



MINUTES, BOARD OF DIRECTORS February 13, 2024

BOARD MEMBERS ATTENDING: Lynne Cavazos, Chair; Curtis Burdette, Vice-Chair; Denny Powers, Anne Pawli, Mary Lou Phillips, Norman Dodds, Gina Loera **Absent:** Larry Byl, Tom Osborn

GUESTS: Andrea Ryswick - DEGLE, Kittie Tuinstra, Nichole Kleiner - Hart CERES, Emily Johnson, Jayden Johnson

CALL TO ORDER: The meeting was called to order by Chair Lynne Cavazos, at 10 a.m. in the County Board Room.

CHANGES TO AGENDA: None

APPROVAL OF AGENDA: *Motion to approve Agenda as stands made by ML Phillips, seconded by D. Powers. Motion carried by voice vote.*

APPROVAL OF MINUTES: *Moved by Powers, seconded by Phillips, to approve the minutes of the December 12, 2023 meeting. Motion carried by voice vote.*

PUBLIC COMMENTS: None

AGENDA

- **Treasurer report** - County Treasurer Phillips reviewed OCBRA current expenses and total grant amount and reported we are balanced with Fishbeck.

C. Burdette moved to accept the report, seconded by G. Loera. Motion approved by voice vote.

- **Fishbeck Update and Approval of Invoices** - Cavazos presented the following invoices for approval:

- 1/8/24 for \$614.50, (CERES Hart)
- 1/8/24 for \$280 (SP Rothbury),
- 1/29/24 for \$2,397 (SP Rothbury)
- 1/29/24 for \$156 (CERES Hart)

Phillips reported the Land Bank board is working with Vaughn White to find grant funds to help with partial demolition.

Moved by Powers, second by C. Burdette to approve invoices. Motion passed unanimously 7-0 in roll call vote.

- **Valley City Metals** - Vaughn White was unavailable for an update.

- **City of Hart TIFA** - Nichole Kleiner provided an update on Hart's CERES project. The first public engagement meeting to focus on possible uses of the property had about 60 attendees. The need for additional housing was not a surprise and the project could see a variety of mixed housing options developed on the site. Demolition will not be completed at this time.

Hart's TIFA board also acquired the Congregational church across the street from city hall and is considering turning it into housing units. Brownfield funds could be available for this project.

- **Stonebird Sharpening, Walkerville** - Kittie Tuinstra presented a proposal for a potential project in Walkerville. Her plan would see a vacant building and former gas station / auto repair shop at 110 Main St. rehabbed to accommodate two commercial spaces and two residential units. The building currently has one uninhabited housing unit.

Tuinstra hopes the commercial spaces will house separate blade sharpening and piano tuning businesses or a laundry mat. It is unknown if three underground storage tanks have been removed, and waste oil smell permeates the building. This project would seem a good fit for Brownfield funds. Participation in BRA by local governing bodies, however, is a current roadblock. OCBRA is authorized to operate only in communities that have explicitly chosen to become members of the Authority through adoption of a resolution by the local governing body. Approval of OCBRA applications is contingent on the participation of local municipalities. Leavitt Township approved a resolution supporting OCBRA at last night's meeting. Walkerville village has not yet done so.

Burdette moved to conditionally approve the application for 110 W. Main St., Walkerville, conditional on the Village of Walkerville adopting a resolution supporting OCBRA. Motion was seconded by Powers and approved 7-0 via roll call with unanimous support for the application.

Cavazos motion to waive the application fee was seconded by A. Pawli and carried with a unanimous roll call vote.

- **Great Lakes Packing** - has purchased the former site of Silver Mill Frozen Foods, on Griswold Street, Hart, for cherry processing. The building will likely be demolished.
- **EGLE Brownfield** - Andrea Ryswick, EGLE Brownfield, provided a quick program overview and update. Grant and loan funding is available right now, so she encouraged people to talk to her early and often. She also can provide links to quarterly Brownfield update webinars and past recordings.
- **Developer Workshop** - Discussion was held to move the April OCBRA meeting to Thursday, April 11, 10 a.m. at the Training Room at 844 Griswold St, followed by 10:30-2 p.m. - Developer Workshop. The workshop is geared toward talks and programs to help fund projects.

Moved by Phillips to approve changing meeting to April 11 at the Griswold site training room. Seconded by Burdette. Passed with unanimous voice vote.

- **New Projects Needed** - Cavazos welcomes more projects
- **River's Ace Family** - Emily Johnson and son Jayden from Rivers Ace Family attended the meeting to see what funding might be available in the future. She has a background in business and accounting and lives in New Era. The family owns several businesses, including four Rivers Ace Hardware stores, Tri County Feeds in New Era and Montague, and Colby's Café and Brew in Whitehall. The family recently purchased the Huntington bank building to use for offices, and Trail Side Restaurant in New Era.

BOARD COMMENTS: none

NEXT MEETING: following the requirements of the Open Meetings Act, the next meeting will be March 12, 2024, at 10 a.m. in the Oceana County Board of Commissioners Room.

ADJOURNMENT: There being no further business the meeting was adjourned at 11:15 a.m.

Pawli moved to adjourn, seconded by Phillips and approved by voice vote.




Anne Pawli, Secretary



Date



Lynne Cavazos, Chair



Date