



Newaygo County

Brownfield Redevelopment Authority

MINUTES

January 15, 2025

8:30 A.M.

MEMBERS PRESENT	Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, April Storms
MEMBERS ABSENT	Lola Harmon-Ramsey, Jason O'Connell
OTHERS PRESENT	Christopher Wren, Administrator Debra Berger, Clerical Sandi Christoffersen, Deputy Administrator
CALL TO ORDER	County Administrator Christopher Wren called the meeting to order at 8:30 a.m.
AGENDA - MOTION NUMBER	26-001 BAB
Motion by Todd Blake, second by Kasey Jernberg, to approve the January 15, 2026, agenda. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, April Storms Nays – None. Absent – Lola Harmon-Ramsey, Jason O'Connell Motion carried.	
MINUTES - MOTION NUMBER	26-002 BAB
Motion by Lindsay Hager, second by Mark Guzniczak, to approve the regular meeting minutes dated November 20, 2025. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, April Storms Nays – None. Absent – Lola Harmon-Ramsey, Jason O'Connell Motion carried.	
NOMINATIONS - CHAIRMAN	The County Administrator called for nominations for Chairman of the Brownfield Authority Board for 2026. Jason Finch nominated Mark Guzniczak as Chairman of the Board. No other nominations were presented.
CHAIR - MOTION NUMBER	26-003 BAB
Motion by Kasey Jernberg, second by Jason Finch, to close the nominations for Chairman of the Board, and cast a unanimous ballot for Mark Guzniczak as Chairman of the Board, effective January 1, 2026. Ayes – Todd Blake, Jason Finch, Lindsay Hager, Kasey Jernberg, April Storms. Abstain – Mark Guzniczak. Nays – None. Absent – Lola Harmon-Ramsey, Jason O'Connell Motion carried.	
The County Administrator, Christopher Wren, turned the meeting over to the Chairman of the Brownfield Authority Board, Mark Guzniczak, who then called for nominations for Vice-Chairman of the Board.	
NOMINATIONS – VICE-CHAIR	Lindsay Hager nominated Kasey Jernberg as Vice-Chair of the Brownfield Authority Board for 2026. No other nominations were presented.
VICE CHAIR - MOTION NUMBER	26-004 BAB
Motion by Lindsay Hager, second by Todd Blake, to close the nominations for Vice-Chair of the Board and cast a unanimous ballot for Kasey Jernberg as Chairman of the Board, effective January 1, 2026. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, April Storms Abstain – Kasey Jernberg. Nays – None. Absent – Lola Harmon-Ramsey, Jason O'Connell Motion carried.	

NOMINATIONS – SECRETARY	April Storms nominated Todd Blake as Secretary of the Brownfield Authority Board. No other nominations were presented.
SECRETARY - MOTION NUMBER	26-005 BAB

Motion by April Storms, second by Kasey Jernberg, to close the nominations for Secretary of the Board and cast a unanimous ballot for Todd Blake as Secretary of the Board. Effective January 1, 2026. Ayes – Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, April Storms Abstain – Todd Blake. Nays – None. Absent – Lola Harmon-Ramsey, Jason O’Connell Motion carried.

MINUTES - MOTION NUMBER	26-006 BAB
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Motion by Todd Blake, second by Jason Finch, to approve the 2026 Brownfield Authority Board dates and times of the meetings as presented. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, April Storms Nays – None. Absent – Lola Harmon-Ramsey, Jason O’Connell Motion carried.

FINANCIAL REPORT – CHRISTOPHER WREN, COUNTY ADMINISTRATOR	
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Administrator Wren updated the Brownfield Authority on the Budget. He noted that the River Hills Residential Development Project completed a full tax cycle in 2025. Trudy Galla has retired from Fishbeck, David Stegink will be the County’s liaison going forward.

OLD BUSINESS:	
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700 N. Weaver Site – City of Fremont. Discussion:

- The City of Fremont had a recent conversation with the Allen Edwin Homes regarding the City's Purchase Option. They have requested an amendment to the purchase option to reduce it to two projects at a time, spaced over six-month intervals.
- Allen Edwin Homes let Mr. Blake know that they plan to have the Reimbursement Agreement with the County ready by Spring of 2026.

PUBLIC COMMENT	None
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MISCELLANEOUS:	
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- Chris Wren: Mr. Wren reported that Julie Burrell has resigned from The Right Place, and the organization is in the process of filling the vacancy. Applicants have been narrowed to six, with preliminary interviews scheduled for next week and final interviews to be conducted by a panel that will include Mr. Wren. The intent is to fill the position by the end of February, though late March is more likely. Mr. Wren also provided an update on the Material Management Plan development and implementation, noting minimal progress due to delays and lack of clarity from EGLE; once completed, the Plan is expected to significantly impact solid waste management in the County. Additionally, Mr. Wren reported that the County met with DTE officials last week regarding plans to install approximately 40 miles of new natural gas lines beginning this spring, which is expected to bring natural gas service to roughly 1,200 customers. DTE’s public affairs team plans to meet with local cities and townships to inform residents of the requirements needed to transition service when construction occurs.
- Sandi Christoffersen: Ms. Christoffersen reminded the Board that the NCEDP Annual Economic Outlook Event will take place next Thursday, January 22, 2026, at the Black Box in Fremont.
- Todd Blake: Mr. Blake informed the Board of the City of Fremont’s ribbon cutting for the Branstrom Warming Lodge scheduled for Friday, January 23, 2026, at noon. He also provided an update on the proposed solar project in Garfield and Sheridan Townships, noting that Garfield Township’s Planning Commission will hold a public hearing on January 29. The project has generated

significant discussion within the township; if approved, the township could receive an estimated \$100,000 to \$200,000 annually through a PILT beginning in 2027.

- Lindsey Hager: Mr. Hager provided an update on the most recent round of grant applications, reporting that the Fremont Area Community Foundation received five applications for housing projects in the Hesperia, Newaygo, and Grant areas. If approved, the applications could result in the construction of up to ten new homes. Funding decisions are expected in early February.
- Mark Guzniczak: Mr. Guzniczak reported that Spectrum Broadband is expanding fiber infrastructure throughout the County.

NEXT MEETING

The next Brownfield Authority Board meeting will be held on Thursday, March 19, 2026, at 8:30 a.m. in the Newaygo County Administration Multi-Purpose Room, directly across from the County Clerk's Office.

ADJOURNMENT

26-007 BAB

There being no further business to come before the Brownfield Authority Board, motion by Jason Finch, second by Todd Blake to adjourn the meeting at 9:09 a.m. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Kasey Jernberg, April Storms Nays – None. Absent – Lola Harmon-Ramsey, Jason O'Connell Motion carried.

RECORDING SECRETARY CERTIFICATION

Debra L. Berger, Newaygo County Administration Office Manager