Newaygo County
Brownfield Redevelopment Authority

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

MEMBERS PRESENT	Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg, Jason O'Connell Jason Finch arrived at 8:34
MEMBERS ABSENT	Todd Blake, April Storms
OTHERS PRESENT	Debra Berger, Clerical
CALL TO ORDER	Chairman Mark Guzniczak called the meeting to order at 8:32 a.m.
AGENDA - MOTION NUMBER	26-012 BAB

Motion by Lola Harmon-Ramsey, second by Jason O'Connell, to approve the May 21, 2026, agenda. Ayes – Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg, Jason O'Connell Nays – None. Absent – Todd Blake, Jason Finch, April Storms Motion carried.

MINUTES - MOTION NUMBER	26-013 BAB

Motion by Lindsay Hager, second by Kasey Jernberg, to approve the regular meeting minutes dated March 19, 2026. Ayes – Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg, Jason O'Connell Nays – None. Absent – Todd Blake, Jason Finch, April Storms Motion carried.

FINANCIAL REPORT – CHRISTOPHER WREN, COUNTY ADMINISTRATOR	26-014 BAB

There have been no changes to the BAB Financials since the March meeting.

Motion by Lola Harmon-Ramsey, second by Jason O'Connell, to receive the financial report on file. Ayes – Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg, Jason O'Connell Nays – None. Absent – Todd Blake, April Storms Motion carried.

OLD BUSINESS:

700 N. Weaver Site – City of Fremont. There has been no action on this project

NEW BUSINESS:

Hillcrest Commons – City of Fremont. A reimbursement request packet and Annual Report have been submitted by Allen Edwin Homes. David Stegink with Fishbeck is currently reviewing the submitted information and will prepare a memorandum to the Brownfield Authority recommending approval of the eligible costs and identifying the specific reimbursement amount for consideration. In addition, Fishbeck will pre-populate a tax increment financing spreadsheet to begin tracking reimbursements.

The Brownfield Authority has 60 days from the date Allen Edwin Homes submitted the reimbursement request to review and approve the costs. As the next regularly scheduled Brownfield meeting is not until July 16, 2026, which falls outside of the required review period, a special meeting will be necessary. The Board agreed to schedule a special meeting for June 18, 2026, at 8:30 a.m.

PUBLIC COMMENT	None

MISCELLANEOUS	

Jason O'Connell: The Treasurer's Office will be processing settlements with the local units next Thursday.
Kasey Jernberg: The City of Grant reported that the sewer construction project is progressing well. In addition, three new duplexes are under construction in the city, and three parcels will be available for future single-family residential development.
Jason Finch: Construction activity within the piping industry remains very active throughout the county.
Lola Harmon Ramsey reported that progress is being made on the mobile home park development located behind Tamarac in the City of Fremont, with excavation work now underway. She also noted that City Manager Todd Blake has officially announced his retirement, effective at the end of July 2026. Ms. Harmon Ramsey is participating in the search committee for his replacement.
Lindsay Hager: The Fremont Area Community Foundation reported that scholarship and grant activities are currently underway. Eight applications were received during the most recent Housing Grant cycle, representing a well-rounded mix of housing initiatives. Funding remains available, and an additional round of Housing Grants is anticipated later this year.
Mark Guzniczak: Immediately following this meeting, members have been invited to tour The Highbanks Apartment Project in Newaygo. We'll plan to meet there at about 9:30 am.

NEXT MEETING

The next Brownfield Authority SPECIAL Board meeting will be held on Thursday, June 18, 2026, at 8:30 a.m. in the Newaygo County Administration Multi-Purpose Room, directly across from the County Clerk's Office.

ADJOURNMENT	26-015 BAB

There being no further business to come before the Brownfield Authority Board, a motion by Lola Harmon-Ramsey, second by Jason O'Connell, to adjourn the meeting at 8:50 a.m. Ayes – Jason Finch, Mark Guzniczak, Lindsay Hager, Lola Harmon-Ramsey, Kasey Jernberg, Jason O'Connell Nays – None. Absent – Todd Blake, April Storms Motion carried.

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