

MEETING MINUTES
DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Wednesday, January 20, 2010

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

Director Peter Van Steen present

Public: Dennis Bittner, Joe Skellenger, Barb Nummilien, Linda Maki, Lucy Lampinen, Dave Koski, Ted Bartczak, John Skellenger, Gabriel Zawadzki, 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. Special Orders: election of officers:
 - a. MOTION BY DON SPODECK, SECONDED BY DAVE RIVARD TO NOMINATE TOM RYMKOS AS CHAIRMAN, MOTION CARRIED. MOTION BY DAVE RIVARD SECONDED BY LARRY GRIMSBY TO CLOSE NOMINATIONS AND CAST A UNANIMOUS BALLOT FOR TOM RYMKOS AS CHAIRMAN; MOTION CARRIED.
 - b. MOTION BY DAVE RIVARD, SECONDED BY GARY OLSEN TO NOMINATE TOM BRAYAK AS VICE CHAIRMAN, CLOSE NOMINATIONS AND CAST AN UNANIMOUS BALLOT FOR TOM BRAYAK AS VICE CHAIRMAN; MOTION CARRIED.
 - c. MOTION BY DAVE RIVARD, SECONDED BY DON SPODECK TO NOMINATE MARK NELSON AS SECRETARY/TREASURER, CLOSE NOMINATIONS AND CAST A UNANIMOUS BALLOT FOR MARK NELSON AS SECRETARY/TREASURER; MOTION CARRIED.
4. MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK TO ACCEPT THE AGENDA WITH THE ADDITIONS OF: AUTHORIZING THE DIRECTOR TO SIGN EPA REQUEST FORM, REQUEST FOR SITE ASSESSMENT AT HANSEN HARDWARE/SERVICE STATION, SIGNS, AND MAP PRESENTATION; MOTION CARRIED.
5. MOTION BY LARRY GRIMSBY, SECONDED BY DON SPODECK, TO APPROVE THE MINUTES OF THE LAST MEETING; MOTION CARRIED.
6. Ted Bartczak, Maple Ridge Township supervisor expressed the need for a service station and convenience store in Rock.
7. REPORTS:
 - A. Peter Van Steen mentioned the fifth quarterly report was submitted to EPA, copies were provided to authority members. He has talked with property owners/ real estate agents regarding the Kennedy School property (there has been some interest in the building but nothing at this time), Zephyr gas station (has not heard back from the real estate agent that has the listing), Thompson Oil site (has not

been able to contact the property owner), Bob's Quick Mart (the building has been torn down and now the site of the Northern Michigan Bank branch in Bark River). Peter will try to contact the owner of the Thompson Oil site in Bark River.

B. Dennis Bittner presented Consultant Progress Report #9. Dave Rivard asked about the status of the Garden road commission garage project; sampling is done, and the data has been analyzed, the final report should be done in a week or so. Dennis will contact Morgan Tatrow of concerns he expressed to Peter regarding locations for testing before the report is finalized. Gary questioned the status of the other projects; Dennis reviewed the projects.

C. Billing approvals:

1. MOTION BY TOM BRAYAK, SECONDED BY MARK NELSON TO APPROVE THE INVOICE SUBMITTED BY CUPPAD IN THE AMOUNT OF \$500.00 FOR SERVICES RENDERED IN DECEMBER FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
2. The board reviewed the invoice submitted by Bittner/ECT for services provided. Don Spodeck questioned why Bittner Engineering did not submit a detailed invoice in the same format as from ECT; board members mentioned that expense information is presented on the monthly cost expenses sheet. Gary Olsen questioned what in-kind services ECT provided to the project, he also questioned if ALS cost is in line with industry standards. Dennis mentioned that ALS is the firm of first choice with many private and public entities and the price is competitive. Tom Rymkos wondered about why there was groundwater level difference at the UP State Fairgrounds site and at Anderson Tire building. MOTION BY TOM BRAYAK, SECONDED BY MARK NELSON, TO APPROVE THE INVOICE SUBMITTED BY BITTNER/ECT IN THE AMOUNT OF \$36,683.00 INCLUDING A COST ADJUSTMENT OF \$2,400 FOR ADDITIONAL SAMPLING EXPENSES INCURRED AT THE ANDERSON TIRE BUILDING SITE FOR SERVICES RENDERED IN DECEMBER 2009 FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS. MOTION CARRIED. Due to unexpected increase in groundwater depth, Bittner Engineering had increased costs for material, time and sampling expenses of \$2,400 at the Anderson Tire Building site. The Board reviewed the cost summary sheet of the expenses.
3. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO AUTHORIZE PETER VAN STEEN (DIRECTOR) AND MARK NELSON (SECRETARY/TREASURER) TO SIGN THE EPA PAYMENT REQUEST FORM; MOTION CARRIED.

8. 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/February 2010.
 - iii. Delta Building- Phase I completed
 - iv. UP State Fair, state owned- Phase I done, Phase II completed December 2009.

- 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- 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 completed December 2009
- xii. City Well House #5- Phase I to be completed February 2010
- xiii. City Power Plant- Phase I completed January 12, 2010
- 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 has not heard anything regarding the EPA grant application.
- C. Peter will talk to owner of Thompson Oil site about the possibility of conducting a Phase I assessment.
- D. John is continuing with discussion efforts of using Petroleum grant funds to pay for Phase II assessments that are Petroleum but the Phase I assessments were completed using Hazardous grant funding.

9. NEW BUSINESS

- A. Joe Skellenger approached the Authority in requesting a Phase I, Phase II and BEA be conducted at the Hansen Hardware and Service Station in Rock that he is purchasing. February 9th is the anticipated closing date. There was a general discussion with Joe and audience members about contamination in Rock.
MOTION BY TOM BRAYAK, SECONDED BY MARK NELSON TO APPROVE EXPENDING \$3,000 FOR A PHASE I ESA AND \$2,000 FOR A SAP/HAP PLAN AT THE FORMER HANSEN HARDWARE AND SERVICE STATION, ROCK; MOTION CARRIED. Dennis talked about the steps involved and length of time needed. Dennis asked if the closing date could be delayed by 30 days to allow sufficient time to complete all of the required activities for a BEA.
- B. Discussed placing signs at grant assessment sites. Peter will research cost of a 2'X3' sign. Signage would be paid for through "Supplies" in the grant. Peter will check on a color scheme used by Delta County for the design of the sign. Different sizes will be presented to the board.
- C. Gabriel Zawadzki shared with the Authority maps created by MAC of site assessment sites conducted in Lake County as part of their EPA grant program.

10. Audience members expressed appreciation for the assistance to be provided by Delta County in conducting the ESA for the Hansen Hardware and Service Station.

11. MOTION BY GARY OLSEN, SECONDED BY DAVE RIVARD TO ADJOURN AT 8:30 P.M.; MOTION CARRIED

Minutes submitted by Peter Van Steen