APPROVED MEETING MINUTES

Friday, July 25, 2025 – Ottawa County Landbank Authority

CALL TO ORDER: Called to order by Clark at 8:17am

ROLL CALL:

Present: Jorritsma, Clark, Frantz, VanHaitsma, Maday, Murray, Strikwerda, Oonk

Absent: Teeples

Also present: Becky Huttenga, Roman Wilson (Fishbeck), Doug Poland

PUBLIC COMMENT: No one present

CONSENT ITEMS:

-Moved by Jorritsma to approve the minutes of the June 27, 2025 Landbank Authority Meeting and the July 25, 2025 Landbank Authority Meeting Agenda. Support by Frantz. All voted aye.

INFORMATION ITEMS:

- **Landbank brownfield support**

  Roman Wilson of Fishbeck provided an update on the Zeeland City project that had previously been discussed with the Landbank Authority.

  Wilson informed the Authority that documents were being drafted and reviewed, including a brownfield transfer agreement, lien documentation and a brownfield plan for the project.

  Wilson reviewed how the Landbank Authority taking an interest in the property qualifies the site for brownfield status. He stated that the owner/developer for the Zeeland City project would only be seeking to capture local taxes.

  Wilson is also involved in a project in Spring Lake Township that could also be supported by the Landbank to allow for brownfield eligibility. The redevelopment of a former junkyard site, and out lots at 1329 Wilson.

  Doug Poland, the developer of the project presented an overview to the Authority:

  They are seeking to redevelop an old junkyard/vehicle scrap yard into an industrial site creating industrial space and job opportunities.

The aggregated site is comprised of four parcels that total approximately 40 acres. The project includes a public infrastructure component, the construction of a new road, which may catalyze additional industrial development on adjacent parcels.

Wilson discussed environmental conditions and challenges at the site.

Wilson discussed incentives and programs that may be used to support the project.

- **Landbank Policies and Priorities Document Review**

  The Authority continued to review the Landbank Policies and Priorities documents, specifically related to Landbank involvement in industrial development projects.

  Maday and Huttenga stated that they believe the document already allows for Authority participation in industrial projects. They reviewed minor wording additions to specifically address such projects.

  The language will be further reviewed.

- **Blight Elimination Grant – 402 E 8th Street**

  Huttenga gave an update on the possible blight elimination grant for the demolition of the commercial building at 402 E 8th Street in Holland Charter Township.

  County staff are actively supporting this grant application.

  Demolition estimates have come in high, Holland Charter Township is to pay any difference between demolition costs and the amount of grant funding received.

OTHER BUSINESS:

Review of 2024 – 2025 Land Bank Authority Revenues and Expenditures

Clark reviewed Landbank Authority revenues and expenditures.

There was little activity beyond receiving interest income.

Clark reminded Authority members that the Michigan Landbanks Conference will be held October 6-8 in Marquette.

PUBLIC COMMENT: No one present

MISCELLANEOUS ITEMS: Next Meeting on August 29, 2025 at 8:15 a.m. in Conference Room F.

ADJOURNMENT: Meeting adjourned by Clark at 9:14am