



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

**THURSDAY, MAY 09, 2024 AT 1:00 PM
86 W CENTER ST., DOUGLAS MI**

AGENDA

To view remotely, online or by phone -

Join online by visiting: <https://us02web.zoom.us/j/88058743755>

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1. CALL TO ORDER

2. ROLL CALL

3. CONSENT CALENDAR

A. Approval of Agenda - May 9, 2024

B. Approval of Minutes - October 12, 2023

Motion to approve the Consent Calendar of May 9, 2024

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

5. PUBLIC COMMUNICATION - WRITTEN

6. UNFINISHED BUSINESS

7. NEW BUSINESS

A. Taft Law Update

B. PM Environmental Presentation

C. Michigan Economic Development Corporation Update - City Manager Lisa Nocerini

D. Meeting Schedule

8. REPORTS

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

10. AUTHORITY MEMBER COMMENTS

11. ADJOURNMENT

Motion to adjourn the meeting

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 Laura Kasper, 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



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

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

MINUTES

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.



The Village of Friendliness – Since 1870

To: The City of the Village of Douglas Brownfield Redevelopment Authority

From: Lisa Nocerini, City Manager

RE: Taft Law Update

Date: Thursday, May 9th, 2024

As stewards of environmental remediation and redevelopment in our community, it is imperative that we have a clear understanding of the historical contamination sources at the 200 Blue Star Site. Taft Law, our trusted legal counsel specializing in environmental matters, has been diligently working on behalf of the City of the Village of Douglas, and the Douglas Brownfield Authority to investigate and identify responsible parties.

Given the significance of this matter and the need for transparency and accountability, felt it would be beneficial for the Authority to receive a comprehensive update from Taft Law. The goal of this update is to provide an opportunity for the Authority to:

- Receive an update on the progress made in identifying potentially responsible parties (PRPs) for the contamination at the 200 Blue Star Site.
- Understand the methodologies employed by Taft Law in conducting the investigation, including research, data analysis, and legal assessments.
- Discuss any challenges or complexities encountered during the identification process and strategies for overcoming them.
- Review the legal implications and obligations associated with holding responsible parties accountable for environmental remediation and cleanup costs.
- Explore potential avenues for enforcement actions or negotiations with PRPs to facilitate timely and equitable resolution of the contamination issues.

I believe that this engagement and discussion are vital to ensuring that we proceed with diligence and prudence in addressing the contamination concerns at the 200 Blue Star Site.



The Village of Friendliness – Since 1870

To: The City of the Village of Douglas Brownfield Redevelopment Authority

From: Lisa Nocerini, City Manager

RE: PM Environmental Presentation

Date: Thursday, May 9th, 2024

As you are aware, the 200 Blue Star Highway Site holds significant importance for our community, and the successful execution of the USEPA Grant project continues to be a crucial step to addressing environmental concerns and revitalizing this brownfield property.

PM Environmental, as our trusted environmental consulting firm, has been instrumental in guiding us through this process and ensuring compliance with regulatory requirements. Given the importance of staying informed and updated on the project's timeline, milestones, and overall status, I felt that presentation to the authority would be beneficial. This presentation serves as an opportunity for the Authority to:

- Gain insights into the progress made thus far, including any completed assessments, investigations, or remediation efforts at the 200 Blue Star Site.
- Understand the timeline for future project phases, including anticipated milestones, deadlines, and deliverables.
- Discuss any challenges or obstacles encountered during the project. implementation and strategies for addressing them effectively.
- Receive an update on the utilization of the USEPA Grant funds.
- Provide feedback, guidance, and direction to PM Environmental as necessary to ensure the successful completion of the project in alignment with our goals and objectives.