



MINUTES, BOARD OF DIRECTORS September 10, 2024

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

GUESTS: Nichole Kleiner, City of Hart; Katie Anderson, Pentwater Village; Kirk Perschbacher, Fishbeck

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 L. Cavazos, seconded by T. Osborn. Motion carried by voice vote.*

APPROVAL OF MINUTES: *Moved by ML Phillips, seconded by T. Osborn to approve the corrected minutes of the August 13, 2024 meeting, following clarification of the true cash balance. Motion carried by voice vote.*

PUBLIC COMMENTS: None

AGENDA

- **Pentwater Village Hall discussion** - Katie Anderson reported Pentwater Village is eager to move forward with the sale of the old hall and is optimistic that goal can be accomplished by the end of this year. Discussions centered on the possibilities for the hall as seen through the eyes of a developer and whether OCBRA could provide funding for a Phase One assessment. There is asbestos in the building and the prior Phase One assessment is no longer useful.

Moved by D. Powers, second by T. Osborn to table the discussion until more information is available from the village and Fishbeck. Motion carried by voice vote.

- **By-laws discussion** - L. Cavazos expressed concern that some of the articles in OCBRA's bylaws may conflict with how the board has been conducting business. The concerns include the annual meeting, nomination of officers and terms of board members. C. Burdette and ML Phillips will meet to review any proposed changes to the bylaws. This issue will be addressed at the October meeting.
- **Candidate for OCBRA open 3-year term** - L. Cavazos presented Chad Robinson's name for consideration for the open three-year term on the OCBRA board. He has impressive credentials and was deemed an excellent fit for the board.

L. Byl moved to approve the appointment of Chad Robinson to the open three-year term on the OCBRA Board, seconded by G. Loera, as well as referring his name to the Board of Commissions for their approval. Motion carried by voice vote.

- **Budget Update** - M.L. Phillips walked the board through a thorough accounting of current fund balances and pending expenses.

Moved by D. Powers, seconded by L. Byl to approve the budget report. Motion carried by unanimous roll call vote.

- **Project Updates**

- **Rothbury Housing project** - SPI Rothbury Development continues to work through challenges with the property.
- **Rothbury Valley City Metals project** - No update available.
- **Hart CERES project** - Hart continues to look for a developer for the property.

Stonebird Sharpening, Walkerville - Fishbeck representative Kirk Perschbacher reported Phase Two of the environmental study of the property is completed and revealed a vapor intrusion with “pretty significant contamination.”

- **Walkerville Kwik Mart Project** - The owner, according to Perschbacher, is determining whether to tear down the existing structure and rebuild, or renovate it.
- **OCBRA Long-term financial outlook** - C. Burdette advised that tax increment financing for housing was one of the best avenues to generate revenue for OCBRA for ongoing funding. He said some brownfield boards have placed restrictions on TIF funding, so he’ll verify what specific verbiage we would need to adopt to implement such a practice, and what has worked for other authorities. Burdette said TIF is a powerful tool to promote housing.

BOARD COMMENTS: None

NEXT MEETING: Following the requirements of the Open Meetings Act, the next meeting will be October 8, 2024, at 10 a.m. in the Oceana County Board of Commissioners Room.

ADJOURNMENT: *There being no further business the meeting was adjourned at 11:33 a.m., following a motion by N. Dodds, which was seconded by T. Osborn and approved via voice vote.*



Anne Pawli, Secretary



Date



Lynne Cavazos, Chair



Date