

MEETING MINUTES
DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Wednesday, April 21, 2010

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

Members Absent: Don Spodeck

Director: Peter Van Steen

Public: Dennis Bittner, John D'Addona, Joe Skellenger, Gabriel Zawadzki

1. The meeting was called to order at 6:33 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 DAVE RIVARD TO ACCEPT THE REVISED AGENDA PRESENTED AT THE START OF THE MEETING; 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 that Joe's One Stop in Rock is now open and the 6th Quarterly Report has been submitted to EPA.
 - B. Dennis Bittner presented Consultant Progress Report #12 for Bittner/ECT.
 - C. BILLING APPROVALS:
 1. No billings submitted by MAC.
 2. MOTION BY TOM BRAYAK, SECONDED BY GARY OLSEN TO APPROVE THE INVOICE SUBMITTED BY CUPPAD IN THE AMOUNT OF \$475 FOR SERVICES RENDERED IN MARCH 2010 FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
 3. MOTION BY MARK NELSON, SECONDED BY LARRY GRIMSBY TO APPROVE THE INVOICE SUBMITTED BY BITTNER/ECT IN THE AMOUNT OF \$12,850.58 FOR SERVICES RENDERED IN MARCH 2010 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 needs final typing; all complete
 - ii. Culligan and 710- Phase I still in progress
 - iii. Delta Building- Phase I done

- iv. UP State Fair, state owned- Phase II done
- v. Cycle City- Phase I in progress
- 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 May
- xi. UP State Fair, Delta County- Phase II done
- xii. City Well House- to be done by end of April, just some final typing
- xiii. City Power Plant- Phase I done
- xiv. Johnson Brothers gas station-Phase II in progress
- xv. Anderson Tire- Phase II needs final typing
- xvi. Hanson Service Station- Phase I completed; Phase II testing done.
Received EPA approval for groundwater testing; lab testing of soil showed contamination did not exceed state clean-up levels. Dennis recommended not installing groundwater monitoring wells. The property is not considered to be a facility so no need to file a BEA; contamination was found at locations where thought to be but not at concentrations originally thought. Joe has not replaced the tanks and piping system; he was wondering if the tanks still need to be pulled; John recommended that new tanks be installed.
- xvii. St. Jacques Grocery store- Phase I in progress.
- xviii. Brownfield Plan for Delta Building- the plan has been submitted to the Escanaba city assessor; ECT has not received any comments as of yet.
- xix. Immanuel Lutheran church vacant property- Phase I is in progress. The Standing Committee approved the Phase I ESA. Bellin Hospital is buying the land and a term of the sale includes clean Phase I report. MOTION BY DAVE RIVARD, SECONDED BY MARK NELSON TO CONCUR WITH THE STANDING COMMITTEE AND APPROVE CONDUCTING A PHASE I ESA AT THE IMMANUEL LUTHERAN CHURCH VACANT PROPERTY AT A COST OF \$2,000; MOTION CARRIED.

The group reviewed the memo presented by Peter Van Steen:

- a. MOTION BY TOM BRAYAK, SECONDED BY MARK NELSON TO SHOW THE APPROVED AMOUNT FOR THE KENNEDY SCHOOL PHASE I ESA AS \$220, THE AMOUNT SPENT ON THE PROJECT TO DATE; MOTION CARRIED. Peter will send a note to the property owner explaining due to lack of funds and no developer for the project of the action taken.
- b. MOTION BY LARRY GRIMSBY, SECONDED BY GARY OLSEN TO LOWER THE APPROVED AMOUNT FOR THE HANSEN HARDWARE AND SERVICE PHASE II ESA TO \$24,100; MOTION CARRIED.
- c. A request has been received for a Phase I at the Perkins Store; the present lessee is purchasing the property/business with a SBA loan. One of the requirements for the financing is a Phase I. Peter has told First Bank and the purchaser that there may not be enough funds to complete a Phase II for the property. MOTION BY DAVE RIVARD, SECONDED BY MARK NELSON TO APPROVE CONDUCTING A PHASE I ESA AT THE PERKINS STORE AT A COST OF \$3,000; MOTION CARRIED.

- d. Peter will check with Cindy Bradshaw on the status of the sale of the St. Jacques store. MOTION BY TOM BRAYAK, SECONDED BY GARY OLSEN TO TABLE FURTHER ACTION OF PHASE II FOR ST. JACQUES STORE; MOTION CARRIED. Peter will send a note to Cindy Bradshaw.
- e. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO TABLE THE THOMPSON PHASE I ESA UNTIL THERE IS A PROSPECTIVE BUYER FOR THE PROPERTY; MOTION CARRIED. Peter will send a note to Thompson Oil.
- f. MOTION BY TOM BRAYAK, SECONDED BY LARRY GRIMSBY TO REVISE THE BUDGET AMOUNTS FOR TASK TWO FOR PETROLEUM ASSESSMENT: QAPP \$0, FIELD SAMPLING PLANS \$6,000, PHASE I ESA \$20,720, PHASE II ESA \$106,695, BEA/DUE CARE \$8,585, BROWNFIELD PLANS \$12,000; MOTION CARRIED.
- g. The group reviewed a request from Rick Kauppila for a Phase I ESA for Norfab in Gladstone Industrial Park. Mr. Kauppila is purchasing the business in July 2010. MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK TO APPROVE CONDUCTING A PHASE I ESA AT NORFAB AT A COST OF \$3,000; MOTION CARRIED.
- h. MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK TO REVISE THE BUDGET AMOUNTS FOR TASK TWO FOR HAZARDOUS ASSESSMENT: QAPP \$0, FIELD SAMPLING PLANS \$10,000, PHASE I ESA \$33,786.55, PHASE II ESA \$103,213.45, BEA/DUE CARE \$7,000, BROWNFIELD PLANS \$0; MOTION CARRIED.

B. John briefed the group on the EPA grant application. The County was not successful in obtaining the EPA grant. The only UP county to receive an EPA brownfield grant was Schoolcraft County, which received \$400,000 for hazardous and petroleum. EPA awarded less than ½ of what they were telling everyone; they allocated less than what was allocated last year. The county will be notified and there is a process for obtaining feedback from EPA regarding the grant denial.

C. The brownfield workshop will be held June 23 at Bay College. The following persons have indicated they will attend Tom Brayak, Larry Grimsby, Mark Nelson, Dave Rivard, Tom Rymkos, Peter Van Steen. MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK TO APPROVE FUNDS FOR THE REGISTRATION FOR THE WORKSHOP; MOTION CARRIED. Peter will check with Don.

D. Larry provided an update on the Delta County Land Bank Authority.

E. No formal community outreach activities, there has been word of mouth activities and discussions with realtors, banks and others.

8. NEW BUSINESS

A. No action taken on transferring monies from supplies to contractual budget line item.

9. PUBLIC/AUTHORITY MEMBER COMMENTS

A. Joe Skellenger appreciated the time and effort of the Authority spent on his project.

B. Gabriel mentioned the upcoming Land Bank Authority workshop in June.
MOTION BY DAVE RIVARD, SECONDED BY GARY OLSEN TO
AUTHORIZE TRAVEL EXPENSES FOR LARRY GRIMSBY TO ATTEND
THE LAND BANK AUTHORITY WORKSHOP; MOTION CARRIED.

10. MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK TO ADJOURN
AT 8:46 P.M.; MOTION CARRIED.

Minutes submitted by Peter Van Steen