

Brownfield Redevelopment Authority

November 11, 2025

The Brownfield Redevelopment Authority of the City of Eaton Rapids was held at City Hall, 200 S. Main Street, on November 11, 2025, at 4:00 p.m.

1. Call to order:

Chair Johnson called the meeting to order at 4:00 p.m.

Members present: Johnson, Baker, Nicholas, Hiltz, Metts, and Chagnon were present.

Member Absent and excused: Murphy

Administrative Staff present: City Manager Ridge, Mayor Colestock, City Clerk Webb, Treasurer/ Finance Director Allen, Specialist Forquor, and Building Official Hummel.

2. Approval of the Agenda

Metts moved, and Hiltz seconded the approval of the November 11, 2025, Agenda. **Motion carried.**

3. Approval of the Minutes of September 09, 2025, Meeting

Nicholas moved, and Baker seconded, to approve the September 9, 2025, Meeting Minutes as presented.

4. Brownfield Reimbursement Agreement – Inverness Drive/ Allen Edwin Homes

Ben Diehl and Greg, from Land Acquisition, Allen Edwin, and Jarod Lutz, Project Manager, from Michigan Growth Advisors, presented the Brownfield Reimbursement Plan. Ben gave a detailed explanation of this project going forward, particularly the infrastructure and road concerns. Jarod went into great detail about the steps needed to complete this project. The housing development, providing all steps are completed, will begin around June 2026. There will be 31 homes built over the next three years, which include 4-four bedroom income-based rentals, required by MSHDA. The four steps are: 1) BRA recommends the Brownfield Plan to the City Council, 2) City Council Approves the Plan, 3) Reimbursement Program is submitted to MSHDA. 4) MSHDA approves Work Plan. This process usually takes up to 60 days. This will require a date change for the next Brownfield Redevelopment Authority Board meeting, to enable this plan to be presented at the December 8, 2025, City Council Meeting. The BRA Meeting will be scheduled for December 2 at 4:00 pm.

5. Public Comment

6. Adjournment

Metts moved, and Nicholas seconded to adjourn the meeting at 4:48 p.m.



Robin Webb, City Clerk