Newaygo County
Brownfield Redevelopment Authority
Special Meeting

MINUTES July 16, 2026 8:30 A.M.

MEMBERS PRESENT	Mark Guzniczak, Lindsay Hager, April Storms, Todd Blake, Jason O'Connell, Lola Harmon-Ramsey, Jason Finch
OTHERS PRESENT	Christopher Wren, Administrator, Newaygo County Sandi Christoffersen, Deputy Administrator, Newaygo County Mark Kraus, Economic Development Director, The Right Place, Inc. Kirk Perschbacher, Senior Brownfield Specialist, Fisbeck
PRESENT VIA TEAMS	Jared Lutz, Senior Project Manager, Miller Johnson Growth Advisors
CALL TO ORDER	Chairman Mark Guzniczak called the meeting to order at 8:30 a.m.
AGENDA - MOTION NUMBER	26-019 BAB

Motion by Todd Blake, second by Jason O'Connell to approve the July 16, 2026, meeting agenda. Aye: Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Jason O'Connell, April Storms. Nay: none. Motion carried.

AGENDA - MOTION NUMBER	26-020 BAB

Motion by Lindsey Hager, second by Lola Harmon-Ramsey to approve the regular meeting minutes from May 21, 2026, and the special meeting minutes from June 18, 2026. Aye: Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Jason O'Connell, April Storms. Nay: none. Motion carried.

BUSINESS:	Apple Orchard/Weaver Property Updates

Chair Guzniczak summarized the previous events of the property at 700 North Weaver in Fremont:

- Application received in December 2024
- Brownfield Authority Board approved plan in February 2025; Board of Commissioners approved plan via Resolution in March 2025
- Current understanding is the last step is typically the reimbursement process
- The County received a new redevelopment plan for the Weaver property, which does not match the original approved in February 2025
- Because two plans can not exist for the same property, an amendment needs to be made to the current plan, or the original plan needs to be abolished in favor of the new plan

Discussion occurred regarding best plan forward. The City of Fremont, per Todd Blake, was anticipating a reimbursement agreement, which included just under $200,000 to the City. The main issue, per Jared Lutz, stems from timing of reimbursement to developer, the time value of money for the developer when the homes are to be sold rather than rented. Todd Blake suggested a 50/50 reimbursement may work better for both the City and the developer. Jared Lutz stated he would discuss with developer and plan to provide more details next week.

Next steps: Jared Lutz and Todd Blake will work with Kirk Perschbacher to determine details and return to the Brownfield Authority Board with a recommendation, preferably to amend the original plan but possibly to abolish. An updated reimbursement agreement would need to be provided as well. An amendment to the original plan, or a new plan, will both require approval by the Brownfield Authority Board, a public hearing, and approval by the Newaygo County Board of Commissioners.

PUBLIC COMMENT	None

MISCELLANEOUS	

Mark Kraus: The Right Place is a partner sponsor of the West Michigan Housing Summit, to be held August 6th in Grand Rapids. The Right Place is also hosting the 2026 Place Matters Summit on August 13th in Wyoming.
Jason O'Connell: tax bills have been mailed.
Todd Blake: the City of Fremont is working with a prospective buyer for the digester.
Lindsay Hager: the Fremont Area Community Foundation currently has a housing grant round open. Applications are due by August 17th.
Lola Harmon-Ramsey: the Fremont Area Community Foundation is expecting more requests during their fall round of grant funding, mostly due to federal funding cuts.
Christopher Wren: the County has applied for grant funding from the Michigan Department of Transportation to create a transit department.

NEXT MEETING

The next Brownfield Authority Board meeting is scheduled for September 17, 2026, at 8:30 a.m. in the Newaygo County Administration Multi-Purpose Room, directly across from the County Clerk's Office.

ADJOURNMENT	26-021 BAB

There being no further business to come before the Brownfield Authority Board, Jason O'Connell made a motion to adjourn the meeting at 9:17 a.m.; second by Lola Harmon-Ramsey. Aye: Todd Blake, Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Jason O'Connell, April Storms. Nay: none. Motion carried.

RECORDING SECRETARY CERTIFICATION	Sandi Christoffersen, Deputy Administrator, Newaygo County