has one county Geneva and City of Lawrence not brought on yet. Reached out and has some movement.

Mr. Peat suggested an economic development statement about how Holtec has brought growth to the community, 2600 employees, etc. Mr. Morris will request an economic report to share with the board at the next meeting.

Due to no open and urgent issues, Mr. Morris proposed moving the next meeting from October 6 to November 3 and has invited Midwest Energy Communications to present an update at the November 3 meeting.

The motion to cancel the October 6 meeting was met with approval unanimously.

### **Adjournment**

Mr. Dragicevich, moved to adjourn the meeting. Mr. Peat supported the motion, and the motion carried unanimously. The meeting adjourned at 2:15p.m.

The next meeting is scheduled for November 3, 2025 at 1 p.m.



*Zach Morris, Secretary of the Board*

12-22-2025

*Date*