

MEETING MINUTES
DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Wednesday, December 16, 2009

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

Members Excused Absent: Tom Brayak, Dave Rivard

Director Peter Van Steen present Public: Dennis Bittner, John D'Addona,

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. MOTION BY LARRY GRIMSBY, SECONDED BY GARY OLSEN TO ACCEPT THE AGENDA WITH THE ADDITION OF POSSIBLE APPOINTMENTS TO THE DELTA COUNTY LAND BANK AUTHORITY TO THE AGENDA ; MOTION CARRIED.
4. MOTION BY DON SPODECK, SECONDED BY LARRY GRIMSBY TO APPROVE THE MINUTES OF THE LAST MEETING; MOTION CARRIED.
5. No public comments.
6. REPORTS:
 - A. Peter Van Steen asked John D'Addona to report on the recent Brownfield Conference. John thought maybe Delta County should have a presentation on the Delta County model. John noted that Darryl Owens, EPA representative, mentioned that Delta County is doing a good job with the EPA site assessment grant program. Peter reported the Committee took action on several issues since the last meeting. Approval/concurrence with the recommendations was requested:
 - a. MOTION BY GARY OLSEN, SECONDED BY LARRY GRIMSBY TO AUTHORIZE EXPENDING AN ADDITIONAL AMOUNT OF \$2,700 FOR PHASE II SAMPLING AT THE DELTA COUNTY ROAD COMMISSION WELLS TOWNSHIP GARAGE LOCATION; MOTION CARRIED.
 - b. MOTION BY GARY OLSEN, SECONDED BY MARK NELSON TO APPROVE EXPENDING \$2,000 FOR A SAP/HAP PLAN FOR THE ANDERSON TIRE BUILDING PROJECT; MOTION CARRIED.
 - c. MOTION BY MARK NELSON, SECONDED BY LARRY GRIMSBY TO APPROVE EXPENDING \$18,000 FOR PHASE II SITE ASSESSMENT AT THE ANDERSON TIRE BUILDING LOCATION; MOTION CARRIED.
 - c1. MOTION BY MARK NELSON, SECONDED BY GARY OLSEN TO APPROVE EXPENDING AN ADDITIONAL \$1,500 FOR SAMPLING ACTIVITIES AT THE ANDERSON TIRE BUILDING PROPERTY DUE TO THE REVIEW OF SAP PLAN BY EPA; MOTION CARRIED.
 - d. MOTION BY MARK NELSON, SECONDED BY LARRY GRIMSBY TO UTILIZE \$12,000 OF FUNDS ALLOCATED FROM BROWNFIELD REDEVELOPMENT PLANS AND \$500 FROM BEA/DUE CARE PLANS TO FUND COMPLETION OF THE PHASE II DCRC-GARDEN GARAGE PROJECT; MOTION CARRIED.

- e. MOTION BY DON SPODECK, SECONDED BY LARRY GRIMSBY TO APPROVE EXPENDING \$12,500 FOR A PHASE II SITE ASSESSMENT AT THE DELTA COUNTY ROAD COMMISSION-GARDEN GARAGE PROPERTY; MOTION CARRIED.
- f. MOTION BY DON SPODECK, SECONDED BY GARY OLSEN TO APPROVE THE OCTOBER BILLING FROM BITTNER/ECT IN THE AMOUNT OF \$31,821; MOTION CARRIED.

B. Dennis Bittner presented Consultant Progress Report #8. There were no “hot issues” found at the Rapid River site and there were two previously unknown underground tanks found at the DCRC- Wells Township property. Perhaps monies maybe available with the new grant to fund the removal of the tanks.

C. Billing approvals:

- 1. MOTION BY LARRY GRIMSBY, SECONDED BY DON SPODECK TO APPROVE THE INVOICE SUBMITTED BY MAC IN THE AMOUNT OF \$282.55 FOR SERVICES RENDERED IN OCTOBER FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
- 2. MOTION BY MARK NELSON, SECONDED BY LARRY GRIMSBY TO APPROVE THE INVOICE SUBMITTED BY PETER VAN STEEN IN THE AMOUNT OF \$550.00 FOR SERVICES RENDERED IN OCTOBER FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
- 3. MOTION BY LARRY GRIMSBY, SECONDED BY DON SPODECK TO APPROVE THE INVOICE SUBMITTED BY CUPPAD IN THE AMOUNT OF \$300.00 FOR SERVICES RENDERED IN NOVEMBER FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED
- 4. MOTION BY MARK NELSON, SECONDED BY GARY OLSEN TO APPROVE THE INVOICE SUBMITTED BY BITTNER/ECT IN THE AMOUNT OF \$59,912.86 FOR SERVICES RENDERED IN NOVEMBER 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 II should be completed in January 2010.
 - ii. Culligan and 710- should be completed January 2010.
 - iii. Delta Building- Phase I completed
 - iv. UP State Fair, state owned- Phase I done, Phase II to be completed by end of December.
 - v. Cycle City- to be completed in January 2010.
 - vi. Rapid River gas station- Phase II to be completed in January 2010
 - vii. Stop n Shop, Gladstone, - Phase I completed December 2, 2009
 - viii. Delta County Rd Commission, Wells Township- Phase I completed December 10, 2009, Phase II to be completed January 2010
 - ix. Kennedy School- MDEQ responded to determination request on October 9, 2009; project currently on hold, no developer

- x. Car wash/car detailing- Phase I to be completed February 2010
- xi. UP State Fair, Delta County- Phase II to be completed end of December
- xii. City Well House #5- Phase I to be completed February 2010
- xiii. City Power Plant- Phase I to be completed end of December
- xiv. Johnson Brothers- Phase I to be completed January 2010, Phase II to be completed Spring 2010
- xv. Anderson Tire-Phase II to be completed January 2010.

B. The County received official word the EPA received the grant application. We should hear something in March or April. .

C. Peter will check on doing Phase I assessments at Kennedy school building, Zephyr gas station site, Thompson Oil site and Bob's Quick Mart site.

D. Discussed the status of efforts to use Petroleum grant funds to pay for Phase II assessments that are Petroleum but the Phase I assessments were completed using Hazardous grant funding. Darryl Owens is a little hesitant in shifting funds from Hazardous grant to Petroleum grant. Others at EPA have suggested we talk with Ron Smedley, MDEQ, to intervene and talk to EPA. One site, 710 Ludington Street is funded under Hazardous for a Phase I but next to Culligan which is a Petroleum funded site for a Phase I. A Phase II will likely be needed at the Culligan site and 710. Would be nice to have both projects funded under Petroleum. There is the concern at 710 that there may be a petroleum plume coming from the old city garage property. John will contact Ron Smedley about using Petroleum funds for 710 Ludington Street project and then submit request to EPA on the use of petroleum funds.

8. NEW BUSINESS

A. A Phase II will be needed for the former Johnson Brothers gas station in Gladstone. MOTION BY GARY OLSEN, SECONDED BY LARRY GRIMSBY TO APPROVE EXPENDING \$2,000 FOR A SAP/HAP PLAN AND \$22,000 FOR PHASE II ACTIVITIES AT THE FORMER JOHNSON BROTHERS GAS STATION PROPERTY IN GLADSTONE; MOTION CARRIED. Peter will talk with new Gladstone city manager about the project.

B. The County Board is looking for members for the Land Bank Authority. Gary Olsen, Tom Rymkos, Mark Nelson, Peter Van Steen have indicated interest in serving on the Authority. Larry Grimsby will be appointed to represent local elected official.

9. No comments.

10. MOTION BY LARRY GRIMSBY, SECONDED BY MARK NELSON TO ADJOURN AT 7:40 P.M.; MOTION CARRIED

Minutes submitted by Peter Van Steen