

Allegan County Board of Commissioners



County Services Building
3283 – 122nd Avenue
Allegan, MI 49010
269-673-0203 Main Office
269-686-5331 Main Fax
<http://www.allegancounty.org>

BOARD OF COMMISSIONERS MEETING – AGENDA

Thursday, January 8, 2026 – 10 AM

County Services Building – Board Room

Virtual Connectivity Options Attached

DISTRICT 1

Craig Van Beek
616-299-6668
cvanbeek@
allegancounty.org

Meetings of the Board of Commissioners held in the Board Room are streamed live and recorded in accordance with the County's Live Stream & Publishing Recordings of Meetings [Policy](#), which can be viewed on the County's website. Your attendance constitutes your consent to audio/visual streaming and/or recording and to permit the County to broadcast your name/voice/image/content to a broader audience.

DISTRICT 2

Mark DeYoung
616-318-9612
mdeyoung@
allegancounty.org

10 AM

CALL TO ORDER:

ROLL CALL:

OPENING PRAYER:

PLEDGE OF ALLEGIANCE:

PUBLIC HEARING: 2026-2030 County 5-Year Recreation Plan

APPROVAL OF MINUTES:

PUBLIC PARTICIPATION:

ADDITIONAL AGENDA ITEMS:

APPROVAL OF AGENDA:

PRESENTATIONS:

Board Strategic Plan Update, Housing – Allegan County Community Foundation, Chris Kleinjans

INFORMATIONAL SESSION: None

ADMINISTRATIVE REPORTS:

DISTRICT 3

Brad Lubbers
616-218-5069
blubbers@
allegancounty.org

DISTRICT 4

Scott Beltman
616-292-1414
sbeltman@
allegancounty.org

CONSENT ITEMS:

1. Motion to approve of claims paid and to incorporate into proceedings of the Board (12/19/25 & 12/26/25 & 1/2/26 & 1/9/26)
-

DISTRICT 5

Gale Dugan
269-694-5276
gdugan@
allegancounty.org

DISCUSSION ITEMS:

1. Brownfield—adopt Brownfield Redevelopment Program Policy (261-717) (from October 24, 2025, Planning)
-

ACTION ITEMS:

1. Board of Commissioners—adopt 2026-2030 Allegan County 5-Year Recreation Plan (259-975) (from December 11, 2025, Discussion)
Plan can be viewed online at <https://www.allegancounty.org/departments/parks-recreation-and-tourism>

Mission Statement

“The Allegan County Board of Commissioners shall plan, develop, and evaluate the necessary policies and resources to ensure our county continues to progress and prosper”

2. Brownfield—terminate the Brownfield Plan for the Former RockTenn Papermill Redevelopment Project (260-323) (from December 11, 2025, Discussion)
-

PLANNING ITEMS:

1. None
-

PUBLIC PARTICIPATION:

FUTURE AGENDA ITEMS:

- OPENING PRAYER: Commissioner Gale Dugan

REQUEST FOR MILEAGE:

BOARDS AND COMMISSIONS REPORTS:

ROUND TABLE:

CLOSED SESSION:

ADJOURNMENT: Next Meeting – Thursday, January 22, 2026, 9 AM @ BOARD ROOM – COUNTY SERVICES BUILDING, COUNTY SERVICES COMPLEX.

PUBLIC PARTICIPATION: *The right to address the public is granted by the Michigan Open Meetings Act under rules established by the BOC. MCL 15.263(5).*

The public shall be allowed to address the BOC within the following parameters:

Public comment shall be permitted during the public participation portion(s) of the agenda following the SPEAKER’S declaration of

1. *Name, local unit of residence, and*
2. *The topic which they wish to address, and*
3. *In general, a maximum of five (5) minutes shall be granted to each person making a public comment; however, that time may be modified at the discretion of the Chair.*

Any exceptions to the rules of public participation shall be at the discretion of the Chair.



Allegan County Board of Commissioners

STEP 1: Connect to the Meeting

- OPTION 1: Zoom over Telephone

- Call (929) 205-6099 -or- (312) 626-6799 -or- (253) 215-8782
- Type in Meeting ID: 891 6032 7098, then #, then # again
- Type in Meeting Password: **471420**, then #

- To raise your hand to speak, press *9

- To Mute and Unmute, press 6*

<STOP here>

You do not have to continue reading the rest of the instructions.

- OPTION 2: Youtube

- Open Internet Explorer or Chrome
- Navigate to <https://www.youtube.com/channel/UCQliZQstN2Pa57QAItAWdKA>
- Click on image of “Live” video

<STOP here>

You do not have to continue reading the rest of the instructions.

- OPTION 3: Zoom over Web browser

- Open Internet Explorer or Chrome
- Navigate to <https://zoom.us/j/89160327098>
- Meeting Password: **Board**

<Continue with the rest of the instructions>

STEP 2: Enter registration information

Webinar Registration - Zoom

zoom.us/webinar/register/WN_YneHxuk_SjqfnMwchbtUEg

Webinar Registration

Topic: BOC Meeting - 4/9/2020

Time: Apr 9, 2020 01:00 PM in Eastern Time (US and Canada)

* Required information

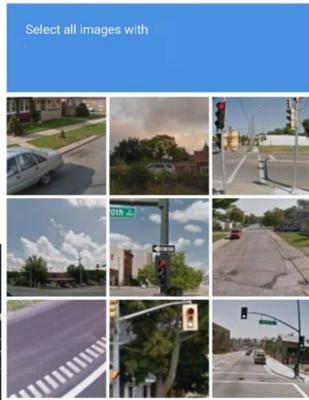
First Name *

Last Name *

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1. Enter name and email

2. Click this box

3. Answer challenge question

4. Click when done.

STEP 3: This Window will appear when connected.



STEP 4: Adjust audio settings (if needed)

The screenshot shows the Zoom application interface. A vertical black bar on the left side of the screen has a blue arrow labeled '1' pointing to the 'Audio' menu item in the left-hand navigation pane. A second blue arrow labeled '2' points from the 'Audio' menu item to the 'Settings' window, which is open to the 'Audio' tab. In the 'Settings' window, the 'Speaker' dropdown menu is set to 'Remote Audio'. Below the 'Settings' window, a meeting agenda is visible, including a meeting titled 'Economic Development - Greg King, Director ADMINISTRATIVE REPORTS:' and a 'CONSENT ITEMS:' section with a list item: '1. Motion to approve of claims paid and to incorporate into proceedings of the Board (3/20/20 & 3/27/20)'. At the bottom of the screen, there is a meeting control bar with icons for 'Chat', 'Raise Hand', and 'Q&A'.

Settings

- General
- Video
- Audio**
- Share Screen
- Virtual Background
- Recording
- Statistics
- Feedback
- Keyboard Shortcuts
- Accessibility

Speaker: Test Speaker, Remote Audio

Output Level: [Slider]

Volume: [Slider]

Microphone: Test Mic

Input Level: [Slider]

Volume: [Slider]

Automatically adjust volume

Use separate audio device to play ringtone simultaneously

Automatically join audio by computer when joining a meeting

Mute my microphone when joining a meeting

Press and hold SPACE key to temporarily unmute yourself

Sync buttons on headset

Advanced

269-673-4514
mthiele@allegancounty.org

Economic Development — Greg King, Director
ADMINISTRATIVE REPORTS:

CONSENT ITEMS:

1. Motion to approve of claims paid and to incorporate into proceedings of the Board (3/20/20 & 3/27/20)

DISTRICT 4
Mark DeYoung
616-318-9612
mdeyoung@allegancounty.org

Audio Settings

Chat Raise Hand Q&A

STEP 5: Raise hand to be recognized to speak.

- Once “Raise Hand” is clicked, the Board Chairperson will receive notice and may UNMUTE your microphone when ready and verbally recognize you to speak.

On bottom of screen.

1. Click **Raise Hand** in the Webinar Controls.



2. The host will be notified that you've raised your hand.
3. Click **Lower Hand** to lower it if needed.



STEP 6: To leave the meeting

The screenshot shows a Zoom meeting interface. At the top, a green banner reads "You are viewing Allegan County Administration's screen" with a "View Options" dropdown. In the top right corner, there is an "Enter Full Screen" button. The main content is a document viewer displaying a Microsoft Word document titled "BOC20200409_agenda [Compatibility Mode] - Word". The document header includes the "Allegan County Board of Commissioners" logo and contact information for County Services Building, including address, phone, fax, and website. Below the header, the document title is "BOARD OF COMMISSIONERS MEETING – AGENDA". The agenda items are listed by district: DISTRICT 1 (Dean Kasperge), DISTRICT 2 (Jim Storey), DISTRICT 3 (Max R. Thiele), and DISTRICT 4 (Mark DeYoung). The agenda items include "Virtual Meeting – Connectivity Instructions Attached", "1PM CALL TO ORDER: ROLL CALL: OPENING PRAYER: PLEDGE OF ALLEGIANCE: COMMUNICATIONS: Attached APPROVAL OF MINUTES: Attached", "PUBLIC PARTICIPATION: ADDITIONAL AGENDA ITEMS: APPROVAL OF AGENDA: PRESENTATIONS: PROCLAMATIONS: INFORMATIONAL SESSION: Attached ADMINISTRATIVE REPORTS:", and "CONSENT ITEMS:". The document footer shows "PAGE 1 OF 2 251 WORDS" and a zoom level of "100%". At the bottom of the Zoom window, there is a control bar with "Audio Settings", "Chat", "Raise Hand", "Q&A", and a red "Leave Meeting" button. A large blue arrow points to the "Leave Meeting" button.

PUBLIC NOTICE
2026 – 2030 County Recreation Plan

The Board of Commissioners of the County of Allegan will hold a public hearing on Thursday, January 8, 2026, for all interested citizens to comment and discuss the proposed 2026-2030 Recreation Plan.

The hearing will take place at 10:00 AM in the Board Room, County Services Building, 3283–122nd Avenue, Allegan, Michigan. The public may also participate in the meeting/public hearing by calling 1-929-205-6099, Meeting ID: 891 6032 7098, and Meeting Password 471420. For other options connecting to the meeting, please visit the meeting calendar website at www.allegancounty.org or contact the County Administrator’s Office.

The proposed plan may be examined online at www.allegancounty.org under News Media Room or on weekdays at the Office of the Allegan County Administrator (address below), between 8:00 AM and 5:00 PM. All interested citizens will have the opportunity to give written and/or oral comments.

The County will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the public hearing upon one (1) week notice. Individuals requiring auxiliary aids or services should contact the following in writing or by telephone:

Robert J. Sarro,
County Administrator,
3283 – 122nd Avenue,
Allegan, Michigan, 49010
269-673-0239

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ALLEGAN COUNTY BOARD OF COMMISSIONERS

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JOURNAL 73
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DRAFT

DECEMBER 11, 2025 SESSION – PLEDGE OF ALLEGIANCE, ROLL CALL

1/ The Board of Commissioners of the County of Allegan, State of Michigan, met in the Board Room of the County Services Building in the Township of Allegan on December 11, 2025 at 9:00 A.M. in accordance with the motion for adjournment of November 13, 2025, and rules of this board; Chair Dugan presiding.

The invocation was offered by District #1 Commissioner Van Beek.

The Deputy Clerk led the Board in the Pledge of Allegiance to the flag.

Upon roll call the following members answered as Commissioners for the respective Districts:

- DIST #1 CRAIG VAN BEEK
- DIST #2 MARK DEYOUNG
- DIST #3 BRAD LUBBERS
- DIST #4 SCOTT BELTMAN
- DIST #5 GALE DUGAN

NOVEMBER 13, 2025 SESSION MINUTES – ADOPTED AS PRESENTED

2/ Moved by Commissioner Beltman, seconded by Commissioner Lubbers to approve the minutes for the November 13, 2025 session as distributed. Motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

PUBLIC PARTICIPATION – NO COMMENTS

3/ Chair Dugan opened the meeting to public participation and as there were no comments from the public, he closed the meeting to public participation.

AGENDA – ADOPTED AS PRESENTED

4/ Moved by Commissioner Lubbers, seconded by Commissioner Van Beek to adopt the meeting agenda as presented. Motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

PRESENTATION: EMPLOYEE RECOGNITION

5/ Employee Recognition – Debra Jones, Web Developer is retiring after 18 years with Allegan County. Wendy Dopp, Deputy Juvenile Register is retiring after 23 years with Allegan County.

ADMINISTRATIVE UPDATE

6/ Administrator Sarro noted his written report was submitted to Commissioners. Highlights included employee retention, signage, and community outreach.

CONSENT AGENDA – ADOPTED

7/ Moved by Commissioner Beltman, seconded by Commissioner Van Beek to adopt the consent agenda as presented. Motion carried by roll call vote. Yeas: 5 votes. Nays: 0 votes. The following were adopted: FINANCE COMMITTEE – CLAIMS & INTERFUND TRANSFERS; MAINTAIN CURRENT BOARD CHAIR & VICE CHAIR UNTIL ORGANIZATIONAL MEETING; ADMINISTRATION—AUTHORIZE COUNTY ADMINISTRATOR TO AWARD MATERIALS MANAGEMENT PLAN CONSULTANT BID.

FINANCE – CLAIMS & INTERFUND TRANSFERS

7.1/ **WHEREAS**, Administration has compiled the following claims for 11/21/25, 11/28/25, 12/5/25, and 12/12/25; and

WHEREAS, the following claims, which are chargeable against the County, were audited in accordance with Section 46.61 to 46.63, inclusive, M.C.L. 1970 as amended and resolutions of the Board; and

WHEREAS, said claims are listed in the 2025 Claims folder of the Commissioners’ Record of Claims.

November 21, 2025

	TOTAL AMOUNT CLAIMED	AMOUNT ALLOWED	AMOUNT DISALLOWED
General Fund – 101	115,164.91	115,164.91	

Parks/Recreation Fund – 208	2,473.37	2,473.37	
Friend of the Court – Cooperative Reimb. – 215	1,903.94	1,903.94	
Friend of the Court – Other - 216	150.00	150.00	
Health Department Fund – 221	7,488.48	7,488.48	
Solid Waste/Recycling - 226	83,825.94	83,825.94	
Palisades Fund – 257	2,362.61	2,362.61	
Indigent Defense Fund – 260	1,075.55	1,075.55	
Central Dispatch Fund – 261	2,040.50	2,040.50	
Grants – 279	3,554.63	3,554.63	
Sheriffs Contracts – 287	6,781.93	6,781.93	
Transportation Fund – 288	2,975.98	2,975.98	
Child Care Fund – 292	2,808.12	2,808.12	
Veterans Relief Fund – 293	5,744.95	5,744.95	
Senior Services Fund – 298	254,477.04	254,477.04	
American Rescue Plan Act – ARPA – 299	417,040.00	417,040.00	
Capital Improvement Fund – 401	86,685.84	86,685.84	
Property Tax Adjustments – 516	3,323.32	3,323.32	
Tax Reversion 2018 – 629	979.00	979.00	
Revolving Drain Maintenance Fund – 639	14.99	14.99	
Self-Insurance Fund – 677	106,766.00	106,766.00	
Drain Fund – 801	52,825.15	52,825.15	
TOTAL AMOUNT OF CLAIMS	\$1,160,462.25	\$1,160,462.25	

November 28, 2025

	TOTAL AMOUNT CLAIMED	AMOUNT ALLOWED	AMOUNT DISALLOWED
General Fund – 101	245,134.69	245,134.69	
Friend of the Court – Cooperative Reimb. – 215	455.49	455.49	
Health Department Fund – 221	1,798.46	1,798.46	
Solid Waste/Recycling - 226	35,218.73	35,218.73	
Animal Shelter – 254	9,657.23	9,657.23	
Indigent Defense Fund – 260	43,776.74	43,776.74	
Central Dispatch Fund – 261	26,506.82	26,506.82	
Concealed Pistol Licensing Fund – 263	230.75	230.75	
Law Library Fund – 269	45.00	45.00	
Grants – 279	2,116.00	2,116.00	
Opioid Settlement Fund – 284	41,183.82	41,183.82	
Sheriffs Contracts – 287	695.09	695.09	
Transportation Fund – 288	4,810.93	4,810.93	
Child Care Fund – 292	29,599.79	29,599.79	
Senior Services Fund – 298	1,640.80	1,640.80	

American Rescue Plan Act – ARPA – 299	2,754,434.32	2,754,434.32	
Capital Improvement Fund – 401	548,927.12	548,927.12	
Property Tax Adjustments – 516	21,293.08	21,293.08	
Fleet Management/Motor Pool – 661	240.08	240.08	
Self-Insurance Fund – 677	4,478.72	4,478.72	
Drain Fund – 801	111,859.37	111,859.37	
TOTAL AMOUNT OF CLAIMS	\$3,884,103.03	\$3,884,103.03	

December 5, 2025

	TOTAL AMOUNT CLAIMED	AMOUNT ALLOWED	AMOUNT DISALLOWED
General Fund – 101	76,925.37	76,925.37	
Parks/Recreation Fund – 208	1,118.49	1,118.49	
Health Department Fund – 221	11,070.85	11,070.85	
Solid Waste/Recycling - 226	415.00	415.00	
Animal Shelter – 254	12,700.33	12,700.33	
Register of Deeds Automation Fund - 256	277.38	277.38	
Indigent Defense Fund – 260	45,262.42	45,262.42	
Central Dispatch Fund – 261	3,514.00	3,514.00	
Sheriffs Contracts – 287	860.04	860.04	
Transportation Fund – 288	4,523.70	4,523.70	
Child Care Fund – 292	1,554.30	1,554.30	
Veterans Relief Fund – 293	503.00	503.00	
Fitness Center Fund – 296	830.00	830.00	
Senior Services Fund – 298	92,313.10	92,313.10	
Capital Improvement Fund – 401	77,179.23	77,179.23	
CIP – Youth Home Building Fund - 492	86,565.00	86,565.00	
Central Dispatch CIP – 496	1,240.00	1,240.00	
Property Tax Adjustments – 516	248.98	248.98	
Fleet Management/Motor Pool – 661	275.00	275.00	
Self-Insurance Fund – 677	32,402.53	32,402.53	
Drain Fund – 801	13,594.80	13,594.80	
TOTAL AMOUNT OF CLAIMS	\$463,373.52	\$463,373.52	

December 12, 2025

	TOTAL AMOUNT CLAIMED	AMOUNT ALLOWED	AMOUNT DISALLOWED
General Fund – 101	147,688.34	147,688.34	
Parks/Recreation Fund – 208	1,065.00	1,065.00	
Friend of the Court – Cooperative Reimb. – 215	3,582.21	3,582.21	
MCOLES CPE – 217	4,220.00	4,220.00	
Health Department Fund – 221	2,484.50	2,484.50	

Solid Waste/Recycling - 226	52,687.19	52,687.19	
Animal Shelter – 254	1,096.76	1,096.76	
Register of Deeds Automation Fund – 256	565.00	565.00	
Palisades Fund – 257	3,305.56	3,305.56	
Indigent Defense Fund – 260	19,729.49	19,729.49	
Central Dispatch Fund – 261	7,694.51	7,694.51	
Law Library Fund – 269	2,284.45	2,284.45	
Grants – 279	5,411.00	5,411.00	
Sheriffs Contracts – 287	259.05	259.05	
Transportation Fund – 288	19,999.61	19,999.61	
Child Care Fund – 292	24,068.85	24,068.85	
Veterans Relief Fund – 293	2,682.97	2,682.97	
Fitness Center Fund – 296	11.99	11.99	
Senior Services Fund – 298	77,444.49	77,444.49	
Capital Improvement Fund – 401	2,008.00	2,008.00	
Property Tax Adjustments – 516	100.00	100.00	
Tax Reversion – 620	4,000.00	4,000.00	
Tax Reversion 2023 – 624	7,929.00	7,929.00	
Tax Reversion 2018 – 629	1,836.00	1,836.00	
Revolving Drain Maintenance Fund – 639	250.89	250.89	
Drain Fund – 801	76,409.86	76,409.86	
TOTAL AMOUNT OF CLAIMS	\$468,814.72	\$468,814.72	

THEREFORE, BE IT RESOLVED that the Board of Commissioners adopts the report of claims for 11/21/25, 11/28/25, 12/5/25, 12/12/25, and interfund transfers.

Moved by Commissioner Beltman, seconded by Commissioner Van Beek to adopt the resolution as presented. Motion carried by roll call vote. Yeas: 5 votes. Nays: 0 votes.

MAINTAIN CURRENT BOARD CHAIR & VICE CHAIR UNTIL ORGANIZATIONAL MEETING

7.2/ BE IT RESOLVED that the Allegan County Board of Commissioners approve maintaining the current Board Chair and Vice Chair until the 2026 Organizational Board Meeting.

Moved by Commissioner Beltman, seconded by Commissioner Van Beek to approve the resolution as presented. Motion carried by roll call vote. Yeas: 5 votes. Nays: 0 votes.

ADMINISTRATION—AUTHORIZE COUNTY ADMINISTRATOR TO AWARD MATERIALS MANAGEMENT PLAN CONSULTANT BID

7.3/ WHEREAS, on March 13, 2025, the Board of Commissioners (Board) approved the Materials Management Plan (MMP) Work Program; and

WHEREAS, as part of the MMP Work Program, it was identified to contract with a consultant to write the County's Materials Management Plan (MMP) to replace the existing Solid Waste Plan (SWP); and

WHEREAS, consistent with the County's Purchasing Policy, a request for proposal process is being used to solicit competitive bids, and the MMP Committee is evaluating those bids to identify the most qualified bidder with a satisfactory proposal and references.

THEREFORE, BE IT RESOLVED that the Board authorizes the County Administrator to award the Materials Management Plan Consultant Bid (Project ##1286-25); and

BE IT FINALLY RESOLVED that the County Administrator is authorized to make the necessary budget adjustments, and any necessary documents to complete this action are authorized to be signed.

Moved by Commissioner Beltman, Seconded by Commissioner Van Beek to adopt the resolution as presented. Motion carried by roll call vote. Yeas: 5 votes. Nays: 0 votes.

DISCUSSION ITEMS:

ADMINISTRATION – 2025 SHERIFF’S OFFICE BUDGET ADJUSTMENT

8/ BE IT RESOLVED that the Board approves an adjustment to the 2025 Budget to reallocate \$312,000 from the in #101-301.301 Sheriff’s Department Activity as necessary to complete the following projects:

- \$55,000 for the purchase of 68 guns to fully replace the department’s weapons – transfer to #401 Capital Projects Fund
- \$57,000 for additional funds needed to purchase a dive trailer – transfer to #401 Capital Projects Fund
- \$250,000 for BC/BS Insurance expenditures for the Jail – transfer to #101-301.353-835.040 Jail Health and to authorize the purchase of guns earlier than the projected replacement date; and

BE IT FINALLY RESOLVED that the County Administrator is authorized to make the necessary budget adjustments, and any necessary documents to complete this action are authorized to be signed.

Moved by Commissioner Beltman, seconded by Commissioner Lubbers to adopt the resolution as presented. Motion carried by roll call vote. Yeas: 5 votes. Nays: 0 votes.

2026-2030 RECREATION PLAN – SET PUBLIC HEARING

9/ WHEREAS, the Board of Commissioners (Board) has accepted the recommended 2026-2030 Recreation Plan.

THEREFORE, BE IT RESOLVED that, consistent with the Michigan Department of Natural Resources guideline requirements, the Board set a public hearing at 10:00 A.M. of its Board Meeting on January 8, 2026, for public comment on the 2026-2030 Recreation Plan; and

BE IT FURTHER RESOLVED that County Administration will publish the necessary notices.

Moved by Commissioner DeYoung, seconded by Commissioner Van Beek to adopt the resolution as presented. Motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

BROWNFIELD - ABOLISHING THE BROWNFIELD PLAN FOR THE FORMER ROCKTENN PAPERMILL REDEVELOPMENT PROJECT

10/ WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the Allegan County Brownfield Redevelopment Authority (“Authority”) has been established by resolution of the Allegan County Board of Commissioners (the “County BOC”) for the purpose of promoting the revitalization of eligible properties in Allegan County; and

WHEREAS, on February 11, 2021, County BOC adopted the Brownfield Plan for the Former RockTenn Papermill Redevelopment Project (the “Plan”); and

WHEREAS, on December 20, 2020, City Council of the City of Otsego approved the Plan; and

WHEREAS, on December 8, 2020, Authority approved the Plan; and

WHEREAS, the eligible property described in Exhibit A, attached hereto, is the eligible property subject to the Plan; and

WHEREAS, Section 14(8) of Act 381 of 1996, as amended, permits a governing body to abolished or terminated according to this subsection; and

WHEREAS, Section 14(8)(c) of Act 381 of 1996, the governing body may approve a new brownfield plan or plan amendment for the eligible property under which tax increment revenues may be captured for up to the period of time provided under section 13(5); and

WHEREAS, the County BOC is the governing body (as that term is defined by Act 381) of the Authority; and

WHEREAS, the Authority’s staff has confirmed that the project has failed to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving the brownfield plan; and

WHEREAS, on November 18, 2025, the Board of Directors of the Authority adopted a resolution recommending the abolishment of the Plan; and

WHEREAS, on December 2, 2025, a notice of the abolishment of the Plan was given in accordance with Section 14(8)(b)(i) of Act 381, a copy of which is attached as Exhibit B; and

WHEREAS, in accordance with Section 14(8)(b)(ii) of Act 381, the developer identified in the Plan was provided with an opportunity to be heard at a public meeting on January 8, 2026; and

WHEREAS, the County has spent to date \$1,485,031.71 in eligible activity costs and this action will preserve the use of local-only tax increment revenues, identify new eligible activity costs required for the planned future Developer's project, and recognize the amendments to PA 381 of 1996, which were signed into law on July 18, 2023 that added new economic incentives for housing-focused real estate development; and

WHEREAS, it is the intent of the County to see the property developed, it will seek a new Brownfield plan for the planned future development, and

THEREFORE, BE IT RESOLVED, that the Board hereby abolished the Brownfield Plan for the Former RockTenn Papermill Redevelopment Project in accordance with Section 14(8)(b) of Act 381; and

BE IT FINALLY RESOLVED that the County Administrator is authorized to make the necessary budget adjustments, and any necessary documents to complete this action are authorized to be signed.

Moved by Commissioner Lubbers, seconded by Commissioner DeYoung to place the resolution under action items on the January 8, 2026 meeting agenda. Motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

BREAK – 10:14 A.M.

11/ Upon reconvening at 10:30 A.M., the following Commissioners were present: Commissioner Van Beek, DeYoung, Lubbers, Beltman and Dugan. Absent: None.

BOARD OF COMMISSIONERS – ADOPT BOARD RULES OF ORGANIZATION

12/ Chair Dugan asked the Board if anyone would like to make an amendment to the Board Rules from what was discussed at the November 13 Board Meeting. Hearing none, Chair Dugan called for a motion to adopt the resolution as presented.

BE IT RESOLVED that the Board of Commissioners hereby adopts the Board Rules of Organization, as presented, effective immediately.

Moved by Commissioner Van Beek, seconded by Commissioner Lubbers to adopt the Board Rules presented during the November 13, 2025, Board Meeting. Motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

BOARD OF COMMISSIONERS – ADOPT BUDGET POLICY

13/ Chair Dugan asked the Board if anyone would like to make an amendment to the Budget Policy from what was discussed at the November 13 Board Meeting. Hearing none, Chair Dugan called for a motion to adopt the policy for 2026.

Moved by Commissioner Lubbers, seconded by Commissioner DeYoung, to adopt the 2026 Budget Policy from the November 13, 2025, Board Meeting. Motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

ACTION ITEMS:

BOARD OF COMMISSIONERS—COMMISSIONER APPOINTMENTS/ELECTIONS

14/ BE IT RESOLVED that the following appointments and elections are hereby confirmed:

- West Michigan Regional Planning Commission – Scott Beltman; new term expires December 31, 2026.
- Area Community Services Employment & Training Council – Mark DeYoung; new term expires December 31, 2026.
- Community Corrections Advisory Board – Gale Dugan; new term expires December 31, 2027.
- Commission on Aging – Mark DeYoung; new term expires December 31, 2028.
- Community Action Agency of Allegan County – new terms expire December 31, 2026.
 - Brad Lubbers
 - Craig Van Beek
- Brownfield Redevelopment Authority – Gale Dugan; new term expires December 31, 2028.
- Parks Advisory Board – Mark DeYoung; new term expires December 31, 2028.
- Macatawa Area Coordinating Council – Craig Van Beek; new term expires December 31, 2026.
- Area Agency on Aging – Mark DeYoung; new term expires January 31, 2027.

- Local Emergency Planning Committee – Brad Lubbers; new term expires December 31, 2027.
- Community Economic Development Strategies Committee – Craig Van Beek; new term expires December 31, 2026.
- Multi-Agency Collaborative Committee – Craig Van Beek; new term expires December 31, 2026.
- West Michigan Regional Airport Authority – Whitney Ehresman (Commissioner designee); existing term expires December 31, 2026.

BE IT FINALLY RESOLVED to the extent an election is required for any position listed above through this resolution, the listed individuals were hereby nominated as listed representatives, nominations were closed, a unanimous ballot was cast, and they were hereby elected to said position.

Moved by Commissioner Dugan, seconded by Commissioner Lubbers to accept Commissioner Van Beek's resignation from the West Michigan Regional Airport Authority. Motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

Moved by Commissioner Beltman, seconded by Commissioner Van Beek, to approve the resolution as presented. Motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

APPOINTMENTS AND ELECTIONS:

BOARD OF COMMISSIONERS—GENERAL APPOINTMENTS/ELECTIONS

15/ BE IT RESOLVED that the following appointments and elections are hereby confirmed:

- Tourist Council – fill an existing 3-year term set to expire on December 31, 2026.
 - Daniel Todd, 1160 58th Street, Pullman
- Tourist Council – fill an existing 3-year term set to expire on December 31, 2027.
 - Anthony Danielski, 2141 58th Street, Fennville
- Community Corrections Advisory Board – fill new 2-year terms that expire 12/31/27.
 - Sheriff Frank Baker; 640 River Street, Allegan
 - Hon. Matthew Antkoviak; 113 Chestnut Street, Allegan
 - Hon. Christopher Burnett; 113 Chestnut Street, Allegan
 - Tasha Evans; West Michigan Works, 215 Straight Ave, Grand Rapids
 - Zach Osburn; 3562 Dumont Road, Allegan.
- Community Mental Health – fill new 3-year terms that expire March 31, 2029.
 - Marcia Kerber; 2514 127th Avenue, Allegan
- Local Emergency Planning Committee – fill a new 2-year term that expires December 31, 2027.
 - Kristina Dawn; 773 39th Street, Allegan

BE IT FINALLY RESOLVED to the extent an election is required for any position listed above through this resolution, the listed individuals were hereby nominated as listed representatives, nominations were closed, a unanimous ballot was cast, and they were hereby elected to said position.

Moved by Commissioner Beltman, seconded by Commissioner DeYoung, to approve the resolution as presented. Motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

PUBLIC PARTICIPATION – NO COMMENTS

16/ Chair Dugan opened the meeting to public participation and as there were no comments from the public, he closed the meeting to public participation.

BOARD RULES OF ORGANIZATION / BUDGET POLICY RECONSIDERED

17/ County Administrator requested Board clarification regarding the approval of the Budget Policy and Board Rules. Upon further discussion of the Board Rules, the following motion was made:

Moved by Commissioner Beltman, seconded by Commissioner Lubbers, to remove the Elections and Appointments from Section 7.c., from the agenda format and replace it with a resolution format. Motion carried by voice vote. Yeas: 5 votes. Nays: 0 votes.

Upon further discussion of the Budget Policy, the following motions were made:

Moved by Commissioner Lubbers to reconsider the changes made to the Threshold 6.D. in the Budget Policy as an Action Item on the January 8, 2026, agenda.

Commissioner Lubbers withdrew his motion.

Moved by Commissioner Beltman, seconded by Commissioner Lubbers, to reconsider the adoption of the Budget Policy and to place it as an Action Item on the January 8, 2026, agenda. Motion carried by voice vote.

Yeas: 5 votes. Nays: 0 votes.

ADJOURNMENT UNTIL JANUARY 8, 2026 AT 9:00 A.M.

18/ Moved by Commissioner Lubbers, seconded by Commissioner Beltman to adjourn until January 8, 2026 at 9:00 A.M. The motion carried by voice vote and the meeting was adjourned at 11:35 A.M. Yeas: 5 votes. Nays: 0 votes.



Deputy Clerk

Board Chair

Minutes approved during the 01/08/2026 Session

DRAFT



ACCF Housing Update

Chris Kleinjans M.P.A.

Community Impact Officer-Housing



Community Impact Officer-Housing

Identify and designate a “housing champion” to lead efforts and consider capacity building that will expand the base of participants and resources that can be utilized to address housing issues.

-Allegan County Housing Assessment Executive Summary; II-19



2025 Highlights

Presented informally or by invitation at the commission/council meetings of 26 of Allegan County's 33 local governmental units.

Met and discussed Allegan County housing needs with elected officials representing Allegan County in Lansing and Washington, D.C.

Conducted 20+ resident focused Community Housing Conversations across the county.

In collaboration with the City of Allegan, presented the first year of an annual Housing Summit focusing specifically on Allegan County housing.

In collaboration with Lakeshore Advantage, we held a day-long developers tour, which brought 45 developers, lenders, and advocates across the county for a site-specific tour of areas that are housing-ready.

Spearheaded the successful effort to have Allegan County added to the Michigan Digital Zoning Atlas.



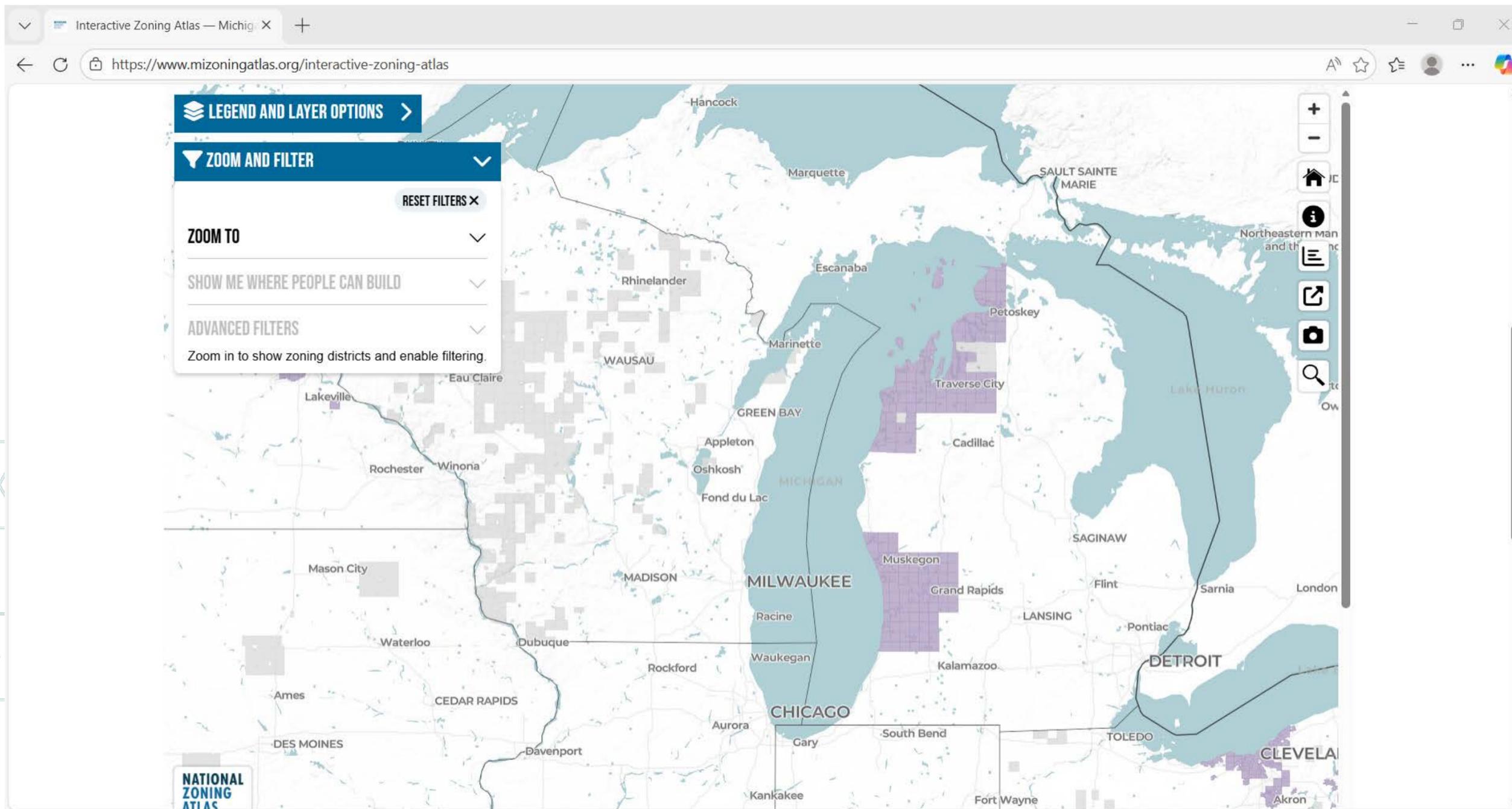
The Michigan Zoning Atlas Project

Premiered at the 2024 Michigan Association of Planners (MAP) Conference, the Michigan Zoning Atlas is a brand-new tool to show communities, developers, and residents what kind of housing is legally allowed throughout the State. It is available for use now, free and publicly accessible, at www.zoningatlas.org/atlas.

Recognizing the benefits this tool could have on local housing development, the ACCF signed a contract with MAP and fundraised to cover the cost of inclusion. Strong support and collaboration with County Administrative departments to ensure that MAP had access to the data they needed to complete the project well within the anticipated time frame.

The data integration was completed in July, making Allegan the 5th county in the state to be included. Due to demand, the current time frame from contact to inclusion is 18+ months.

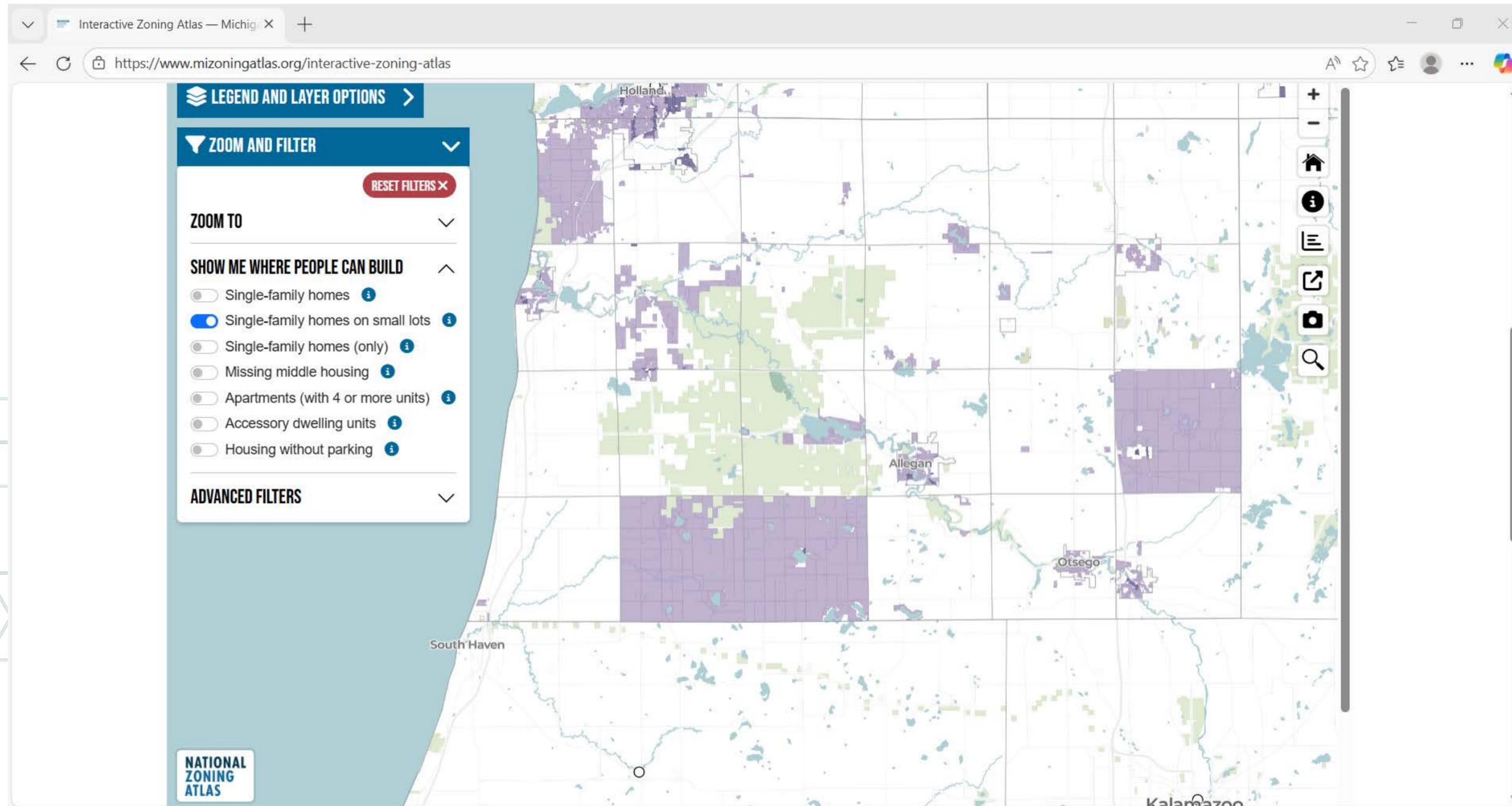




www.zoningatlas.org/atlas



Allegan County Housing Initiative



www.zoningatlas.org/atlas





Questions

Christian Kleinjans M.P.A.

(he/him/his)

Community Impact Officer

Allegan County Community Foundation

ckleinjans@alleganfoundation.org

269-673-8344 x 210

www.alleganfoundation.org



Impacting Community. For Good. For Ever.



Allegan County Housing Initiative

STATE OF MICHIGAN

BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEGAN

FINANCE – CLAIMS & INTERFUND TRANSFERS

WHEREAS, Administration has compiled the following claims for 12/19/25, 12/26/25, 1/2/26, and 1/9/26; and

WHEREAS, the following claims, which are chargeable against the County, were audited in accordance with Section 46.61 to 46.63, inclusive, M.C.L. 1970 as amended and resolutions of the Board; and

WHEREAS, said claims are listed in the 2026 Claims folder of the Commissioners' Record of Claims.

December 19, 2025

	TOTAL AMOUNT CLAIMED	AMOUNT ALLOWED	AMOUNT DISALLOWED
General Fund – 101	95,185.86	95,185.86	
Parks/Recreation Fund – 208	2,039.97	2,039.97	
Friend of the Court – Cooperative Reimb. – 215	1,031.02	1,031.02	
Friend of the Court – Other – 216	1,213.00	1,213.00	
Health Department Fund – 221	15,159.78	15,159.78	
Solid Waste/Recycling - 226	58,405.04	58,405.04	
Palisades Fund – 257	18.05	18.05	
Indigent Defense Fund – 260	40,316.70	40,316.70	
Central Dispatch Fund – 261	25,331.14	25,331.14	
Local Corrections Officers Training Fund – 264	382.13	382.13	
Grants – 279	7,392.64	7,392.64	
Crime Victims Rights Grant – 280	3,185.00	3,185.00	
Sheriffs Contracts – 287	462.00	462.00	
Transportation Fund – 288	149,868.67	149,868.67	
Child Care Fund – 292	2,400.89	2,400.89	
Veterans Relief Fund – 293	24,300.50	24,300.50	
Senior Services Fund – 298	77,277.60	77,277.60	
American Rescue Plan Act – ARPA – 299	23,369.27	23,369.27	
Capital Improvement Fund – 401	438,843.66	438,843.66	
CIP – Youth Home Building Fund – 492	2,360.60	2,360.60	
Property Tax Adjustments – 516	21,892.72	21,892.72	
Revolving Drain Maintenance Fund – 639	75.00	75.00	
Fleet Management/Motor Pool – 661	199.42	199.42	
Self-Insurance Fund – 677	457,260.18	457,260.18	
Drain Fund – 801	33,825.17	33,825.17	
TOTAL AMOUNT OF CLAIMS	\$1,481,796.01	\$1,481,796.01	

December 26, 2025

	TOTAL AMOUNT CLAIMED	AMOUNT ALLOWED	AMOUNT DISALLOWED
General Fund – 101	212,930.84	212,930.84	
Friend of the Court – Cooperative Reimb. – 215	3,243.61	3,243.61	
Health Department Fund – 221	844.13	844.13	
Solid Waste/Recycling - 226	1,007.03	1,007.03	
Animal Shelter – 254	4,166.58	4,166.58	
Palisades Fund – 257	32.97	32.97	
Indigent Defense Fund – 260	1,275.00	1,275.00	
Central Dispatch Fund – 261	4,778.04	4,778.04	
Grants – 279	8,091.20	8,091.20	
Sheriffs Contracts – 287	6,115.45	6,115.45	
Transportation Fund – 288	6,601.49	6,601.49	
Child Care Fund – 292	20,827.87	20,827.87	
Veterans Relief Fund – 293	889.12	889.12	
Senior Services Fund – 298	81,616.34	81,616.34	
American Rescue Plan Act – ARPA – 299	57,561.43	57,561.43	
Capital Improvement Fund – 401	216,140.18	216,140.18	
CIP – Youth Home Building Fund – 492	47,490.50	47,490.50	
Property Tax Adjustments – 516	5,975.77	5,975.77	
Revolving Drain Maintenance Fund – 639	152.54	152.54	
Self-Insurance Fund – 677	1,679.74	1,679.74	
Drain Fund – 801	26,650.50	26,650.50	
TOTAL AMOUNT OF CLAIMS	\$708,070.33	\$708,070.33	

January 2, 2026

	TOTAL AMOUNT CLAIMED	AMOUNT ALLOWED	AMOUNT DISALLOWED
General Fund – 101	9,810.84	9,810.84	
Parks/Recreation Fund – 208	173.49	173.49	
Friend of the Court – Cooperative Reimb. - 215	-693.21	-693.21	
Health Department Fund – 221	1,038.08	1,038.08	
Animal Shelter – 254	1,825.13	1,825.13	
Indigent Defense Fund – 260	515.52	515.52	
Central Dispatch Fund – 261	59,859.25	59,859.25	
Law Library Fund – 269	2,304.86	2,304.86	
Crime Victims Rights Grant – 280	1,257.56	1,257.56	
Opiod Settlement Fund – 284	6,152.86	6,152.86	
Transportation Fund – 288	118,929.51	118,929.51	
Child Care Fund – 292	4,089.78	4,089.78	

Capital Improvement Fund – 401	1,532.64	1,532.64	
Property Tax Adjustments – 516	42,657.66	42,657.66	
Tax Reversion – 620	15,212.00	15,212.00	
Tax Reversion 2024 – 625	24,493.30	24,493.30	
Revolving Drain Maintenance Fund – 639	145.00	145.00	
Fleet Management/Motor Pool – 661	3,256.50	3,256.50	
Drain Fund – 801	10,535.55	10,535.55	
TOTAL AMOUNT OF CLAIMS	\$303,096.32	\$303,096.32	

January 9, 2026

	TOTAL AMOUNT CLAIMED	AMOUNT ALLOWED	AMOUNT DISALLOWED
General Fund – 101	239,576.57	239,576.57	
Parks/Recreation Fund – 208	3,124.56	3,124.56	
Friend of the Court – Cooperative Reimb. - 215	1,321.98	1,321.98	
Friend of the Court -Other – 216	620.00	620.00	
Health Department Fund – 221	7,555.15	7,555.15	
Animal Shelter – 254	3,745.73	3,745.73	
Palisades Fund – 257	2,804.22	2,804.22	
Indigent Defense Fund – 260	1,263.83	1,263.83	
Central Dispatch Fund – 261	4,246.60	4,246.60	
Law Enf Training Fund PA302 – 266	3,924.00	3,924.00	
Law Library Fund – 269	188.50	188.50	
Grants – 279	4,206.00	4,206.00	
Sheriffs Contracts – 287	90.59	90.59	
Transportation Fund – 288	21,173.04	21,173.04	
Child Care Fund – 292	5,079.26	5,079.26	
Senior Services Fund – 298	953.40	953.40	
American Rescue Plan Act – ARPA – 299	11,939.20	11,939.20	
Capital Improvement Fund – 401	11,287.46	11,287.46	
Property Tax Adjustments – 516	4,481.59	4,481.59	
Revolving Drain Maintenance Fund – 639	76.05	76.05	
Self-Insurance Fund – 677	86,457.50	86,457.50	
Drain Fund – 801	25,123.35	25,123.35	
TOTAL AMOUNT OF CLAIMS	\$439,238.58	\$439,238.58	

THEREFORE BE IT RESOLVED that the Board of Commissioners adopts the report of claims for 12/19/25, 12/26/25, 1/2/26, 1/9/26, and interfund transfers.

STATE OF MICHIGAN

BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEGAN

BOARD OF COMMISSIONERS—ADOPT BROWNFIELD REDEVELOPMENT PROGRAM POLICY #213

BE IT RESOLVED, that the Allegan County Board of Commissioners hereby adopts the Brownfield Redevelopment Program Policy #213, as attached, effective immediately; and

BE IT FINALLY RESOLVED that Administration shall post the policy to the County website.

DRAFT

**ALLEGAN COUNTY
BOARD POLICY**



**TITLE: BROWNFIELD REDEVELOPMENT PROGRAM POLICY
POLICY NUMBER: #213**

APPROVED BY: Board of Commissioners
PREPARED BY: Deputy County Administrator of Services
EFFECTIVE DATE: January 8, 2026
LAST REVISED DATE:
LAST REVIEWED DATE:

- 1. PURPOSE:** The purpose of the Brownfield Redevelopment Program (Program) is to facilitate the redevelopment of Eligible Property (commonly referred to as Brownfields) that qualify as either a “facility” (a.k.a. environmentally contaminated), blighted property, historic resource, functionally obsolete property, transit-oriented property/development, adjacent and contiguous, a tax reverted property under the control of a land bank fast track authority, in a targeted redevelopment area, or a housing property as defined in the Brownfield Redevelopment Financing Act, 1996 Public Act 381, as amended (PA 381). By facilitating the redevelopment of Brownfield properties, the Program is intended to promote economic growth. The Program allows the use of Tax Increment Financing (TIF) to pay for or reimburse public or private costs associated with eligible activities, as defined in PA 381.
- 2. SERVICE AREA(s) AFFECTED:** Any Eligible Property included in a Brownfield Plan that is located within the County.
- 3. POLICY:** The Allegan County Board of Commissioners (BOC) is in support of the use of this Program’s incentive and will strongly consider adopting any Brownfield Plan that the Authority recommends to the BOC so long as the Brownfield Plan complies with the provisions of PA 381. Specifically, for a project proposed as a housing property to deliver “workforce housing” at or below 120% of the Area Median Income (AMI) due to an amendment to PA 381 that took immediate effect on July 18, 2023, the BOC recognizes the need for quality attainable housing and is in support of the use of the Brownfield Program for workforce housing projects. Before the BOC considers any Brownfield Plan for adoption, approval of a Brownfield Plan must occur first by the Authority with the concurrence of the local governmental unit in which the proposed Brownfield Program project is located. Additionally, strong support from the local governmental unit in which the proposed Brownfield Program project is located is needed.
- 4. REFERENCES:** [MCL – ACT 381 OF 1996](#) BROWNFIELD REDEVELOPMENT FINANCING ACT

5. DEFINITIONS:

"Authority" - The Allegan County Brownfield Redevelopment Authority (ACBRA) was established by the BOC in January of 2007 under the auspices of Public Act 381 of 1996, as amended by Public Act 145 of 2000 to facilitate improvement of environmentally distressed areas so as to promote revitalization within the County and existing Brownfields.

"AMI" - Area Median Income means the median income for the area as determined under Section 8 of the United States Housing Act of 1937, 42 USC 1437f, adjusted for family size.

"BOC" - Allegan County Board of Commissioners.

"County" - Allegan County.

"Eligible Activities" – are actions that are taken to redevelop a Brownfield property, the costs for which are eligible for reimbursement via TIF.

"Eligible Property" - Eligible property must be included in a Brownfield Plan and qualify as either a facility, functionally obsolete, blighted, historic resource, transit-oriented property/development, adjacent and contiguous, a tax reverted property under the control of a land bank fast track authority, in a targeted redevelopment area, or a housing property as defined in PA 381.

"MCL" - Michigan Compiled Laws.

"PA 381" - Brownfield Redevelopment Financing Act, 1996 Public Act 381, as amended.

"TIF" - Tax Increment Financing is a powerful funding tool that can help cover the additional costs associated with redeveloping a Brownfield property. When a Brownfield redevelopment generates new Tax Increment Revenue, those new incremental taxes can be captured by an Authority and given back to the private developer or public entity to reimburse them for the eligible costs associated with redeveloping the Eligible Property.

"TIR" – Tax Increment Revenues are the additional property tax revenue generated from new development or increased property values within a specific Brownfield Plan with identified Eligible Property. The original property tax revenue, based on the pre-development value, continues to go to the original taxing bodies like the city, county, and school district.

STATE OF MICHIGAN

BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEGAN

BOARD OF COMMISSIONERS—ADOPT 2026-2030 ALLEGAN COUNTY 5-YEAR RECREATION PLAN

WHEREAS, ongoing planning is a County strategy; and

WHEREAS, to be eligible for state grant funding, the Michigan Department of Natural Resources requires that Recreation Plans be updated every five years; and

WHEREAS, on October 7, 2025, the Parks Advisory Board met and reviewed said Recreation Plan; and

WHEREAS, on January 8, 2026, the Board of Commissioners held a public hearing in the board room at the Allegan County Services Building, 3283 122nd Ave, Allegan, MI 49010, to provide an opportunity for all residents to comment on aspects of the 2026-2030 Allegan County Recreation Plan.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby adopts the 2026-2030 Allegan County Recreation Plan, as presented; and

BE IT FINALLY RESOLVED that the County Administrator is authorized to make the necessary budget adjustments, and any necessary documents to complete this action are authorized to be signed.

STATE OF MICHIGAN

BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEGAN

BROWNFIELD – TERMINATE THE BROWNFIELD PLAN FOR THE FORMER ROCKTENN PAPERMILL REDEVELOPMENT PROJECT

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the Allegan County Brownfield Redevelopment Authority (“Authority”) has been established by resolution of the Allegan County Board of Commissioners (the “County BOC”) for the purpose of promoting the revitalization of eligible properties in Allegan County; and

WHEREAS, on February 11, 2021, County BOC adopted the Brownfield Plan for the Former RockTenn Papermill Redevelopment Project (the “Plan”); and

WHEREAS, on December 20, 2020, City Council of the City of Otsego approved the Plan; and

WHEREAS, on December 8, 2020, Authority approved the Plan; and

WHEREAS, the eligible property described in Exhibit A, attached hereto, is the eligible property subject to the Plan; and

WHEREAS, Section 14(8) of Act 381 of 1996, as amended, permits a governing body to be abolished or terminated according to this subsection; and

WHEREAS, Section 14(8)(c) of Act 381 of 1996, if a brownfield plan or plan amendment is terminated under subdivision (b) the governing body may approve a new brownfield plan or plan amendment for the eligible property under which tax increment revenues may be captured for up to the period of time provided under section 13(5); and

WHEREAS, the County BOC is the governing body (as that term is defined by Act 381) of the Authority; and

WHEREAS, the Authority’s staff has confirmed that the project has failed to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving the brownfield plan; and

WHEREAS, on November 18, 2025, the Board of Directors of the Authority adopted a resolution recommending the abolishment of the Plan; and

WHEREAS, on December 2, 2025, a notice of the abolishment of the Plan was given in accordance with Section 14(8)(b)(i) of Act 381, a copy of which is attached as Exhibit B; and

WHEREAS, in accordance with Section 14(8)(b)(ii) of Act 381, the developer identified in the Plan was provided with an opportunity to be heard at a public meeting on January 8, 2026; and

WHEREAS, the County has spent to date \$1,485,031.71 in eligible activity costs and this action will preserve the use of local-only tax increment revenues, identify new eligible activity costs required for the planned future Developer’s project, and recognize the amendments to PA 381 of 1996, which were signed into law on July 18, 2023 that added new economic incentives for housing-focused real estate development; and

WHEREAS, it is the intent of the County to see the property developed, it will seek a new Brownfield plan for the planned future development, and

THEREFORE, BE IT RESOLVED, that the Board hereby terminates the Brownfield Plan for the Former RockTenn Papermill Redevelopment Project in accordance with Section 14(8)(b) of Act 381; and

BE IT FINALLY RESOLVED that the County Administrator is authorized to make the necessary budget adjustments, and any necessary documents to complete this action are authorized to be signed.

Exhibit A

A. Description of the Eligible Property (Section 13 (2)(h)) and the Project

The property comprising the eligible property consists of 4 parcels located at 431 Helen Avenue, Otsego, Michigan, which were obtained by the County through tax foreclosure in 2012. Parcels 1 and 2 are both “facilities. Parcel 3 and Parcel 4 are blighted by virtue of tax foreclosure. Therefore, Parcels 1-4 are eligible properties. Parcels 1-4 and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

The Property is located just north of the City’s downtown on the north side of the Kalamazoo River. Parcels 1, 2 and 4 are bounded by River Street to the north, the Kalamazoo River to the south, John Street to the east and a residential property to the west. Parcel 3 is bounded by River Street to the south and residential properties north, east and west of the parcel.

Attachment B provides the individual legal descriptions for the eligible property.

Address	Parcel ID	Eligibility	Owner
431 Helen	Parcel 1: 54-015-006-00	Facility	Allegan County
431 Helen	Parcel 2: 54-015-006-00	Facility	Allegan County
431 Helen	Parcel 3: 54-015-006-00	Blighted	Allegan County
431 Helen	Parcel 4: 54-800-001-00	Blighted	Allegan County

The former RockTenn property comprises four parcels, totaling approximately 47 acres. Parcels 1 and 2 contained a majority of the derelict buildings and also a capped waste disposal area, which restricts the future use of the disposal area. Parcel 3 was primarily used as a “borrow pit” as a source of sand for use in the waste disposal area, where it was mixed with paper mill sludge and capped with clay. Some landfilling of polywaste may have also occurred on Parcel 3. Parcel 4 was primarily used for parking for the administrative staff at the paper mill.

Exhibit B

Allegan County Brownfield Redevelopment Authority



County Services Building
3283 122nd Avenue
Allegan MI 49010

December 2, 2025

SENT VIA EMAIL

Allegan County (Developer)
Allegan County Administration
3283 122nd Ave.
Allegan MI 49010

RE: Notice of Intent to Abolish Brownfield Plan for the Former RockTenn Papermill
Redevelopment Project

To Whom it May Concern:

Per Act 381 of 1996 Section 14 (8)(b)(i), this letter is to inform you that the Allegan County Brownfield Redevelopment Authority (“Authority”), on November 18, 2025, recommended the abolishment of the Brownfield Plan for the Former RockTenn Papermill Redevelopment Project (the “Plan”).

On February 11, 2021, the Allegan County Board of Commissioners (the “County BOC”) adopted, and on December 20, 2020, the City Council of the City of Otsego approved the Plan.

It is our understanding that the purpose of the project, as described in the Plan, has failed to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving the brownfield plan (or any subsequent amendment thereto). Because of this, the Brownfield Plan is scheduled to be abolished for the subject project per Act 381 of 1996, Section 14 (8)(b).

While you are welcome to speak at any public meeting of the County BOC regarding the proposed abolishment, the following public meeting has been tentatively scheduled at the County Services building, 3283 122nd Ave. Allegan, MI 49010, regarding the abolishment of the Plan, where, should you desire, you will have an opportunity to be heard during public comment:

- Thursday, January 8, 2026, at 10:00 am Board of Commissioners meeting

In no event would any abolishment be effective until at least 30 days after the date of this notice.

The Brownfield Plan can be found at www.Allegancounty.org/projects under “Former Rock Tenn Property”. Should you have any questions, please feel free to contact me 269-686-5235 or dwedge@allegancounty.org

Sincerely,



Dan Wedge

Allegan County Brownfield Redevelopment Authority (Administrative Contact)

Deputy County Administrator of Services

Allegan County

3283 122nd Ave., Allegan, MI 49010

(269) 686-5235

CC: (Sent via email)

Nick Breedveld, Allegan County Brownfield Redevelopment Authority, Chairperson

Sally Brooks, Allegan County Treasurer

Robert Sarro, Allegan County Administrator

Aaron Mitchel, City Manager, City of Otsego

125.2664 Brownfield plan; approval; public hearing; record; notice; public purpose; determination; amendments to plan; validity of procedure, notice, and findings; presumption; abolishment or termination of plan.

Sec. 14.

(1) Before approving a brownfield plan for an eligible property, the governing body shall hold a public hearing on the brownfield plan. By resolution, the governing body may delegate the public hearing process to the authority or to a subcommittee of the governing body subject to final approval by the governing body.

(2) Notice of the time and place of the hearing on a brownfield plan must contain all of the following:

(a) A description of the property to which the plan applies in relation to existing or proposed highways, streets, streams, or otherwise.

(b) A statement that maps, plats, and a description of the brownfield plan are available for public inspection at a place designated in the notice and that all aspects of the brownfield plan are open for discussion at the public hearing required by this section.

(c) Any other information that the governing body considers appropriate.

(3) At the time set for the hearing on the brownfield plan required under subsection (1), the governing body shall ensure that interested persons have an opportunity to be heard and that written communications with reference to the brownfield plan are received and considered. The governing body shall ensure that a record of the public hearing is made and preserved, including all data presented at the hearing.

(4) Not less than 10 days before the hearing on the brownfield plan, the governing body shall provide notice of the hearing to the taxing jurisdictions that levy taxes subject to capture under this act. The authority shall notify the taxing jurisdictions of the proposed brownfield plan. At that hearing, an official from a taxing jurisdiction with millage that would be subject to capture under this act has the right to be heard in regard to the adoption of the brownfield plan. Not less than 10 days before the hearing on the brownfield plan, the governing body shall provide notice of the hearing to the department if the brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities that require the approval of a combined brownfield plan or a work plan by the department under section 13b(6)(c), the Michigan state housing development authority, or its designee, if the brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities subject to 13b(4)(b), and the Michigan strategic fund, or its designee, if the brownfield plan involves the use of taxes levied for school operating purposes to pay for eligible activities subject to section 13b(4) other than eligible activities subject to 13b(4)(b).

(5) Not less than 10 days after notice of the proposed brownfield plan is provided to the taxing jurisdictions, the governing body shall determine whether the plan constitutes a public purpose. If the governing body determines that the plan does not constitute a public purpose, the governing body shall reject the plan. If the governing body determines that the plan constitutes a public purpose, the governing body may then approve or reject the plan, or approve it with modification, by resolution, based on the following considerations:

(a) Whether the plan meets the requirements of sections 13 and 13b.

(b) Whether the proposed method of financing the costs of eligible activities is feasible and the authority has the ability to arrange the financing.

(c) Whether the costs of eligible activities proposed are reasonable and necessary to carry out the purposes of this act.

(d) Whether the amount of captured taxable value estimated to result from adoption of the plan is reasonable.

(6) Except as provided in this subsection, amendments to an approved brownfield plan must be submitted by the authority to the governing body for approval or rejection following the same notice necessary for approval or rejection of the original plan. Notice is not required for revisions in the estimates of captured taxable value or tax increment revenues.

(7) The procedure, adequacy of notice, and findings with respect to purpose and captured taxable value are presumptively valid unless contested in a court of competent jurisdiction within 60 days after adoption of the resolution adopting the brownfield plan. An amendment, adopted by resolution, to a conclusive plan is likewise conclusive unless contested within 60 days after adoption of the resolution adopting the amendment. If a resolution adopting an amendment to the plan is contested, the original resolution adopting the plan is not therefore open to contest.

(8) A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

(a) The governing body may abolish a brownfield plan if it finds that the purposes for which the plan was established are accomplished.

(b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for not less than 2 years following the date of the resolution approving the brownfield plan or plan amendment, if the governing body first does both of the following:

(i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.

(ii) Provides the developer an opportunity to be heard at a public meeting.

(c) If a brownfield plan or plan amendment is terminated under subdivision (b), the governing body may approve a new brownfield plan or plan amendment for the eligible property under which tax increment revenues may be captured for up to the period of time provided under section 13(5).

(d) Notwithstanding anything in this subsection to the contrary, a brownfield plan or plan amendment must not be abolished or terminated until the principal and interest on bonds issued under section 17 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.