

MEETING MINUTES  
DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY  
Wednesday, July 15, 2009

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

Director Peter Van Steen present

Public: Dennis Bittner, Gabriel Zawadzki

1. The meeting was called to order at 6:33 pm by Chairman Tom Rymkos in Room 222 Conference Room of the Delta County Courthouse. A quorum was present.
2. The Pledge of Allegiance was recited.
3. Additions to the agenda were presented: brownfield mapping on website and budget amendment. **MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK TO ACCEPT THE AGENDA WITH THE MODIFICATIONS AS PRESENTED; MOTION CARRIED.**
4. **MOTION BY TOM BRAYAK, SECONDED BY DAVE RIVARD TO APPROVE THE MINUTES OF THE LAST MEETING WITH THE CORRECT SPELLING OF GABRIEL ZAWADZKI LAST NAME; MOTION CARRIED.**
5. No public comments.
6. **REPORTS:**
  - A. Peter Van Steen reported on outreach activities in meeting with local real estate agents, bankers sellers of property to discuss the program and encourage participation; the Standing Committee met to discuss and recommend approval of Phase I study for Delta Building (Lofts) project; discussion with Peter Strom of the Delta County Historical Society of the groups acquisition of St. Martin Island lighthouse and the possible need for an environmental study and work with Bittner/ECT on prioritizing brownfield sites. It was noted the Board needs to ratify the actions of the Standing Committee.
  - B. Dennis Bittner presented a consultant progress report for Bittner/ECT. The QAPP has still not been approved by EPA; there is a sense of urgency to have it approved since a Sampling Plan for the Garden Road Commission site will be submitted to EPA for approval. Dennis reported approval has commenced on four sites Cycle City, Delta Building, Culligan Building and Rapid River Antique Store. The Phase I has been completed for the Garden Road Commission site; the study indicates contamination at the site and the need for a Phase II. In July, work has commenced on the U.P. State Fair site.

C. BILLING APPROVALS:

1. MOTION BY DAVE RIVARD, SECONDED BY TOM BRAYAK TO APPROVE THE INVOICE SUBMITTED BY MAC IN THE AMOUNT OF \$403.10 FOR SERVICES RENDERED IN JUNE FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED
2. MOTION BY TOM BRAYAK, SECONDED BY DAVE RIVARD, TO APPROVE THE INVOICE SUBMITTED BY PETER VAN STEEN IN THE AMOUNT OF \$712.50 FOR SERVICES RENDERED IN JUNE FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
3. MOTION BY DON SPODECK, SECONDED BY DAVE RIVARD TO APPROVE THE INVOICE SUBMITTED BY BITTNER/ECT IN THE AMOUNT OF \$10,202.36 FOR SERVICES RENDERED IN JUNE FOR THE DELTA COUNTY SITE ASSESMENT GRANTS; MOTION CARRIED. The Board reviewed the cost summary sheet of the expenses.

7. UNFINISHED BUSINESS:

- A. EPA has not yet approved the QAPP; additional information as requested by EPA has been submitted to EPA in a timely fashion. Both Peter Van Steen and John D'Addona have made inquiries.
- B. EPA and MDEQ have approved all eligible requests.
- C. Dennis Bittner presented a tracking sheet indicating the status of each project to date. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE THE RECOMMENDATION OF THE STANDING COMMITTEE TO PROCEED WITH A PHASE I STUDY FOR THE DELTA BUILDING (LOFTS) SITE; MOTION CARRIED.
- D. Previous meeting minutes and the meeting schedule are posted on the county website.
- E. Peter Van Steen has made informal contacts with local bankers and real estate agents regarding the program. Tom Rymkos discussed the program at a recent Escanaba Township Board meeting; Dave Rivard and Tom Elegeert also discussed the program at recent governmental meetings.
- F. A draft ranking of potential brownfield sites was presented to the Board. The rankings are based on criteria established at the last meeting. Discussion on whether to list potential brownfield sites on the website. No

action taken. Some counties list completed Phase I or Phase II studies on the website.

- G. Peter will check with Nora Viau on paperwork completed by Sandi Buckland regarding establishing a Delta County Land Bank Authority.

## 8. NEW BUSINESS

- A. Reviewed/discussed site assessment requests for the following: former Midas Muffler building; former Custom Car Care building, former Gabrielsen Gas Station; former Kennedy School; former Dells Supper Club; former Delta County Road Commission-Wells garage; and residential residence in Schaffer area. Discussed the possibility of a Phase I at the former Bavarian Bakery building in Gladstone.

MOTION BY DON SPODECK, SECONDED BY GARY OLSEN TO APPROVE CONDUCTING A PHASE I SITE ASSESSMENT IN AN AMOUNT OF \$2,000 AT THE FORMER KENNEDY SCHOOL IN ESCANABA; MOTION CARRIED.

MOTION BY DAVE RIVARD, SECONDED BY GARY OLSEN TO APPROVE CONDUCTING A PHASE I AT THE FORMER DELTA COUNTY ROAD COMMISSION-WELLS TOWNSHIP LOCATION IN AN AMOUNT OF \$3,000; MOTION CARRIED.

MOTION BY LARRY GRIMSBY, SECONDED BY GARY OLSEN TO APPROVE CONDUCTING A PHASE I AT THE FORMER CUSTOM CAR CARE BUILDING 2001 7<sup>TH</sup> AVE NORTH ESCANABA IN AN AMOUNT OF \$2,000; MOTION CARRIED.

MOTION BY DAVE RIVARD, SECONDED BY TOM BRAYAK TO APPROVE CONDUCTING A PHASE I AT THE FORMER GABRIELSEN GAS STATION 582 NORTH 9<sup>TH</sup> STREET GLADSTONE; MOTION CARRIED.

No action taken on the former Midas Muffler building, former Dells Supper Club, former Bavarian Bakery building, and residential residence in Schaffer.

- B. Gabriel discussed the need for budget amendment for the budget for MAC. MOTION BY LARRY GRIMSBY, SECONDED BY DON SPODECK TO AUTHORIZE VERTICAL TRANSFER OF BUDGET AMOUNTS AS NECESSARY; MOTION CARRIED.
- C. Gabriel presented examples of mapping of brownfield sites on a website using mapping software using Google maps. Google maps will allow use of their mapping software if it is accessible to the public. Gabriel showed

an example from Branch County. Gabriel and John D'Addona will get together to discuss mapping of Delta County Brownfield sites.

9. PUBLIC COMMENTS: Tom Rymkos inquired of Dave Rivard as to who started the Brownfield program for Delta County; condensed story Dave Rivard wanted funding to clean up the Escanaba River and was put in contact with Flo McCormack which eventually a grant application to EPA to submitted. Tom asked about Joe Erickson involvement and Dave replied he was instrumental and helpful from the beginning. It was the consensus of the Board to write a letter to Joe Erickson expressing the BRA thanks and gratitude for this help and contributions with the EPA grant and the efforts in establishing a Brownfield Authority for Delta County.
10. MOTION BY LARRY GRIMSBY, SECONDED BY GARY OLSEN TO ADJOURN AT 9:06 P.M.; MOTION CARRIED.

Minutes submitted by Peter Van Steen