

MEETING MINUTES

DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Wednesday, April 22, 2009

Members present: Tom Rymkos, Gary Olsen, Dave Rivard, Larry Grimsby, Don Spodeck, Tom Brayak, and Mark Nelson

Members Absent: None

Director: Peter Van Steen

Public: Joe Erickson, Dennis Bittner, Flo McCormack, John D'Addona, Ryan Brayak, Bobbie Stacey, Morgan Tatrow

1. The meeting was called to order at 6:32 p.m. by Chairman Tom Rymkos in the Circuit Courtroom of the Delta County Courthouse. A quorum was present.
2. The Pledge of Allegiance was recited.
3. MOTION BY LARRY GRIMSBY, SECONDED BY DON SPODECK TO ACCEPT THE AGENDA WITH THE ADDITION OF "ESTABLISH SITE SELECTION COMMITTEE" AS ITEM C UNDER NEW BUSINESS; MOTION CARRIED.
4. MOTION BY DAVE RIVARD, SECONDED BY GARY OLSEN TO APPROVE THE MINUTES OF THE PREVIOUS MEETING; MOTION CARRIED.
5. No public comments.
6. Reports
 - A. P. Van Steen reported he spoke at a recent Joint Governmental Meeting discussing the brownfield meeting; the meeting was reported in the Daily Press. He has also spoke about the program to several local real estate agents. Upcoming meetings he will be attending are: May 4 Delta County Planning Commission and May 6 Escanaba DDA.
 - B. Bittner/ECT submitted a progress report.
 - C. MOTION BY TOM BRAYAK, SECONDED BY MARK NELSON TO APPROVE THE INVOICE SUBMITTED BY BITTNER/ECT IN THE AMOUNT OF \$4,570.00 FOR PROFESSIONAL SERVICES RENDERED FROM START THROUGH 3/27/2009 FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.

MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE THE INVOICE SUBMITTED BY MAC IN THE AMOUNT OF \$820.50 FOR SERVICES RENDERED FOR MARCH FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.

MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE THE INVOICE SUBMITTED BY PETER VAN STEEN IN THE AMOUNT OF \$312.50 FOR SERVICES RENDERED FOR MARCH FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.

7. Unfinished Business
- A. Bittner/ECT finished the presentation on Brownfield Program
 - B. There will be a presentation of the Brownfield Program at the Delta County Township Association to be held May 28 at the Rapid River High School. There was also a discussion on having a meeting with real estate agents, bankers and developers. The date of May 28 was decided with a time of 3 p.m. until 4 p.m. or 5 p.m. Possible locations were Bay College or the State Office Building. Soft drinks, coffee and rolls will be served. Arrangements will be made
 - C. Dennis Bittner and Peter Van Steen met with the Delta County Computer Subcommittee of the Delta County Board to discuss use of the Delta County website for the Brownfield Authority. The County Board has given its approval to allow the Brownfield Authority on the website. John D'Addona will meet with Brandon C to further discuss the project on Thursday April 23.
 - D. There was a pre-QAPP conference call with EPA on March 19, 2009. Bittner/ECT, Peter and Dave Rivard participated. Approval of a QAPP by EPA is a requirement before the consultants can begin doing Phase II studies. ECT recently submitted a QAPP for the Genesee County Land Bank Authority; the Genesee County QAPP will serve as a template for the Delta County QAPP. EPA recently submitted comments on the Genesee County. ECT expects to submit a QAPP to EPA next week. John D'Addona will ask EPA if ECT and Bittner should submit a QAPP at the same time or if ECT should submit one before Bittner Engineering.
 - E. Review of proposed criteria was delayed until later in the

8. New Business

- A. Requests for site assessments were considered:
 - 1. Home Run Innovations, Inc is considering purchasing the former Culligan building and the lot of the former Sherman Hotel/Bar on Ludington Street (700 and 710 Ludington Street) in Escanaba. MOTION BY DAVE RIVARD, SECONDED BY MARK NELSON TO APPROVE CONDUCTING A PHASE I IN AN AMOUNT OF \$2,000 AT THE PROPERTIES AT 700 AND 710 LUDINGTON STREET, CONTINGENT UPON OBTAINING A SIGNED ACCESS AGREEMENT FROM THE PROPERTY OWNERS; MOTION CARRIED WITH TOM BRAYAK ABSTAINING.
 - 2. First Bank has requested site assessment at a former antique shop in Rapid River; First Bank has the mortgage on the property. Discussed the possible redevelopment issues of the site and environmental concerns of the property. One of the outcomes of the program is to protect the health and safety of the residents of Delta County. MOTION BY TOM BRAYAK, SECONDED BY DON SPODECK TO APPROVE CONDUCTING A PHASE I IN AN AMOUNT OF \$2,000 AT 7903 US HIGHWAY 2, RAPID RIVER, CONTINGENT UPON OBTAINING A SIGNED ACCESS AGREEMENT FROM THE PROPERTY OWNERS; MOTION CARRIED.
 - 3. Garden Township wishes to purchase the former Delta County Road Commission garage in Garden to house the fire department and Tri Star Ambulance Service. MOTION BY GARY OLSEN, SECONDED BY MARK NELSON TO APPROVE CONDUCTING A PHASE I IN AN AMOUNT OF \$2,000 FOR THE FORMER DELTA COUNTY ROAD COMMISSION GARAGE IN GARDEN,

CONTINGENT UPON OBTAINING SIGNED ACCESS AGREEMENT WITH THE PROPERTY OWNERS; MOTION CARRIED.

4. Delta County is working to secure the U.P. State Fair property from the state of Michigan; the county is currently looking at easements and ownership of the property. An environmental assessment of the property may be necessary when the property is transferred from the state of the Michigan to Delta County. Concerns that the property is adjacent to the former P&H Harnishfeger complex. MOTION BY TOM BRAYAK, SECONDED BY GARY OLSEN TO OBTAIN A COST ESTIMATE FROM BITTNER/ECT FOR CONDUCTING A PHASE I AT THE UP STATE FAIR PROPERTY; MOTION CARRIED. An access agreement with the state will be required in order to obtain the cost estimate; Joe Erickson will work on securing an access agreement.
 - B. Establishing a Work Plan Committee and establishing a Site Review Committee will be postponed until a future meeting. Tom Brayak passed out sample criteria to used to rank sites for consideration. This will be discussed at the next meeting.
9. Public/Authority comments
- A. Dave Rivard mentioned the County Board will apply for clean up funds from EPA and the county is still looking in the possibility of establishing land bank. MOTION BY DAVE RIVARD, SECONDED BY SON SPODECK TO HAVE BITTNER/ECT ASSIST THE COUNTY WITH THE PREPARATION OF EPA REVOLVING LOAN FUND APPLICATION FOR CLEAN UP FUNDS; MOTION CARRIED.
 - B. There will be a conference on Land Bank Authority will be held in Traverse City in May. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO HAVE PETER VAN STEEN ATTEND THE LAND BANK AUTHORITY CONFERENCE; MOTION CARRIED.
 - C. Flo mentioned the MAC summer conference will have session on green jobs. Deborah Orr Brownfields Coordinator for the U.S. Environmental Protection Agency Region 5 will be a speaker. The conference will be held at Boyne Mountain.
 - D. Peter Van Steen will not be able to attend the May 20 meeting. Flo will not be able to attend as well.
10. MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK ADJOURN AT 9:48 P.M.; MOTION CARRIED.

Minutes prepared by Peter Van Steen