

# Brownfield Redevelopment Authority

## Regular Meeting Minutes

Monday, September 19, 2016  
4:00 p.m., Council Chambers



### 1. Call to Order by Valentine at 4:30 p.m.

### 2. Roll Call

Present: Laura Bos, Tom Erdmann, Tom Fleming, Robert Herrera, Andy Klavins, Stephanie Timmer, Chris Valentine

Absent: Art Bolt, Barbara Craig, Eugen Gawreliuk, Mike Henry

Also present: Brian Dissette, City Manager; Jack McCloughan, Economic Development Director

### 3. Approval of Agenda

Motion by Timmer, second by Bos to approve the September 19, 2016 Regular Meeting agenda as presented.

All in favor. Motion carried.

### 4. Approval of Minutes – August 8, 2016

Motion by Klavins, second by Timmer to approve the August 8, 2016 Regular Meeting Minutes as written.

All in favor. Motion carried.

### 5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

None at this time.

### 6. Financial Report

Hosier reviewed the financial report.

Motion by Erdmann, second by Klavins to accept the financial report as presented.

All in favor. Motion carried.

## **7. 2015-2016 Brownfield Report**

Hosier noted that Wendy Hochstedler, our finance director, has taken over the reporting aspect since Paul VandenBosch left.

Hosier commented on the two brownfield plans that have money due (500 Erie Street and 1070 Indiana Street) and one that is behind on taxes (The Preserve) so there is no money available to go back to them.

Motion by Klavins, second by Erdmann to accept the 2015 – 2016 Brownfield Report.

All in favor. Motion carried.

## **8. 1447 St. Joseph Street**

Hosier was approached by Cindi Compton, who sits on the Van Buren County Brownfield Board and is planning to go to that board to do a brownfield plan at 1447 St. Joseph Street. Hosier noted that Compton did not divulge her plans for the property, but there are issues on the property as a result of slag or factory sand being dumped there. Compton would like to do tax capture, not school capture, but prior to the Van Buren County Brownfield board looking at or accepting her application they would like to know that the city Brownfield Authority is okay with that.

Valentine commented, "I don't think we can do anything without knowing what she is doing." Hosier noted Compton has to comply with the zoning, which is light industrial, commented on who owns or is currently leasing the property and that Envirologic is helping Compton with due process.

Klavins noted that Compton knows how to find money and stated, "I would say to support her. She's not asking us for money."

Discussion ensued regarding the size of the property; the size of the building; and whether there are known problems regarding the property. Compton put her project on hold, per Hosier, to do Phase 1 testing.

Motion by Erdmann, second by Klavins that the Brownfield Authority of the City of South Haven has no objections to Compton working with the Van Buren County Brownfield Board.

All in favor. Motion carried.

## **9. Factory Condominiums**

Hosier explained that this request for reimbursement was received from Glenn Pietenpol soon after the August meeting.

In response to a question by Erdmann about why the Factory Condominiums were not included in the resolution, Valentine explained why this is done separately.

Motion by Erdmann, second by Timmer to reimburse Factory Condominiums in the amount of \$663.10 for professional services by Horizon Environmental from October 13, 2015 to July 8, 2016.

Valentine abstained.

All in favor. Motion carried.

**10. General Comments**

None at this time.

**11. Adjourn**

Motion by Erdmann, second by Klavins to adjourn at 4:43 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom  
Recording Secretary