

**OTTAWA COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY APPROVED MINUTES**

The Ottawa County Brownfield Redevelopment Authority met Thursday, April 18, 2024, at 3:30 p.m. in Conference Room G at the Fillmore Administrative Complex and was called to order at 3:33 p.m. by Mr. Brugger.

Present at roll call: Ken Brune, Kirk Perschbacher, Cheryl Clark, Garry Post, Josh Brugger (5)

Absent at roll call: James Bleicher, Rebecca Hopp, Roger Belknap, Jon Anderson (4)

Staff & Guests: Becky Huttenga and Paul Sachs, Strategic Impact; Jessica Kass-Doornbos, Clerk/Register of Deeds; Olivia Selby, Fishbeck; Jared Belka, Warner, Norcross, & Judd, Jami Buth, Veneklasen Development, R. Tyler Dotson, City of Hudsonville, and Dan Strikwerda, City of Hudsonville.

BRA 24-011 Mr. Brune moved to approve the agenda for the April 18, 2024 meeting. The motion passed.

BRA 24-012 Ms. Clark moved to approve the minutes from the March 21, 2024 meeting. The motion passed.

Ms. Hopp and Mr. Belknap joined the meeting at 3:40.

Correspondence and Communication - None

Budget Report – Becky Huttenga gave an update on the budget.

New Business –

A. Proposed Brownfield Plan Amendment – Terra Station, City of Hudsonville.

BRA 24-013 Motion

Motion: Mr. Perschbacher motion to recommend and forward to the Board of Commissioners a Brownfield Plan Amendment for Terra Station in the City of Hudsonville, contingent on approval by City Commission.

Becky Huttenga gave discussion. Jared Belka gave discussion. Paul Sachs gave discussion. Mr. Brugger, Mr. Brune, Mr. Perschbacher, Mr. Post, and Mr. Belknap gave discussion. Jami Buth gave discussion. R. Tyler Dotson gave discussion.

BRA 24-014 Motion:

Mr. Perschbacher motioned to amend his previous motion after discussion took place. Mr. Perschbacher motions to recommend and forward to the Board of Commissioners a Brownfield Plan Amendment for Terra Station in the City of Hudsonville subject to the inclusion of the AMI percentages not to exceed the following: 9 studio apartments at 80%, 9 studio apartments at 85%, 15 – 1-bedroom apartments at 90%, and 2 - 2-bedroom apartments at 95% and a reduction of the LBRF to the total capture of two full years, contingent on approval by City Commission. YEAS: Ms. Clark, Mr. Post, Mr. Brune, Mr. Perschbacher, Mr. Belknap, Ms. Hopp, Mr. Brugger (7); NEAS: None; ABSENT: James Bleicher and Jon Anderson. (2). The motion passed.

Discussion Item –

- A. Proposed Brownfield Plan Amendment– Winsor Place, Village of Spring Lake

- B. Housing TIF guidance
 - a. OC Housing Commission

- C. Brownfield Plan Application Form update

Other Business/Discussion/Updates – None.

Adjournment: The meeting was adjourned by Mr. Brugger at 4:50 p.m.