

Allegan County Brownfield Redevelopment Authority



Allegan County Brownfield Redevelopment Authority

3255 122nd Ave Suite 103
Allegan, MI 49010
269-668-4529

dwedge@allegancounty.org
<http://www.allegancounty.org>

Aaron Mitchell
269-694-6146
Chair
Otsego

ALLEGAN COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

February 14, 2023

In Person Meeting Zimmerman Room (with zoom for public)

**Mike
Vandenberg**
269-685-9471
Vice Chair
Plainwell

Minutes of a Scheduled Meeting of the Allegan County Brownfield Redevelopment Authority

A scheduled meeting of the Allegan County Brownfield Redevelopment Authority was called to order by Mitchell at 6:01pm on Tuesday, February 14, 2023.

Nick Breedveld
269-377-8075
**Secretary/
Treasurer**
Otsego

Roll call showed the following members:

PRESENT: Aaron Mitchell, Mike Vandenberg, Suzanne Dixon (ZOOM), Gale Dugan, Darrel Oakley, Erik Wilson, Alexandra Gonzales

Suzanne Dixon
773-405-1598
Douglas

ABSENT: Nick Breedveld

Gale Dugan
269-694-5276
Otsego

Also present: Dan Wedge, Allegan County; Jaclyn Hulst, Katie Beemer, Fennville City Manager (ZOOM), Doug Koop, Brownfields Coordinator EGLE (ZOOM),

Darrel Oakley
269-650-0043
Allegan

COMMUNICATIONS: None

Erik Wilson
269-685-6821
Plainwell

APPROVAL OF MEETING MINUTES: Motion was made by Oakley, seconded by Dugan to approve the 11/1/2022 meeting minutes as presented. The motion carried.

**Alexandra
Gonzales**
303-991-7315
Holland

PUBLIC PARTICIPATION:

- Jaclyn Hulst, 4659 36th St Zeeland made a statement regarding the chemical contamination from the recent train derailment. Noted the dangers of hauling chemicals and hazardous waste/materials via our railways.
- Doug Koop states he is aware of funding available for assessments. Speak with him regarding Brownfield sites to see if the project is a good fit for the funds available.

ADDITIONAL AGENDA ITEMS: None

APPROVAL OF AGENDA: Motion was made by Vandenberg, seconded by Oakley

S: None

ADMINISTRATIVE REPORTS: None

ACTION ITEMS:

1. Elect Officers 2023 – A motion was made by Dugan, seconded by Wilson to elect Mitchell as Chairperson, Vandenberg as Vice Chari, and Breedveld as Secretary/Treasurer. The motion carried.
2. Approve meeting dates 2023 – A motion was made by Vandenberg, seconded by Dugan to approve the 2023 meeting dates as May 9, August 8, and November 14, 2023. The motion carried.

DISCUSSION ITEMS:

1. Brownfield Initiatives and EPA Grants
 - a. EPA “Targeted Brownfield Assessment” TBA Program Update
 - i. Fennville City – Katie is almost done with application for former dump. The City is hoping to turn this into a park. Contamination is unknown at this point. EPA will come in to do Phase 1 and 2 assessments to recommend cleanup options. The city owns the property.
 - ii. Watson Township – Kevin Travis states the application has been submitted. Site is a former township dump and PFAs were found in groundwater after Phase 2 was completed. Surrounding wells have been tested and no PFAs detected. The township would like to turn this site into a park
 - iii. Otsego Township – having issues getting application finished. Otsego can still join if info is submitted within 30 days after the other two sites are submitted.
2. Rock Tenn
 - a. Demolition Update – buildings and foundations have been removed. Crushed concrete has been hauled offsite and sand brought in to fill basements. One cement slab remains that will e removed once frost laws are lifted. A member asked if sludge ponds were tested to which Wedge answered he doesn’t believe so because there were test wells on site and the former paper mill filled in the ponds.
 - b. Development Update – purchase agreement is in place. The housing study is complete and the developer is waiting to move forward with options and funding.
3. Funding for Environmental Consultants
 - a. Consultants with Rock Tenn did the recent grant application. Wedge asked the board to consider what projects could be beneficial to use consultants for and if there is a need, a budget would need to be presented to the commissioners for 2024 funding.

asked about flyovers to check for “dead zones” on the ground to report contaminations due to gas wells, pipelines, injection wells, etc. Dugan stated he attended a pipeline safety meeting recently and county flyover is done for assessment purposes to catch illegal building. The flyovers are done every four years and BOC approved flyover in 2022. Flyover assessments occur when leaves are gone so they can see the ground. For Brownfield purposes, these flyovers need leaves/trees to see the dead zone. Dugan states EGLE should have a ccc coo 201 sites with all sites with contamination.

4. Round Table

Dugan – Asked if there were any issues, questions, or concerns for Board of Commissioners, and stated on February 22, 2023 in Allegan Township, there will be a meeting for broadband and also working on getting Joy Brooks from FEMA regarding flood maps to join this meeting on 2/22/23.

Hulst – asked about recycle options and recycling should be available more than once per month.

Koop – National Brownfield Conference is in Detroit August 8-11, 2023 and information can be found at Brownfields2023.org

FUTURE AGENDA ITEMS:

1. Brownfield Reimbursement Agreement – must be finalized within five years of plan. Some conflicting language to be cleaned up and then will be brought to Brownfield Board and then sent on to Commissioners.
2. Revise Brownfield Plan

ADJOURNMENT:

Motion was made by Mitchell, seconded by Oakley to adjourn the meeting at 7:18pm. Motion carried.

Next Meeting: May 9, 2023