

MINUTES, BOARD OF DIRECTORS August 13, 2024

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

GUESTS: Kitty Tuinstra, Kirk Perschbacher, Sandy Barber

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: None

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

APPROVAL OF MINUTES: *Moved by A. Pawli, seconded by T. Osborn to approve the minutes of the July 9, 2024 meeting. Motion carried by voice vote.*

PUBLIC COMMENTS: None

AGENDA

- **Pentwater Village Hall** - L. Cavazos reports village officials have decided to move forward with a decision about the old village hall. What are the options, how can Right Place help? How can Brownfield help? The old building has asbestos and likely mold and lead paint. Village officials will meet tomorrow to discuss those options and how OCBRA might be able to help.
- **Nomination of Board members** - three three-year board positions will be available as of October 1
 - County Treasurer - Mary Lou Phillips has agreed to continue serving on the board
 - Economic Development - Curtis Burdette will also continue to serve on the board
 - N. Dodds has determined to relinquish his director's seat. The county will place a notice in the paper and board members are advised to consider other people that may be a good fit.
- **Accept nominations for Officers:** - nominations for Chair, Vice Chair, Secretary, and Treasurer are due, according to Article III, Section 2 of the bylaws.

D. Powers moved and T. Osborne seconded a motion to leave current officers in place for one additional year. Motion approved by voice vote.

- **Budget Update** - ML Phillips reviewed the financial report and expenses and trial balance as of August 9. Funds received from EPA have been returned to the county, and \$10,263. Is the cash balance. Questions ensued about where to advertise for the current board opening. We are required to advertise in the Oceana Herald Journal but may also be able to advertise in the Oceana Echo as well. Phillips will bring a revised budget for 2024 and 2025 upcoming budget.
- **Project Updates** -
 - **Rothbury Housing** - Phase one assessment is completed and Phase 2 fieldwork is completed. Contamination seems to be minor.
 - **Rothbury Valley City Metals** - Rothbury Holdings foundry is working through funding sources for continued reconstruction.
 - **Hart CERES** - The city is still looking for a developer; no update was available.
 - **Walkerville** - K. Tuinstra reports Phase 2 testing is complete, revealing source contamination. The report is being written and the site will need further investigations about what and where. Does EGLE want to remove source material? Tuinstra said her family's timeline is flexible, since they are bootstrapping the project. They will not acquire the property until testing is completed and they know what they're up against.
 - **Walkerville Kwik Mart** - This project has been approved by EPA since there has not been a new release of contaminants. KwikMart is going through the approval process now. A baseline environmental assessment was completed prior to purchasing the property several years ago. If new testing reveals new release of contaminants, Kwik Mart would be liable for the clean-up; they still have liability protection at this point.
- **Update to Commissioners** - C. Burdette and other board members provided an update about OCBRA's activities at the July 11 County Board of Commissioners meeting. Members who attended report a warm reception from OC board of commissioners.
- **Budget and long-term financial outlook** - OCBRA has \$193,000 left to spend, although some of that is already committed.

BOARD COMMENTS: none

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

ADJOURNMENT: There being no further business the meeting was adjourned at 11:13 a.m.

Anne Pawli
Anne Pawli, Secretary

Sept 10, 2024
Date

Lynne Cavazos
Lynne Cavazos, Chair

Sept. 10, 2024
Date