

MEETING MINUTES
DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Wednesday, February 17, 2010

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

Members Excused Absent: Mark Nelson

Director Peter Van Steen present

Public: Dennis Bittner, Joe Skellenger, John D'Addona, Cindy Bradshaw, Elizabeth Keller, Matt Sviland

1. The meeting was called to order at 6:35 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 DON SPODECK TO ACCEPT THE REVISED AGENDA PRESENTED AT THE START OF THE MEETING; MOTION CARRIED.
4. MOTION BY DAVE RIVARD, SECONDED BY TOM BRAYAK TO APPROVE THE MINUTES OF THE LAST MEETING; MOTION CARRIED.
5. No public comments. .
6. REPORTS:
 - A. Peter Van Steen deferred comments to other parts of the agenda.
 - B. Dennis Bittner presented Consultant Progress Report #10 for Bittner/ECT.
 - C. BILLING APPROVALS:
 1. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE THE INVOICE SUBMITTED BY MAC IN THE AMOUNT OF \$486.50 FOR SERVICES RENDERED IN JANUARY FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
 2. MOTION BY TOM BRAYAK, SECONDED BY DON SPODECK TO APPROVE THE INVOICE SUBMITTED BY CUPPAD IN THE AMOUNT OF \$550 FOR SERVICES RENDERED IN JANUARY 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 \$11,494 FOR SERVICES RENDERED IN JANUARY FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED. The Board reviewed the cost summary sheet of the expenses and detailed invoices submitted by Bittner Engineering.

7. UNFINISHED BUSINESS:

- A. Discussed the status of projects/reviewed tracking sheet.
- i. Delta County Road Commission, Garden garage- Phase II to be completed by March meeting
 - ii. Culligan and 710- Phase I to be completed by end of March
 - iii. Delta Building- Phase I done
 - iv. UP State Fair, state owned- Phase II done
 - v. Cycle City- Phase I to be done by April
 - vi. Rapid River gas station- Phase II done
 - vii. Stop n Shop, Gladstone, - Phase I done
 - viii. Delta County Rd Commission, Phase II done; could remove tanks for further investigation
 - ix. Kennedy School- on hold, no developer
 - x. Car wash/car detailing- to be done in April
 - xi. UP State Fair, Delta County- Phase II done
 - xii. City Well House- to be done by March meeting
 - xiii. City Power Plant- Phase I done
 - xiv. Johnson Brothers gas station-Phase I done
 - xv. Anderson Tire- Phase II to be completed in March
 - xvi. Hanson Service Station- Phase I to be done in March
- Extensive discussion on the Hansen Service and Hardware project. Phase II work will be quite extensive work. Joe brought the property with the expectations the tanks were in good operating order and double walled. There would not be a problem if they were double walled. The only way to get an acceptable BEA is for the tanks to be double walled. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO PLACE THE HANSEN SERVICE AND HARDWARE PROJECT ON HOLD PENDING ADDITIONAL INFORMATION FROM THE ENGINEERS AND THE DEVELOPER; MOTION CARRIED. ECT will have further discussions with the MDNRE regarding an acceptable BEA.
- B. MOTION BY TOM BRAYAK, SECONDED BY DON SPODECK TO TABLE ACTION ON SIGNS; MOTION CARRIED.
- C. No further word on new EPA grant.
- D. No formal community outreach activities, there has been word of mouth activities and discussions with Thompson Oil Company, Delta County EDA, other potential developments, and the city of Escanaba officials.
- E. John D'Addona will check with EPA on using petroleum grant funds to pay for new assessments at sites that were previously paid for with hazardous grant funds.
- F. The consensus of Authority members is the Authority is satisfied with using ALS as the laboratory; they are identified in the QAPP.
- G. Tabled mapping of sites until a future meeting.

8. NEW BUSINESS

A. Discussion/reviewed site assessment requests.

1. Peter met with Fred and Cindy Thompson of Thompson Oil Company. They expressed interest in the program and in having a Phase I performed at their property, which is for sale. Forms were provided to them but have not returned any forms to Peter.

2. Cindy Bradshaw is selling the St. Jacques grocery store. Peter has been in contact with the buyer. A Phase I is being requested. An access agreement has been signed. The tanks are double walled and indications are there are no reported problems identified by the MDNRE. MOTION BY TOM BRAYAK, SECONDED BY DON SPODECK TO APPROVE CONDUCTING A PHASE I ESA AT ST. JACQUES GROCERY STORE AT A COST OF \$3,000; MOTION CARRIED.

3. There was indications the Gladstone Power Plant would be sold to an individual but upon further investigation he decided not to pursue the project. There is asbestos that needs to be cleaned up.

4. Matt Sviland is applying for Michigan Business Tax Credits for his Delta Building-Delta Lofts projects from the MEDC. He has acquired the Auto Value shop next door that was once a gas station for parking. In order to obtain the tax credits, the MEDC wants his brownfield plan to be a stand-alone brownfield plan and include an Act 381 Work Plan. The brownfield plan would be for the city of Escanaba to eventually adopt. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO AUTHORIZE BITTNER/ECT TO PREPARE A BROWNFIELD REDEVELOPMENT PLAN AND AN ACT 381 WORK PLAN FOR 111 S. 17TH STREET (AUTO VALUE STORE BUILDING) AT A COST OF \$12,000; MOTION CARRIED.

5. The city of Escanaba is in negotiations with the sale of the Escanaba Power Plant. Elizabeth Keller addressed the Authority asking if the county is successful in receiving the EPA coalition grant that funds be used to fund a Phase II ESA of the Escanaba Power Plant. MOTION BY DAVE RIVARD, SECONDED BY DON SPODECK THE DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY IS IN FAVOR OF USING FUTURE GRANT FUNDS FOR FUNDING A PHASE II ESA AT THE ESCANABA POWER PLANT AND THE PROJECT IS CONSISTENT WITH THE COALITION GRANT APPLICATION; MOTION CARRIED.

9. PUBLIC/AUTHORITY MEMBER COMMENTS

Dave Rivard mentioned the county is having an annual audit of its books and brownfield grant funds are a part of the audit. Dave Rivard asked if the county could receive reports on CD so they will be able to be filed away.

10. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO ADJOURN AT 8:27 P.M.; MOTION CARRIED.

Minutes submitted by Peter Van Steen