



Newaygo County

Brownfield Redevelopment Authority

MINUTES

February 20, 2025

8:30 A.M.

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| MEMBERS PRESENT | Todd Blake, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg |
| MEMBERS PRESENT VIA TEAMS | Jason O’Connell |
| MEMBERS ABSENT | Jason Finch |

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| OTHERS PRESENT | Christopher Wren, Administrator Debra Berger, Clerical Sandi Christoffersen, Deputy Finance Director Jared Lutz, Michigan Growth Advisors Project Manager |
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| PRESENT VIA TEAMS | David Stegink, Fishbeck, Vice President/Brownfield Program Manager Trudy Galla, Fishbeck, Senior Brownfield Specialist Brian Farkas, Allen Edwin Homes, Director of Workforce Housing |
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| CALL TO ORDER | Chairman Mark Guzniczak called the meeting to order at 8:30 a.m. |
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| AGENDA - MOTION NUMBER | 25-013 BAB |
| Motion by Lola Harmon-Ramsey, second by Lindsay Hager, to approve the February 20, 2025, agenda. Ayes – Todd Blake, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg TEAMS – Jason O’Connell Nays – None. Absent – Jason Finch Motion carried. | |

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| MINUTES - MOTION NUMBER | 25-014 BAB |
| Motion by Todd Blake, second by Kasey Jernberg, to approve the regular meeting minutes dated January 16, 2025. Ayes – Todd Blake, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg TEAMS – Jason O’Connell Nays – None. Absent – Jason Finch Motion carried. | |

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| FINANCIAL REPORT – CHRISTOPHER WREN, COUNTY ADMINISTRATOR | |
| Administrator Wren updated the Brownfield Authority on the Budget. He noted that the only change from the January budget report is an expenditure to Fishbeck for the work that they are doing for the Brownfield Authority. | |

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| FISHBECK PROJECT UPDATES: | Trudy Galla, Senior Brownfield Specialist |
| <p>120 West Pine Lake Dr., Newaygo: All the approvals are completed, the only item that needs to be finalized is the Development and Reimbursement Agreement that is coming before the BRA later in the meeting today. Once that has been approved and signed, all the documents can be put together and sent to MSHDA for their approval.</p> <p>700 N. Weaver Site – City of Fremont: The only change to the Weaver Housing Brownfield Plan from last month was a change to the annual administrative cost for the NCBRA to \$2,500.00 and the TIF collected for the LBRF to \$50,000.00.</p> <p>Hillcrest Commons: The only change to the Weaver Housing Brownfield Plan from last month was a change to the annual administrative cost for the NCBRA to \$2,500.00 and the TIF collected for the LBRF to \$50,000.00.</p> | |

General Updates: Changes to the County Website have been made, but Fishbeck is still working on updating the applications. Fishbeck provided a memo indicating what the money collected for the Local Brownfield Revolving Fund could be spent on. Once the BRA approves the Hillcrest Commons and the Weaver Street Brownfield Projects, Fishbeck will complete the public notice information and reimbursement agreements on both.

NEW BUSINESS:

120 West Pine Lake Dr. – Reimbursement Agreement Discussion:
Should the current developer default on the Reimbursement Agreement, the BRA can deny reassignment to another developer, bank, etc.

MOTION NUMBER 25-015 BAB

Motion by Lola Harmon-Ramsey seconded by Todd Blake, to approve the Development and Reimbursement Agreement for the 120 West Pine Lake Drive Brownfield Project. Ayes – Todd Blake, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg TEAMS – Jason O’Connell Nays – None. Absent – Jason Finch Motion carried.

700 N. Weaver Site – City of Fremont, Brownfield Plan Discussion: This is a 15-unit project. Todd Blake and Lola Harmon-Ramsey will abstain from voting on this project due to their connection to the City of Fremont Council.

MOTION NUMBER 25-016 BAB

Motion by Lindsey Hager, second by Kasey Jernberg, to approve and recommend to the Newaygo County Board of Commissioners to adopt the Brownfield Plan for 700 N. Weaver Avenue in Fremont, Michigan. Ayes – Mark Guzniczak, Lindsay Hager, Kasey Jernberg TEAMS – Jason O’Connell Nays – None. Abstain – Todd Blake, Lola Harmon-Ramsey Absent – Jason Finch Motion carried.

Hillcrest Commons Brownfield Plan Discussion: This is a 12-unit project. Todd Blake and Lola Harmon-Ramsey will abstain from voting on this project due to their connection to the City of Fremont Council

MOTION NUMBER 25-017 BAB

Motion by Lindsey Hager, second by Kasey Jernberg, to approve and recommend to the Newaygo County Board of Commissioners to adopt the Brownfield Plan for 403 N. Hillcrest Avenue in Fremont, Michigan. Ayes – Mark Guzniczak, Lindsay Hager, Kasey Jernberg TEAMS – Jason O’Connell Nays – None. Abstain – Todd Blake, Lola Harmon-Ramsey Absent – Jason Finch Motion carried.

TIF Policy – Continued Discussion – Fishbeck is working on a policy for the BRA to review.

Brownfield Fee Schedule Discussion: Fishbeck will send some examples to the BRA to review.

RIGHT PLACE UPDATE Julie Burrell, Economic Development Director

Ms. Burrell informed the BRA of a recent EGLE notification that Beaver Township, along with a township in Oceana County, has 1,400 acres of property with PFAS contamination. A solar Company is interested in leasing the property, has approval from the property owner, and is pending approval from both townships.

There is still a lot of interest in housing in Newaygo County.

PUBLIC COMMENT None

MISCELLANEOUS

Todd Blake – The construction bids for the Weaver Housing project came in under cost. Lola Harmon-Ramsey noted that the City Council had one individual who had been strongly opposed to this project but has now embraced it.

Todd Blake —The Valspar Project, which the City of Fremont has been working with them on for several years, is still a work in progress. The hold up is the Railroad. The City of Fremont would like to obtain that property and put rentals on it.

NEXT MEETING

The next Brownfield Authority Board meeting will be held on Thursday, March 20, 2025, at 8:30 a.m. in the Newaygo County Administration Multi-Purpose Room, directly across from the County Clerk’s Office.

ADJOURNMENT

25-018 BAB

There being no further business to come before the Brownfield Authority Board, a motion by Lola Harmon-Ramsey, second by Todd Blake, to adjourn the meeting at 9:35 a.m. Ayes – Todd Blake, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg TEAMS – Jason O’Connell Nays – None. Absent – Jason Finch Motion carried.

RECORDING SECRETARY CERTIFICATION

Debra L. Berger, Newaygo County Administration Office Manager