

MEETING MINUTES
DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Wednesday, October 21, 2009

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

Members Excused Absent: Tom Brayak

Director Peter Van Steen present

Public: Dennis Bittner, John D'Addona, Gabriel Zawadzki, Flo McCormack, Christine Henderson

1. The meeting was called to order at 6:30 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. An addition to the agenda regarding recent discussions with CUPPAD was added to the agenda. MOTION BY LARRY GRIMSBY, SECONDED BY DON SPODECK TO ACCEPT THE AGENDA WITH THE ADDITION AS PRESENTED; MOTION CARRIED.
4. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE THE MINUTES OF THE LAST MEETING; MOTION CARRIED.
5. No public comments. Christine Henderson, Delta County EDA director introduced herself.
6. REPORTS:
 - A. Peter Van Steen reported he went to a Brownfield Conference, he accepted a job with CUPPAD, and the State of Michigan has informed the County they have received the brownfield resolution adopted by the county board.
 - B. Dennis Bittner presented Consultant Progress Report #6 for Bittner/ECT.
 - C. BILLING APPROVALS:
 1. MOTION BY DAVE RIVARD, SECONDED BY DON SPODECK TO APPROVE THE INVOICE SUBMITTED BY MAC IN THE AMOUNT OF \$364.94 FOR SERVICES RENDERED IN SEPTEMBER FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
 2. MOTION BY DAVE RIVARD, SECONDED BY MARK NELSON TO APPROVE THE INVOICE SUBMITTED BY PETER VAN STEEN IN THE AMOUNT OF \$843.00 FOR SERVICES RENDERED IN SEPTEMBER FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
 3. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE THE INVOICE SUBMITTED BY BITTNER/ECT IN THE AMOUNT OF \$40,251 FOR SERVICES RENDERED IN SEPTEMBER FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED. The Board reviewed the cost summary sheet of the expenses.

7. UNFINISHED BUSINESS:

- A. Discussed the status of projects/reviewed tracking sheet.
- i. Delta County Road Commission, Garden garage- Phase I complete, H&S and SAP submitted to EPA.
 - ii. Culligan and 710- second priority to complete, mid November
 - iii. Delta Building- done end of next week, no Phase II
 - iv. UP State Fair, state owned- Phase done, Phase II almost done completed by November 14, based on information will not recommend a BEA since there is no "facility"; found acceptable levels of contamination.
 - v. Cycle City- done preliminary, work will be completed in December.
 - vi. Rapid River gas station- Phase I submitted to EPA next week
 - vii. Stop n Shop, Gladstone, - Phase I submitted to EPA next week
 - viii. Delta County Rd Commission, Wells Township- Phase I submitted to EPA next week
 - ix. Kennedy School- on hold, no developer
 - x. Car wash/car detailing- eligibility obtained, not started work
 - xi. UP State Fair, Delta County- Phase I complete, H&S, SAP submitted to EPA
 - xii. City Well House- in infancy, Phase I completed in next two weeks
 - xiii. City Power Plant- site walk through done, Nov/Dec Phase I completed.
 - xiv. Johnson Brothers- site walk through done, will likely recommend a Phase II
 - xv. Anderson Tire- received determination from EPA, Bittner Engineering will check on property transaction.

Phase I hazardous funds are almost depleted; Phase II hazardous funds are getting low. There is the need to alert requestor if something will be happening with property transaction. They have a duty to let us know. A letter will sent to requestor asking to keep the Authority up to date of future real estate transactions.

- B. The EPA grant application was mailed in Friday. There were 200 applications in Region 5; the most EPA has received. Copies will be sent to Coalition members and copies made available to board members. The target area has been extended to North shore of Escanaba at the request of the city of Escanaba. April/May the grant notification will be made. John did brief Darryl Owens on the rate of spending of the current grant. Don, Tom Rymkos and Larry will receive a hard copy of the application.
- C. Peter discussed the program with Christine Henderson, newly appointed Delta County EDA director about the program. Flo mentioned the MDEQ has money for clean-up funds where economic development will take place. All local governments are able to apply including the BRA; the program is a reimbursement program. Funds from a TIF would be used to repay the loan to MDEQ.

8. NEW BUSINESS

- A. Discussion/reviewed site assessment requests.

MOTION BY LARRY GRIMSBY, SECONDED BY MARK NELSON TO APPROVE CONDUCTING A PHASE II AT THE UP STATE FAIR, DELTA COUNTY PORTION AT A COST OF \$18,000; MOTION CARRIED.

MOTION BY DAVE RIVARD, SECONDED BY DON SPODECK TO APPROVE CONDUCTING A PHASE II AT THE FORMER CITIES SERVICE OIL GAS STATION IN RAPID RIVER AT A COST OF \$27,000; MOTION CARRIED.

MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE CONDUCTING A PHASE II AT DELTA COUNTY ROAD COMMISSION, WELLS TOWNSHIP AT A COST OF \$34,000; MOTION CARRIED.

Discussed possible brownfield plans with TIF capture for site assessment and clean up of property. Discussed reallocating grant funds from Hazardous to Petroleum. Consultants talked with Darryl Owens about using Petroleum funds for Phase II activities that were originally funded with hazardous funds for Phase I.

- B. Peter Van Steen has obtained a job with CUPPAD. MOTION BY LARRY GRIMSBY, SECONDED BY GARY OLSEN TO OBTAIN THE SERVICES OF PETER VAN STEEN THROUGH CUPPAD FOR THE GRANT ADMINISTRATION; MOTION CARRIED
- 9. The November 18th meeting is cancelled; a notice will be posted at the courthouse. The next meeting will be December 16, 2009. John will be bringing an industrial concern request in the near future; if before the December meeting the special committee will be asked to respond to the request. Flo asked if anyone is interested in any of the EPA brownfield conference materials let her know.
- 10. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO ADJOURN AT 8:28 P.M.; MOTION CARRIED.

Minutes submitted by Peter Van Steen