



Newaygo County

Brownfield Redevelopment Authority

MINUTES

July 17, 2025

8:30 A.M.

MEMBERS PRESENT	Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg
MEMBERS ABSENT	Jason O'Connell
OTHERS PRESENT	Christopher Wren, Administrator Sandi Christoffersen, Deputy Finance Director

PRESENT VIA TEAMS	Trudy Galla, Fishbeck, Senior Brownfield Specialist Andrea Ryswick, EGLE, Brownfield Coordinator Julie Burrell, Senior Economic Development Director
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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	25-034 BAB
Motion by Mr. Finch, second by Mr. Hager, to approve the July 17, 2025, agenda. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg Nays – None. Absent – Jason O'Connell Motion carried.	

MINUTES - MOTION NUMBER	25-035 BAB
Motion by Mr. Jernberg, second by Mr. Blake, to approve the regular meeting minutes dated June 19, 2025. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg Nays – None. Absent – Jason O'Connell Motion carried.	

FINANCIAL REPORT – CHRISTOPHER WREN, COUNTY ADMINISTRATOR	25-036 BAB
Administrator Wren stated that the cost of Fishbeck is a bit high right now, but it will stabilize. Fees for the Hillcrest property were adjusted, and an invoice was sent. Funds from this invoice, as from all developers, will be placed in escrow to offset Brownfield costs.	
Motion by Ms. Harmon-Ramsey, second by Mr. Finch, to place the financial report on file. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg, Nays – None. Absent – Jason O'Connell Motion carried.	

FISHBECK UPDATES:	Trudy Galla, Fishbeck, Senior Brownfield Specialist
Fishbeck was asked for an invoice for the Pettibone Park Environmental Review. This invoice has been forwarded to the County and copied to Chairman Guzniczak.	
Fishbeck is working on the Frequently Asked Questions portion of the website. This is the last task to complete from the list provided in the January 2025 memo. A document with these questions will be provided as a handout and is expected to be completed by the August 2025 Brownfield Authority meeting. Administrator Wren requested a copy be sent to Ms. Burrell; Ms. Gallo agreed. Fishbeck will be attending the EPA Brownfield conference in Chicago and will pass on any necessary information.	
EPA assessment grants may be available this fall.	

OLD BUSINESS:	700 N. Weaver Street Project
Mr. Blake stated there are few updates at this time.	

Regarding the Hillcrest project, the developer has closed on the property. The developer must begin work by September.

NEW BUSINESS: BEA-Phase 1 at Pettibone Park

Mr. Guzniczak reiterated that the Township would like to take over this park and had requested a Phase 1 Environmental Review.

Administrator Wren stated the park will be deeded to the Township. The County will be funding the Environmental Review and is requesting 50% reimbursement for this cost from the Authority. No contamination was found.

Ms. Galla stated Fishbeck has requested documentation from the Township to close this project.

MOTION: 25-037 BAB

Motion by Mr. Blake, second by Mr. Finch, to approve an expenditure of up to 50% of the cost for a Baseline Environmental Assessment Phase 1 on property located at 10767 N. Prospect Avenue in Bitely, Michigan [Pettibone County Park], and authorize the Chairman of the Newaygo County Brownfield Redevelopment Authority to sign any and all necessary documents. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg Nays – None. Absent – Jason O’Connell Motion carried.

RIGHT PLACE UPDATE Julie Burrell, Senior Economic Development Director

- AES Energy is making progress with their solar project between Newaygo and Fremont. A local staff member has been hired; their office is located at The Stream in Newaygo. This staff member is expected to visit both townships later this year.
- Another solar project, locally referred to as the ‘Two Townships’ project, will be developed on a PFOS-contaminated site. Ms. Burrell has been able to connect the solar developer to necessary resources, including townships and EGLE.
- In Hesperia, discussions have begun regarding the purchase of the former variety store. EPA dollars may be worth pursuing for this acquisition.
- Ms. Galla stated that if a grant were obtained, it would be with the County. Fishbeck could contact the village and help with the application. Fishbeck expects grant information from the EPA in September. Fishbeck has previously worked with five other communities on these applications; 3 communities were approved for funding.
- Chairman Guzniczak stated monetary amounts should be a consideration.
- Ms. Burrell stated that a grant would be received in a lump sum and would not need to be specific to each individual aspect of the project.

EGLE UPDATE Andrea Ryswick, Brownfield Coordinator, Remediation & Redevelopment Division

- Ms. Ryswick reminded board members EGLE has a site-assessment program, and the application is fairly simple. EGLE has three different contracts for environmental work, Fishbeck being one. Should EGLE contract the work for a site assessment, EGLE would fund the project.
- Mr. Blake requested information regarding timelines of a site assessment.
- Ms. Ryswick stated that the assessment is a month-long process, after which an environmental specialist would be contracted for work. This project could take 5-8 months, depending on the specific requirements.
- Ms. Galla stated timing was a factor regarding the Pettibone Park project and was the reason funds were not requested.
- Ms. Ryswick stated she will also be attending the EPA Brownfield conference. EGLE plans to host a Michigan roundtable session while at the conference.
- Ms. Ryswick stated there is no Brownfield component for the ‘Two Townships’ solar project.

The insurance provider of the developer has requested additional assurances from EGLE; while EGLE cannot provide this, Ms. Ryswick has connected the developer to additional resources at EGLE for further discussion.

PUBLIC COMMENT

None.

MISCELLANEOUS:

- Mr. Blake stated the Fremont City Council has established lot prices of \$10,000 each for the Weaver property. The Council also established a shortlist of covenants, including details regarding square footage, garage requirements, construction timelines, and driveway placement. The project is moving well with water, storm, and sanitary systems in place. The stormwater retention system is also set.
- Mr. Hager stated the housing committee at the Fremont Area Community Foundation approved four more grants during this round. These are for single-family developments in the Newaygo and Grant areas. Another grant round is currently open; applications are due August 15th.
- Chairman Guzniczak commented on how successful this program is.
- Administrator Wren provided an update on the materials management plan [MMP], which is moving forward, albeit at a slow pace. Brownfield Authority members will receive a questionnaire as part of the public engagement process. A business representative is still needed to serve on the MMP committee.

NEXT MEETING

The next Brownfield Authority Board meeting will be held on Thursday, August 21, 2025, at 8:30 a.m. in the Newaygo County Administration Multi-Purpose Room, directly across from the County Clerk's Office.

ADJOURNMENT

25-038 BAB

Motion by Lola Harmon-Ramsey, second by Todd Blake, to adjourn the meeting at 9:01 a.m. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg
Nays – None. Absent – Jason O'Connell Motion carried.

RECORDING SECRETARY CERTIFICATION

Sandi Christoffersen, Newaygo County Deputy Finance Director