Newaygo County
Brownfield Redevelopment Authority
Special Meeting

MINUTES May 21, 2026 8:30 A.M.

MEMBERS PRESENT	Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg, Jason O'Connell, April Storms
OTHERS PRESENT	Christopher Wren, County Administrator Debra Berger, Clerical Mark Kraus, The Right Place Economic Development Director
PRESENT VIA TEAMS	David Stegink, Fishbeck, Vice President/Brownfield Program Manager
CALL TO ORDER	Chairman Mark Guzniczak called the meeting to order at 8:31 a.m.
AGENDA - MOTION NUMBER	26-016 BAB

Motion by Jason Finch, second by Lola Harmon-Ramsey, to approve the June 18, 2026, agenda. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg, Jason O'Connell, April Storms Nays – None. Absent – None. Motion carried.

BUSINESS:	Hillcrest Commons – City of Fremont

Mr. Stegink reviewed the documentation submitted by Green Development Ventures, LLC regarding its reimbursement request. He reported that Fishbeck staff had reviewed all invoices provided by the developer and found them to be appropriately documented. Questions were raised regarding two invoices; however, the developer has since provided satisfactory responses, and both invoices were determined to be compliant. These invoices are expected to be included in a future reimbursement request.

Mr. Stegink further noted that the current reimbursement request represents slightly more than half of the amount originally anticipated by the developer. He indicated that the remaining eligible invoices will likely be submitted for reimbursement upon completion of the project.

MOTION NUMBER	26-017 BAB

Motion by Jason O'Connell, second by April Storms, to approve a reimbursement to Green Development Ventures LLC in the amount of $478,522.21 through tax increment revenues of the property located at 403 N Hillcrest Avenue in Fremont, Michigan, over a period of an estimated 15 years. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg, Jason O'Connell, April Storms Nays – None. Absent – None. Motion carried.

PUBLIC COMMENT	None

MISCELLANEOUS

Jason O'Connell: The Treasurer's Office will be helping Lilley Township with its tax collection.

Todd Blake: reported that he recently met with the Weaver Site project developer and advised them that the City of Fremont requires a revised development plan by July 1, 2026. He indicated that if a revised plan is not submitted by that date, the City may pursue alternative development options for the project. He further advised the developer that the County expects a revised Reimbursement Agreement to be presented for consideration at the Authority's next meeting.
Lindsay Hager: The Fremont Area Community Foundation reported that seven Housing Grants were approved at the last meeting. These grants were for mixed housing initiatives across the county.

NEXT MEETING
The next Brownfield Authority Board meeting will be held on Thursday, July 16, 2026, at 8:30 a.m. in the Newaygo County Administration Multi-Purpose Room, directly across from the County Clerk's Office.

ADJOURNMENT	26-018 BAB
There being no further business to come before the Brownfield Authority Board, a motion by Jason O'Connell, second by Lola Harmon-Ramsey, to adjourn the meeting at 8:42 a.m. Ayes – Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg, Jason O'Connell, April Storms Nays – None. Absent – None. Motion carried.	

RECORDING SECRETARY CERTIFICATION	Debra L. Berger, Newaygo County Administration Office Manager