



## MINUTES, BOARD OF DIRECTORS May 14, 2024

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

**GUESTS:** Nichole Kleiner, City of Hart, Vaughn White, Valley City Metals; Andrea Ryswick, EGLE.

**CALL TO ORDER:** The meeting was called to order by Chair Lynne Cavazos, at 10:01 a.m. in the County Board Room.

**CHANGES TO AGENDA:** Agenda will require amending to include four new Fishbeck invoices

**APPROVAL OF AGENDA:** *Motion to approve agenda as amended made by T. Osborn, seconded by C. Burdette. Motion carried by voice vote.*

**APPROVAL OF MINUTES:** *Moved by L. Byl, seconded by T. Osborn to approve the minutes of the April 11, 2024 meeting. Motion carried by voice vote.*

**PUBLIC COMMENTS:** None

### AGENDA

- **Approval of Fishbeck Invoices** - C. Burdette presented four invoices submitted for payment by Fishbeck
  - *Moved by D. Powers, seconded by T. Osborn to approve payment of invoice #433726 for \$1,291.00 for Work Order #4 for Valley City Metals. Motion carried by voice vote.*
  - *Moved by L Byl, seconded by T. Osborn to approve payment of invoice # 436913 for \$270 for grant management and labor. Motion carried by voice vote.*
  - *Moved by T. Osborn, seconded by A. Pawli to approve payment of invoice #436899 for \$43 for Valley City Metals. Motion carried by voice vote.*
  - *Moved by C. Burdette, seconded by T. Osborn to approve payment of invoice #436895 for \$1,929.75 for CERES redevelopment project. Motion carried by voice vote.*
  - *Moved by L. Cavazos, seconded by L. Byl, to approve payment of invoice #436897 for \$3,533.35 for Walkerville's Stonebird Sharpening project. Motion approved by voice vote*

- **Application by SPI Rothbury Development** - Vaughn White reported that 17.34 acres of land owned by Barber Steel has become available to purchase. The property, on the west side of Oceana Drive, has two points of access to Winston Rd. The owners of the property have offered the land to Dave Beckman, who envisions building residential housing on the property. The property has been tested for PFAS and, although PFAS was found, it was not reported to be in elevated levels.

SPI Rothbury Development is requesting approval of its application for a brownfield assessment as well as a reduction in the application fee.

*Moved by T. Osborn, supported by L. Byle, to approve the application by SPI Rothbury Development for a brownfield assessment, and reduce the \$1,000 application fee to \$250. Approved by roll call vote, with C. Burdette, L. Byle, L. Cavazos, T. Osborn, A. Pawli and D. Powers in support; N. Dodds voted nay, on the grounds the application fee should be waived.*

*Moved by L. Byle, seconded by T. Osborn to approve the request for \$5,000 to cover the Phase One assessment and determination of eligibility. Motion was approved via unanimous roll call vote.*

- **Project Updates**
  - **Rothbury Valley City Metals project** - Mr. White reported they are examining the roof of the current structure, meeting with architects to review plans for the community center, and with village officials. The plan is to provide two independent sections in the building - one industrial and one community.
  - **Hart CERES project** - Nichole Kleiner said Smith Group Consulting's survey revealed a desire for market rate housing only, with mixed use residential and businesses. The Phase Two environmental assessment was just completed and provides a good idea of what the property will need, making it easier for a developer to move forward. Kleiner said she thinks the city is well positioned to entice a developer.
  - **WSCC is interested in being the major occupant of the former grocery on State Street.** The building will include shared space for other colleges, day care, non-profit offices, and possibly a preschool and playground.
  - **Walkerville Stonebird Project** - Kittie Tuinstra said Fishbeck has reviewed the Phase One assessment. Sampling analysis and health assessment plans are being done. Some issues with the building need further research.
- **Defining 'brownfield'** - Fishbeck reviewed how the different federal, state and local agencies define what constitutes a brownfield site.

- **Earth Day recap** - A. Pawli reported the event was well-received with many visitors, participant networking, lots of hands-on activities for children, music, food and Dark Water Coffee.
- **Developer Workshop recap** - C. Burdette said the event resulted in good networking and conversation. MSHDA unable to attend, but the event provided a good overview of the resources available to developers.
- **Budget and long-term financial outlook for Brownfield Redevelopment Authority** - Board consensus is that we keep going, thinking about other projects and apply for an additional round of funding.
- **BOARD COMMENTS:** none

**NEXT MEETING:** following the requirements of the Open Meetings Act, the next meeting will be Tuesday, June 11 2024, at 10 a.m. in the Oceana County Board of Commissioners Room.

**ADJOURNMENT:** There being no further business the meeting L Byl moved to adjourn the meeting at 11:28. Motion was seconded by T. Osborn and approved by voice vote.

M Anne Pawli  
Anne Pawli, Secretary

June 11, 2024  
Date

Lynne Cavazos  
Lynne Cavazos, Chair

June 11, 2024  
Date