



**THE CITY OF THE VILLAGE OF DOUGLAS  
BROWNFIELD REDEVELOPMENT  
AUTHORITY**

**THURSDAY, OCTOBER 12, 2023 AT 1:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**MINUTES**

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**1. CALL TO ORDER** – By Chair Balmer at 1:00 pm

**2. ROLL CALL** – By City Clerk Kasper

PRESENT

Robert Sapita

Jerome Donovan

Suzanne Dixon

Matt Balmer

City Manager Lisa Nocerini

Also Present City Clerk Laura Kasper

Ryan Higuchi, PM Environmental – Joined Remotely

ABSENT

Mary Fechtig

Robert Naumann

**3. CONSENT CALENDAR**

A. Approval of Agenda - October 12, 2023 – Due to new information received pertaining to Authority discussion under agenda item 7. A., Chair Balmer recommended moving the item - Update From Haworth, Inc. Meeting, to item 1. Under the discussion item.

B. Approval of Minutes - June 8, 2023

*Motion by Dixon, seconded by Sapita, to approve the consent calendar as amended. Motion carried by unanimous voice vote.*

**4. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)** – No communication received

**5. PUBLIC COMMUNICATION – WRITTEN** – No communication received

**6. UNFINISHED BUSINESS** – No unfinished business to attend to

**7. NEW BUSINESS** -

A. 200 Blue Star Highway - Haworth Site - Discussion Item

1. Update From Haworth, Inc. Meeting – Nocerini discussed the Real Estate Donation Agreement between the City and Haworth, Inc. was Signed on January 21, 2019. The agreement listed three use restrictions to insure remediation, with one item stating the providing parkland in trade for the portion of property to be used. The consideration for alternative options due to the City's challenges with staffing and maintenance costs with existing park infrastructure was requested. Efforts of the remediation process now recognized with the City receiving of the EPA grant.

2. PM Environmental Clean-up Grant Update / Timeline - Ryan Higuchi, PM Environmental, joined remotely and shared the full timeline and detailed the process stages as they relate to meeting grant requirements with EPA. Per these requirements, the City has contracted Williams & Works and developed a Community Relations Plan which involves community input meetings to focus the planning efforts for end use of the land. In order to know the full cleanup process needed, the end use of the property must be determined. The total grant plan is three years.

3. North End Clean-up Status – In progress with Melching, completion anticipated in the next 30-days for removal of the “burrito”.

4. EPA Grant Invoicing To Date – Invoices were provided in the agenda packet.

5. Taft Law Update – Donovan discussed that letters were sent to six different entities involved with the property for remediation and cleanup. The basis of City end use with public input could cause determination of a potential settlement amount.

6. Williams and Works Community Input Plan – Nocerini discussed their assistance being provided including an upcoming site visit in order to help with the determining and presenting of three concepts of end use with the property to be presented at the public meeting. The involvement between the City and Williams and Works will help with holding a controlled public meeting with focused concepts being reviewed and discussed.

7. Next Steps – Nocerini discussed the City’s plan of staying ahead of the timeline and plans to reach out to officials as needed to keep things moving.

**8. REPORTS** – No reports

**9. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)** – No communication

**10. AUTHORITY MEMBER COMMENTS** – Sapita – mentioned concerns with concepts not being innovative, and favored the idea of an arena, or something with year-round use for the public. Nocerini - stated that the priority of the City is the need of additional tax revenue, and a private development is needed, and the City cannot take on or support additional recreation services. Dixon - would like to keep looking at mixed-use for the property and has concerns with surrounding properties and zoning. She also mentioned concerns with zoning plan errors and the marina. Donovan – thrilled with the progress made and mentioned the marina zoning is R4 residential with height restrictions.

**11. ADJOURNMENT**

*Motion by Sapita, seconded by Dixon, to adjourn. Meeting adjourned at 2:00 pm.*