



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

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

AGENDA

To attend and participate in this remote meeting of the City of the Village of Douglas Brownfield Redevelopment Authority, please consider joining online or by phone.

Join online by visiting: <https://us02web.zoom.us/j/83424303265>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 8342 430 3265

1. CALL TO ORDER: By Chair

- A.** 1. Nomination of Chairperson -
- 2. Nomination of Vice-Chairperson -
- 3. Nomination of Secretary/Treasurer -

Motion to accept the written nominations for Chairperson, Vice-Chairperson, and Secretary/Treasurer as presented - roll call vote

2. ROLL CALL: By Clerk

3. CONSENT CALENDAR

- A.** Adopt the Douglas Brownfield Redevelopment Authority 2023 Meeting Schedule
- B.** Approve the June 9, 2022 Meeting Minutes

Motion to adopt the January 12, 2023 Douglas Brownfield Redevelopment Authority Consent Calendar as presented. - voice vote

4. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)

5. PUBLIC COMMUNICATION - WRITTEN: No written communication received

6. UNFINISHED BUSINESS

- A.**
1. Results of EPA Investigation - 200 Blue Star
 2. Other EPA Plans/Submittals - 200 Blue Star
 3. Status of EPA Cleanup Grant Activities
 - Overview of Grant-Required Activities and General Schedule
 - In Progress Activities
 - Next Steps
 4. Public Participation/Meetings and Coordination

7. NEW BUSINESS: No new business

8. REPORTS:

9. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)

10. AUTHORITY MEMBER COMMENTS

11. ADJOURNMENT

Motion to adjourn.

Please Note – The City of the Village of Douglas (the “City”) is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Pamela Aalderink, City Clerk, at (269) 857-1438, or clerk@douglasmi.gov to allow the City to make reasonable accommodations for those persons. CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

**CITY OF THE VILLAGE OF DOUGLAS
2022 MEETING SCHEDULE**

	COUNCIL		PLANNING	DDA	ZBA	KLHA	DHA	DBRA	KLSWA
JANUARY	3	17	12	26	25	18		13	
FEBRUARY	7	21	9	23	22	15		10	
MARCH	7	21	9	23	22	15		10	
APRIL	4	18	13	27	26	19	19	14	
MAY	2	16	11	25	24	17	17	12	
JUNE	6	20	8	22	28	21	21	9	
JULY	5*	18	13	27	26	19	19	14	18
AUGUST	1	15	10	24	23	16	16	11	15
SEPTEMBER	6*	19	14	28	27	20	20	8	19
OCTOBER	3	17	12	26	25	18	18	13	17
NOVEMBER	7	21	9	23	22	15	15	10	21
DECEMBER	5	19	14	28	27	20	20	8	19

City Council: Meetings are held on the 1st & 3rd Monday of each month at 7:00 P.M.

Planning Commission: Meetings are held on the 2nd Wednesday of each month at 7:00 P.M.

Downtown Development Authority (DDA): Meetings are held on the 4th Monday at 3:00 P.M.

Zoning Board of Appeals (ZBA): Meetings are held on the 4th Tuesday of each month at 7:00 P.M.

Kalamazoo Lake Harbor Authority (KLHA): Meetings are held on alternately between Saugatuck/Douglas on the 3rd Tuesday of each month, as needed at 5:30 P.M.

Douglas Harbor Authority (DHA): Meetings are held on the 3rd Tuesday of each month at 4:30 P.M.

Douglas Brownfield Redevelopment Authority (DBRA): Meetings are held on the 2nd Thursday of each month at 1:00 P.M.

Kalamazoo Lake Sewer and Water Authority: Meetings are held on the 3rd Monday of each month at 10:00 A.M.

**CITY OF THE VILLAGE OF DOUGLAS
2023 MEETING SCHEDULE**

	COUNCIL		PLANNING	DDA	ZBA	KLHA	DHA	DBRA	KLSWA
JANUARY	3	17	12	25	24	17		12	16
FEBRUARY	6	21	9	22	28	21		9	20
MARCH	6	20	9	22	28	21		9	20
APRIL	3	17		26	25	18	18	13	17
MAY	1	15		24	23	16	16	11	15
JUNE	5	19		28	27	20	20	8	19
JULY	3	17		26	25	18	18	13	17
AUGUST	7	21		23	22	15	15	10	21
SEPTEMBER	5	18		27	26	19	19	14	18
OCTOBER	2	16		25	24	17	17	12	16
NOVEMBER	6	20		22	28	21		9	20
DECEMBER	4	18		27	26	19		14	18

City Council: Meetings are held on the 1st & 3rd Monday of each month at 7:00 P.M.

Planning Commission: Meetings are temporarily held on the 2nd Thursday of each month at 7:00 P.M.

Downtown Development Authority (DDA): Meetings are held on the 4th Wednesday at 2:00 P.M.

Zoning Board of Appeals (ZBA): Meetings are held on the 4th Tuesday of each month at 7:00 P.M.

Kalamazoo Lake Harbor Authority (KLHA): Meetings are held on alternately between Saugatuck/Douglas on the 3rd Tuesday of each month, as needed at 5:30 P.M.

Douglas Harbor Authority (DHA): Held April through Oct. on the 3rd Tuesday of each month at 4:30 P.M.

Douglas Brownfield Redevelopment Authority (DBRA): Meetings are held on the 2nd Thursday of each month at 1:00 P.M.

Kalamazoo Lake Sewer and Water Authority: Meetings are held on the 3rd Monday of each month at 10:00 /



THE CITY OF THE VILLAGE OF DOUGLAS
 REGULAR MEETING OF THE
 DOUGLAS BROWNFIELD REDEVELOPMENT AUTHORITY
 June 9, 2022 – 1:00 PM

1. Call to Order: Chair Balmer called the meeting to order at 1:00 p.m.
2. Roll Call: Present – Dixon, Fechtig (by zoom), Sapita, La Bombard, Balmer
 Absent – None
 Chair informed those on zoom that Fechtig would not count towards a quorum or could vote.
3. Consent Calendar:
 - A. Approve the June 9, 2022, meeting agenda
 - B. Approve the February 9, 2022, meeting minutes

Motion by Dixon, with support from Sapita, to approve the Consent Calendar as amended (amending the Feb. 9 meeting minutes). Motion carried by unanimous roll call vote of those present.

4. Public Communication:
 - A. Verbal (Limit of 3 minutes)
 - B. Written Communications
 - i. EPA Hot Spot Clean-up
 The EPA has stated two toxic hot spots in Michigan will take longer to clean up than many others in the Great Lake States. One of these two hot spots is the Kalamazoo River. Papermills in the area produced toxic PCB waste that flowed downstream. Dams were built and PCB contaminated sediment built up behind it.
5. Unfinished Business:
 - A. No unfinished business.
6. New Business
 - A. DRAFT Work Plan

Members were presented with a DRAFT Work Plan to be submitted to the Environmental Protection Agency (EPA) for the 200 Blue Star Highway Grant. No attorney review is required.

Dixon believed that the document she was viewing was more specific than before and inquired if there was a developer who provided the information. Referencing item I. Proposed Outputs and Outcomes in the DRAFT Work Plan, Dixon pointed specifically to sq ft of proposed commercial retail and restaurant space.



La Bombard stated this information may have been placed as an example, it may have come from the Beach Gate project. It could be sized down if preferred.

Motion by La Bombard, with support from Dixon, to accept the draft Work Plan as proposed for submittal to the Environmental Protection Agency per the requirements of the Brownfield Cleanup Grant for 200 Blue Star Highway. Motion carried by unanimous roll call vote. (Yes) Dixon, Sapita, La Bombard, Balmer. (No) none

7. Reports

- A. EGLE Environmental Investigation - Representatives approached the city about investigating contamination associated with the former facility known as 200 Blue Star. The State's goal is to obtain quarterly groundwater and soil vapor data from various properties and locations within the right of ways of Ferry and Center Streets. EGLE has agreed to share the data results with the city to further its clean-up/remediation efforts at the site.
- B. City Website Information Postings
A Brownfield Redevelopment Authority page has been started on the City website to keep residents informed.
- C. PHYTO Remediation
La Bombard has spoke with a gentleman who knows of PHYTO remediation. He would like to invite this individual to speak to the members of Brownfield. Sapita asked if this is a process of bringing the contaminant to the surface to evaporate? Dixon is also aware of the process and knows another individual who does PHYTO remediation.

8. General Comments – Request by Chair

Dixon mentioned there may be a large input of money coming into the Brownfield program which would give opportunity to do the TCE. She would like someone to ask the State or County if they are thinking about being an applicant.

9. Adjourn

Meeting adjourned by gavel of Chair Balmer at 1:25 pm

Certification of Minutes

I hereby certify that the attached is a true and correct copy of the minutes of a regular meeting of the City Council of the City of the Village of Douglas held on June 9, 2022, I further certify that the meeting was duly called and that a quorum was present.

Pamela Aalderink, City Clerk

Date