

**MEETING MINUTES**  
**DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**  
**Wednesday, March 17, 2010**

Members present: Tom Rymkos, Dave Rivard, Tom Brayak, Gary Olsen, Don Spodeck, Mark Nelson  
Members Excused Absent: Larry Grimsby  
Director Peter Van Steen present

Public: Dennis Bittner, Joe Skellenger

1. The meeting was called to order at 6:30 p.m. 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. The following items were presented to be added to the agenda: request from Pennzoil Quick Lube for Phase I, and discussion on use of funds for signs. **MOTION BY DON SPODECK, SECONDED BY TOM BRAYAK TO ACCEPT THE AGENDA WITH THE ADDITIONS AS PRESENTED; MOTION CARRIED.**
4. **MOTION BY TOM BRAYAK, SECONDED BY DAVE RIVARD TO APPROVE THE MINUTES OF THE LAST MEETING; MOTION CARRIED.**
5. No public comments. .
6. **REPORTS:**
  - A. Peter Van Steen mentioned a Brownfield workshop would be held on Wednesday, June 23 at Bay College; further information will be provided to Authority members.
  - B. Dennis Bittner presented Consultant Progress Report #11 for Bittner/ECT. ECT is drafting a brownfield plan for the Delta Building. Dennis anticipates a limited Phase II needed for the St. Jacques project.
  - C. **BILLING APPROVALS:**
    1. No bill from MAC.
    2. **MOTION BY TOM BRAYAK, SECONDED BY DAVE RIVARD TO APPROVE THE INVOICE SUBMITTED BY CUPPAD IN THE AMOUNT OF \$325 FOR SERVICES RENDERED IN FEBRUARY FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.**
    3. **MOTION BY MARK NELSON, SECONDED BY DON SPODECK TO APPROVE THE INVOICE SUBMITTED BY BITTNER/ECT IN THE AMOUNT OF \$6,136.00 FOR SERVICES RENDERED IN FEBRUARY 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 completed March
  - 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;
  - 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 end of March
  - xiii. City Power Plant- Phase I done
  - xiv. Johnson Brothers gas station-Phase I done
  - xv. Anderson Tire- Phase II to be completed end of March
  - xvi. Hanson Service Station- Phase I completed, SAP completed
  - xvii. St. Jacques Grocery Store- Phase I to be completed by end of March
  - xviii. Delta Building brownfield plan- in draft stage

Members would like to see a column or information/summary of findings related to the assessments. Peter will work with Dennis on presenting the information on the site tracking report or other worksheet.

- B. Joe Skellenger received quotes from two firms for purchase/installation of new tanks at the Hansen service station site. The costs are within his budget. Gary inquired about the use of a brownfield plan to reimburse Joe for expenses in tank removal and installation of new tanks; Joe will meet with Bittner/ECT next week to review options. Discussed conducting the Phase II with limited soil sampling and use of engineering controls (paving around tanks and dispensing pumps). Members discussed whether Joe could obtain a tax abatement from the township. Joe will have double walled above ground tanks on a concrete slab; the tanks will have 4,000-gallon capacity with monitoring equipment. The old tanks will be removed. Discussed the available dollars within the Petroleum grant assessment grant. Dennis presented a short summary of available funds to pay for assessment at the Hansen site. Peter mentioned the use of funds allocated for the Kennedy School assessment. Dennis Bittneer has sent the SAP to Darryl Owens for review and will also have the DNRE review the SAP; based on those reviews we will have a better idea of the expected cost of the Phase II but it should be around \$30,000. MOTION BY GARY OLSEN, SECONDED BY DON SPODECK TO APPROVE UP TO \$30,000 FOR A PHASE II AT THE HANSEN HARDWARE AND SERVICE STATION CONTINGENT UPON APPROVAL FROM EPA; MOTION CARRIED.

Peter will check with Home Run Innovations on status of their project at Culligan and 710 Ludington Street. At the next meeting, the Authority will hear an update from Cindy Bradshaw relative to selling the St. Jacques grocery store; the Phase I will be completed by the next meeting.

- C. No further word on new EPA grant.

- D. Peter gave a presentation on Brownfield programs at the recent CUPPAD Regional Commission meeting. No other formal community outreach activities, there have been word of mouth activities and discussions with people in the community.
- E. No action taken on using petroleum grant funds to pay for new assessments at sites that were previously paid for with hazardous grant funds.
- F. Matt Sviland has offered to install a sign at the Delta Building acknowledging use of Delta County Brownfield EPA grant funds. Peter will contact Matt. Peter will check with EPA on using funds designated for Supplies for assessments.

8. NEW BUSINESS

- A. Discussion/reviewed site assessment requests.

1. Thompson Oil Company has requested a Phase I at their gas station, which is for sale. MOTION BY TOM BRAYAK, SECONDED BY DAVE RIVARD TO TABLE THE REQUEST FROM THOMPSON OIL COMPANY UNTIL NEXT MONTH SO THE AUTHORITY WILL KNOW HOW MUCH FUNDS ARE AVAILABLE WITH THE PETROLEUM ASSESSMENT GRANT; MOTION CARRIED.

2. Wells Fargo inquired as to whether funds could be used to conduct a Phase I for a refinancing of Pit Stop Quick Lube, Escanaba. No action taken.

- B. The Delta County Land Bank Authority is establishing bylaws and procedures.

9. PUBLIC/AUTHORITY MEMBER COMMENTS

Dave Rivard mentioned the county has submitted a funding request to Representative Stupak' office and to Senators Levin and Stabenow for funds to clean up the Escanaba River. The Delta County Soil Conservation Service and UPRC&D are submitting a grant to clean up the river.

10. MOTION BY GARY OLSEN, SECONDED BY TOM BRAYAK TO ADJOURN AT 8:40 P.M.; MOTION CARRIED.

Minutes submitted by Peter Van Steen