



Newaygo County

Brownfield Redevelopment Authority

MINUTES

June 19, 2025

8:30 A.M.

MEMBERS PRESENT	Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, Jason O’Connell
MEMBERS ABSENT	Lola Harmon-Ramsey
OTHERS PRESENT	Christopher Wren, Administrator Debra Berger, Clerical Sandi Christoffersen, Deputy Finance Director
CALL TO ORDER	Chairman Mark Guzniczak called the meeting to order at 8:30 a.m.
AGENDA - MOTION NUMBER	25-029 BAB
	Motion by Jason O’Connell, second by Jason Finch, to approve the June 19, 2025, agenda. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, Jason O’Connell Nays – None. Absent – Lola Harmon-Ramsey Motion carried.
MINUTES - MOTION NUMBER	25-030 BAB
	Motion by Todd Blake, second by Lindsay Hager, to approve the regular meeting minutes dated May 15, 2025. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, Jason O’Connell Nays – None. Absent – Lola Harmon-Ramsey Motion carried.
FINANCIAL REPORT – CHRISTOPHER WREN, COUNTY ADMINISTRATOR	25-031 BAB
	Mr. Wren reviewed the budget; there are no changes from last month. Motion by Todd Blake, second by Jason O’Connell, to receive the financial report on file. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, Jason O’Connell Nays – None. Absent – Lola Harmon-Ramsey Motion carried.
NEW BUSINESS:	
MOTION;	25-032 BAB
	Motion by Lindsey Hager, second by Jason Finch, to approve the Hillcrest Commons Development and Reimbursement Agreement as presented. Ayes – Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, Jason O’Connell Nays – None. Absent – Lola Harmon-Ramsey Abstained: Todd Blake. Motion carried.
STATUS UPDATE:	Fremont Brownfield Projects
	The City of Fremont has officially sold the property located at 403 N. Hillcrest Avenue to the developer and is working on a developer agreement with them. Ideally, the developer would like to start the project the first of July 2025. The Development and Reimbursement Agreement that the developer signs for the 700 N. Weaver Street Project with the County will be very similar to the one just approved for the Hillcrest Commons Project. Todd Blake will contact the developer regarding the agreement with the Brownfield Authority Board for the project.
PUBLIC COMMENT	None

MISCELLANEOUS:

- Mr. Blake updated the board on two projects going into Fremont.
- Mr. Hagar let the board know that today the FAFD would be looking at the fifth round of housing grants. They hope to do another round of grants in August. This project has been successful in the community and is picking up momentum.
- Treasurer O’Connell informed the board that his office was hosting a luncheon for all the Township Treasurers this afternoon. Mr. O’Connell does not have final foreclosure information due to several extensions that were provided.
- Mr. Jernberg informed the board that the City of Grant will begin work on its Community Center Project this fall, and they are looking forward to the project. The FAFD has provided the City with a grant to stabilize its water tower. Mr. Jernberg also informed the board that the City has a section of land that could accommodate 20 single-family homes; they are looking to develop that area, which could create some opportunities for the Brownfield Authority.
- Ms. Christoffersen updated the board on the County’s CDBG Grant. The county has received its commitment letter but is still waiting for final approval from the State.
- Mr. Guzniczak informed the board that things are moving forward for the blighted property on the SE corner of M37 and M82 in Newaygo. The land was recently transferred to the City of Newaygo. There is a business interested in developing the property.
- Mr. Wren updated the board on the 120 West Pine Lake Dr. project in Newaygo. They are planning to build the project in phases and have pushed their start date back to October 2025. A Phase I Environmental has been ordered for the Pettibone Park property. Once that’s been done, the county will be coming to the Brownfield Board for partial reimbursement of the cost.

NEXT MEETING

The next Brownfield Authority Board meeting will be held on Thursday, July 17, 2025, at 8:30 a.m. in the Newaygo County Administration Multi-Purpose Room, directly across from the County Clerk’s Office.

ADJOURNMENT

25-033 BAB

Motion by Jason O’Connell, second by Jason Finch, to adjourn the meeting at 8:55 a.m. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, Jason O’Connell Nays – None. Absent – Lola Harmon-Ramsey Motion carried.

RECORDING SECRETARY CERTIFICATION

Debra L. Berger, Newaygo County Administration Office Manager