

MEETING MINUTES
DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Wednesday, August 19, 2009

Members present: Tom Rymkos, Dave Rivard, Larry Grimsby, Tom Brayak, and Mark Nelson

Members Absent: Gary Olsen, Don Spodeck

Director Peter Van Steen present

Public: Dennis Bittner, John D'Addona, Flo McCormack

1. The meeting was called to order at 6:37 pm 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. Additions to the agenda were presented: new EPA funding cycle and Bittner/ECT contract budget amendment. MOTION BY LARRY GRIMSBY, SECONDED BY DAVE RIVARD TO ACCEPT THE AGENDA WITH THE MODIFICATIONS AS PRESENTED; MOTION CARRIED.
4. MOTION BY TOM BRAYAK, SECONDED BY MARK NELSON TO APPROVE THE MINUTES OF THE LAST MEETING; MOTION CARRIED.
5. No public comments.
6. REPORTS:
 - A. Peter Van Steen reported that activities would be discussed in other portions of the agenda.
 - B. Dennis Bittner presented Consultant Progress Report #5 for Bittner/ECT. Of note is the QAPP was approved July 23, 2009.
 - C. BILLING APPROVALS:
 1. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE THE INVOICE SUBMITTED BY MAC IN THE AMOUNT OF \$650.70 FOR SERVICES RENDERED IN JULY FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED
 2. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE THE INVOICE SUBMITTED BY BITTNER/ECT IN THE AMOUNT OF \$8,635.76 FOR SERVICES RENDERED IN JULY FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED. The Board reviewed the cost summary sheet of the expenses.

3. MOTION BY TOM BRAYAK, SECONDED BY MARK NELSON TO APPROVE THE INVOICE SUBMITTED BY PETER VAN STEEN IN THE AMOUNT OF THE AMOUNT OF \$987.50 FOR SERVICES RENDERED IN JULY FOR THE DELTA COUNTY SITE ASSESMENT GRANTS; MOTION CARRIED.

7. UNFINISHED BUSINESS:

- A. EPA approved the QAPP on July 23, 2009.
- B. Reviewed the project-tracking sheet presented by Bittner/ECT. Discussion on conducting the Phase I at the U.P. State Fair and when Delta County will take ownership of the property. The County will lease the property to the U.P. State Fair Authority. The State of Michigan may sign the deed to the County during the U.P. State Fair when the governor visits the Fair. Discussion on conducting a Phase I on the County-owned property that will be leased to the Authority.

MOTION BY TOM BRAYAK, SECONDED BY MARK NELSON TO CONDUCT A PHASE I ON THE DELTA COUNTY OWNED PROPERTY AT THE FAIR GROUNDS ON BEHALF OF THE U.P. STATE FAIR AUTHORITY AT A COST OF \$2,000; MOTION CARRIED.

MOTION BY LARRY GRIMSBY, SECONDED BY MARK NELSON THAT SHOULD INFORMATION BECOME AVAILABLE TO ALLOW BITTNER/ECT TO PERFORM A PHASE II AT THE U.P. STATE FAIR PROPERTY PRIOR TO THE NEXT MEETING, BITTNER/ECT ARE AUTHORIZED TO CONDUCT A PHASE II OF THE ENTIRE STATE FAIR PROPERTY AT A COST NOT TO EXCEED \$17,000; MOTION CARRIED.

- C. Reviewed project-tracking sheet.
- D. Peter will provide the County with prior meeting minutes to post on the county website. John will provide Brandon with a copy of Brownfield presentation to post on the website.
- E. Peter Van Steen has made informal contacts with Great Lakes Federal Credit union and local bankers and real estate agents regarding the program. Dave Rivard discussed the program at a recent joint governmental meeting. Bittner/ECT will meet with Bill Farley, Wells Township Supervisor, to discuss the program on August 20, 2009.
- F. The County Board will discuss forming a Land Bank Authority for Delta County at the August 25th meeting.

8. NEW BUSINESS

- A. Reviewed/discussed site assessment requests for Well House #5 located at the corner of Third Place and 21st Street. The Great Lakes Federal Credit Union is purchasing the Well House and surrounding property from the City of Escanaba.

MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE CONDUCTING A PHASE I SITE ASSESSMENT IN AN AMOUNT OF \$2,000 AT WELL HOUSE #5; MOTION CARRIED.

- B. Discussion on EPA funding cycle. Flo talked about submitting a grant application for revolving loan funds in the amount of \$1 million dollars for clean up. John D'Addona suggested applying for funds for target area for assessment from the Escanaba power Plant to P Road in Wells Township, targeting the Lake Michigan shoreline. The county could have a coalition of the city of Escanaba, Hannahville Indian Community and Wells Township. John will work on the application and present information at the next meeting. Discussed letters needed for application. MOTION BY DAVE RIVARD, SECONDED BY MARK NELSON TO MOVE FORWARD ON THE APPLICATION TO THE EPA; MOTION CARRIED.

- C. The budget provided by Bittner/ECT in their proposal indicated \$129,000 for environmental site assessments BEA's etc activities in both the Hazardous and Petroleum Assessment Grants. Funds are needed to fund the Phase I assessments. MOTION BY TOM BRAYAK SECONDED BY MARK NELSON TO AMEND THE BITTNER/ECT CONTRACT TO A MAXIMUM OF \$154,000 FOR TASK 2 ACTIVITIES FOR BOTH THE HAZARDOUS AND PETROLEUM CONTAMINATED ASSESSMENTS; MOTION CARRIED.

9. PUBLIC COMMENTS: Flo mentioned there will be training for Land Bank Authority at a conference sponsored by the MDEQ, MEDC and Michigan Land Bank Authority to be held in Auburn Hills and Lansing on September 17 and 29. Flo also had discussion on information to be included on the website pertaining to brownfield properties. Flo mentioned the national Brownfield conference would be held on New Orleans in November.

10. MOTION BY LARRY GRIMSBY, SECONDED BY MARK NELSON TO ADJOURN AT 8:30 P.M.; MOTION CARRIED.

Minutes submitted by Peter Van Steen