

**OCEANA COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY  
100 STATE STREET, HART, MI 49420**

**\*\* MINUTES \*\***

**Meeting Date:** May 10, 2022

**Present:** Mr. Denny Powers, Ms. Lynne Cavazos, Ms. Tracy Blamer, Ms. Anne Pawli, and Mr. Steve Bruch, Ms. Sara Bizon, Mr. Norman Dodds, Mr. Larry Byle

**Absent:** Ms. Mary Lou Phillips

**Others Present:** Vaughn White, Amy Trudell

**Call to Order**

Chair, Ms. Bizon called the meeting of the Oceana County Brownfield Redevelopment Authority Board to order at 10:00 a.m in the County Board Room.

**General Business**

Motion by Mr. Powers for approval of Minutes, as presented from April 14<sup>th</sup> supported by Mr. Byle.

Voice vote: Motion Carried

Motion to approve Agenda as stands made by Ms. Cacazoa seconded by Mr. Byle

Voice vote: Motion Carried

**Public Comments:** Amy Trudell spoke to say hello and introduce herself to the board.

**Agenda Items:**

Mr Bruch introduced Ron Maynard who has now transitioned to a full time position with the economic authority. He will potentially take over the seat on the board from Mr. Bruch who recently resigned. Ron Maynard spoke a bit about the Right Place and his involvement on the Oceana County Economic development. He did a quick Q&A with the board members.

Next Agenda item, Discussion on public comment. Mr. Bruch discussed that public comment can be a letter, or a request to be on the agenda. The board wants to be sure to include all members of the community, but to make clear the understanding that this is more of a one-way conversation to the board vs turning it into a Q&A. Mr. Powers offered that we do have to control the meeting perhaps taking down names and calling on the public for comments at the end. Conversation ensued considering the topic.

Next agenda item, update on ARPA funding Letter of Intent was submitted with Ms. Bizon's sign off. We are expected to know before the next meeting whether the grant has come through for the Authority. Mr. Bruch would like to complete the Application for \$10,000

from the EPA in anticipation of the grant being realized. Ms. Cavazos recommends that Mr. Bruch move forward with the application, and we will then vote at the next meeting date in June.

Next agenda item, potential Brownfield Site & Discussion types of projects OCBRA wants to support. Mr. Bruch opened discussions on what type of projects we would like to focus on. Ms. Cavazos asked for further clarification on how to approach the former Pentwater village/TWP hall. There is another offer on the building with a clause that a Brownfield plan will be approved prior to the final sale. Mr. Byle offered that that is an assurance that the contract would be reasonable. Mr. Dodds stated that the rub when you get into these types of developments with municipalities taxpayers may have some issues with where the dollars are going when the municipalities were emboldened to take care of that building prior to it becoming a Brownfield. Mr. Bruch offered some dialogue on what some other municipalities in Michigan are doing for municipalities/ private developer projects such as transfer stations. Further, Mr. Bruch offered that the work of this board should be to identify whether the project meets the requirements of a Brownfield or if we should be supporting the township, i.e. do not stomp on what the municipalities actually want.

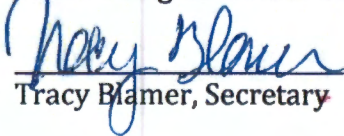
**Open Comments:**

Vaughn White, Value City Metal is continuing to operate at the Rothbury facility, (not on the Brownfield site). They currently have 14 employees and are hiring.

The next planned meeting, following the notice requirements of the Open Meetings Act will be held on June 14th at 10:00 a.m. in the Oceana County Board of Commissioners Room.

**Adjournment**

There being no further business the meeting was adjourned at 10:51 a.m.

  
\_\_\_\_\_  
Tracy Blamer, Secretary

S-15-22  
Date

  
\_\_\_\_\_  
Sara Bizon, Chairperson

10-27-22  
Date