



**MINUTES, BOARD OF DIRECTORS
October 8, 2024**

BOARD MEMBERS ATTENDING: Lynne Cavazos, Chair; Curtis Burdette, Vice-Chair; Denny Powers, Anne Pawli, Mary Lou Phillips, Chad Robinson, Larry Byl, Tom Osborn, Gina Loera **Absent:** none

GUESTS: Kirk Perschbacher, Fishbeck; Katie Anderson and Steve Brock, Village of Pentwater; Vaughn White, Valley City Metals; Nichole Kleiner, City of Hart

CALL TO ORDER: The meeting was called to order by Chair Lynne Cavazos, at 10:03 a.m. in the County Board Room.

CHANGES TO AGENDA: None

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

APPROVAL OF MINUTES: *Moved by ML Phillips, seconded by T. Osborn to approve the minutes pending correction of the September 10, 2024 meeting. Motion carried by voice vote.*

PUBLIC COMMENTS: None

AGENDA

Welcome new board member - Chad Robinson was introduced as the new board member. A New Era resident with a degree in civil engineering from Michigan Tech, he focuses heavily on environmental work.

Financial Report - M.L. Phillips reports the Oceana County Board of Commissioners have approved OCBRA's budget for 2025. There are no changes to report except for August interest, although there are many invoices being presented for payment at today's meeting.

C. Burdette moved to approve the financial report as presented, supported by D. Powers, and approved unanimously by roll call vote.

Approval of Invoices - L. Cavazos presented 12 invoices for payment from four Oceana County redevelopment projects:

- *A motion was made by T. Osborn, seconded by M.L. Phillips to approve Work Order No. 6, invoice #441241 dated August 19, 2024 in the amount of \$7,082.86 in the village of Walkerville. Motion carried unanimously by roll call vote.*

- A motion was made by C. Burdette, seconded by L. Cavazos, to approve Work Order No 8, invoice #441250 dated August 19, 2024 in the amount of \$6,010.95 for SPI Rothbury. Motion carried unanimously by roll call vote.
- A motion was made by C. Burdette, seconded by L. Cavazos, to approve Work Order No. 9, invoice #441253 dated August 19, 2024 in the amount of \$584 in the Village of Walkerville. Motion carried unanimously by roll call vote.
- A motion was made by C. Burdette, seconded by L. Cavazos, to approve Work Order No. 3, invoice #441254, dated August 19, 2024 in the amount of \$405 for grant management. Motion carried unanimously by roll call vote.
- A motion was made by C. Burdette, seconded by L. Cavazos, to approve Work Order No. 4, invoice #441264 dated August 19, 2024 in the amount of \$2,257.18 for Valley City Metals. Motion carried unanimously by roll call vote.
- A motion was made by C. Burdette, seconded by L. Cavazos, to approve Work Order No. 6, invoice #442434 dated September 20, 2024 in the amount of \$13,269.11 in the Village of Walkerville. Motion carried unanimously by roll call vote.
- A motion was made by C. Burdette, seconded by L. Cavazos, to approve Work Order No. 4, invoice #442436 dated September 20, 2024 in the amount of \$21,647.17 for Valley City Metals. Motion carried unanimously by roll call vote.
- A motion was made by C. Burdette, seconded by A. Pawli, to approve Work Order No. 8, invoice #442440 dated September 20, 2024 in the amount of \$4,310.75 for SPI Rothbury. Motion carried unanimously by roll call vote.
- A motion was made by C. Burdette, seconded by L. Cavazos, to approve Work Order No. 6, invoice #442758 dated October 3, 2024 in the amount of \$3,840.25 in the Village of Walkerville. Motion carried unanimously by roll call vote.
- A motion was made by C. Burdette, seconded by L. Cavazos, to approve Work Order No. 8, invoice #442760 dated October 3, 2024 in the amount of \$1,654 for SPI Rothbury. Motion carried unanimously by roll call vote.
- A motion was made by C. Burdette, seconded by L. Cavazos, to approve Work Order No. 9, invoice #442761 dated October 3, 2024 in the amount of \$584 in the Village of Walkerville. Motion carried unanimously by roll call vote.
- A motion was made by C. Burdette, seconded by L. Cavazos, to approve Work Order No. 4, invoice #442759 dated October 3, 2024 in the amount of \$197.25 for Valley City Metals. Motion carried unanimously by roll call vote.

Pentwater Application/Fee Waiver - This discussion was tabled last month because there were questions regarding whether OCBRA can support the request. L. Cavazos and C. Burdette met with Steve Brock, the Village of Pentwater's interim manager and Katie Anderson, zoning administrator and determined OCBRA can support the application. Mr. Brock reported the village wants to market and sell the old village hall but is seeking help with completing Phases One and Two of an environmental assessment.

L. Cavazos moved the Board approve the application from the village of Pentwater and waive its application fee as well. The motion was seconded by G. Loera. Motion was approved following a 7-1 roll call vote, with the dissenting vote cast by D. Powers, who did not object to the request, only to the method of approving it.

Swearing In - Oceana County Clerk Amy Anderson arrived to swear in all board members.

Work Order Approval - C. Burdette presented Work Order #10 from Fishbeck for \$15,000. This represents \$5,000 for Phase One Environmental Assessment and \$10,000 for Redevelopment Planning to work with the village for ideas to entice developers. This work can be done concurrently with Phase One.

Moved by T. Osborn, seconded by L. Cavazos to approve Fishbeck Work Order #10 for \$15,000 for Phase One assessment and Redevelopment planning for Village of Pentwater. The motion was approved following a unanimous roll call vote.

Project Updates

- **SPI Rothbury Housing Development** - Vaughn White reported the Phase Two assessment is completed and revealed lots of “good news”. Minor amounts of heavy metal contamination, including lead, were discovered amounting to roughly 300 yards of debris that will go to a landfill. He hopes the current owner of the property will pay for the removal. They are still hoping to purchase the land for a housing development after the site is clean.
- **Valley City Metals** - White reported workers there are recycling and hauling off all the nonhazardous materials they can to save money. They are waiting to see if the project will receive a nearly \$400,000 demolition grant for the oldest part of building. If we don’t get it we’ll still do this but will take a little longer. The group has also applied through The Ladder for a \$10 million EPA Community Change grant.
- **CERES** - Nichole Kleiner space has been rezoned to allow townhomes etc.
- **IGA property** - Kleiner said the property has been purchased, and Food Club in Ludington has offered to extend into the building once it’s open. Food Club is similar to a mini grocery store where low-income people can pay a monthly fee to shop fully stocked shelved with dignity rather than receiving a bag of groceries filled by someone who doesn’t know their needs.
- **Stonebird Sharpening Walkerville** - the significant cost of remediating this site may derail plans for this redevelopment. K. Perschbacher is meeting with EGLE this week to explore grants for remediation, since the environmental cleanup cost can’t exceed what the prospective buyer is willing to pay for the property. A significant source of contamination is coming from old underground tanks and will continue to impact the area down the line.
- **Kwik Mart Walkerville**- Perschbacher is still working with the owners, who misunderstood who would pay for the demolition to the existing building. They are now reevaluating the project and considering whether to just renovate the building.

OCBRA Long-term financial outlook - C. Burdette said he has had two good discussions on housing developments and the benefit of using TIF for such projects. It offers a 30-year recoupment which could provide revenue for future OCBRA projects.

BOARD COMMENTS: none

NEXT MEETING: following the requirements of the Open Meetings Act, the next meeting will be November 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 11:35 a.m.

Moved by T. Osborn, seconded by L. Cavazos to adjourn the meeting. Motion carried by voice vote.

M Anne Pawli

Anne Pawli, Secretary

Nov 12, 2024

Date

Lynne Cavazos

Lynne Cavazos, Chair

Nov. 12, 2024

Date