

MEETING MINUTES
DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Wednesday, June 16, 2010

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

Members Absent: Mark Nelson, Tom Rymkos

Director: Peter Van Steen

Public: Dennis Bittner,

1. The meeting was called to order at 6:31 pm by Vice-Chairman Tom Brayak in the absence of chairman Tom Rymkos in the Circuit Courtroom of the Delta County Courthouse. A letter from Don Spodeck resigning from the Delta County Brownfield Authority was read. MOTION BY DAVE RIVARD; SECONDED BY LARRY GRIMSBY TO ACCEPT HIS RESIGNATION WITH REGRET AND SEND A THANK YOU TO DON FOR HIS SERVICE ON THE AUTHORITY; MOTION CARRIED. A quorum was present.
2. The Pledge of Allegiance was recited.
3. MOTION BY LARRY GRIMSBY, SECONDED BY DAVE RIVARD TO ACCEPT THE AGENDA WITH THE ADDITION OF REQUEST FOR 9TH STREET STATION PHASE I AS NEW BUSINESS AND REPORT FROM LARRY GRIMSBY ON THE LAND BANK WORKSHOP AS OLD BUSINESS; MOTION CARRIED.
4. MOTION BY DAVE RIVARD, SECONDED BY GARY OLSEN TO APPROVE THE MINUTES OF THE LAST MEETING; MOTION CARRIED.
5. No public comments.
6. REPORTS:
 - A. Peter Van Steen mentioned a conference call with EPA regarding the grant was held this afternoon and other items will be covered in the meeting later. MOTION BY LARRY GRIMSBY, SECONDED BY DAVE RIVARD TO ACCEPT THE DIRECTOR'S REPORT.
 - B. Dennis Bittner presented Consultant Progress Report #14 for Bittner/ECT. Hansen's Hardware showed that nothing exceeded clean-up standards and Anderson Tire has been finalized with the recommendation that a study should be done to support activities of any buyer. Reviewed status of projects. New above ground gas tanks are installed at Joe's One Stop and he ran out fuel on Memorial Day Weekend. MOTION BY LARRY GRIMSBY, SECONDED BY DAVE RIVARD TO APPROVE CONSULTANT'S REPORT; MOTION CARRIED.
 - C. BILLING APPROVALS:
 1. No billings submitted by MAC.
 2. MOTION BY GARY OLSEN, SECONDED BY LARRY GRIMSBY TO APPROVE THE INVOICE SUBMITTED BY CUPPAD IN THE AMOUNT OF \$500 FOR SERVICES RENDERED IN MARCH 2010 FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
 3. MOTION BY DAVE RIVARD, SECONDED BY GARY OLSEN TO APPROVE THE INVOICE SUBMITTED BY BITTNER/ECT IN THE

AMOUNT OF \$6,269.92 FOR SERVICES RENDERED IN MAY 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. Culligan and 710- Phase I to be done by July meeting
 - ii. Cycle City- Phase I to be done by July meeting
 - iii. Car wash/car detailing- to be done by July meeting
 - iv. Johnson Brothers Phase II to be completed next week.
 - v. St. Jacques Grocery store- Phase I to be done by June 18.
 - vi. Brownfield Plan for Delta Building- the plan has been approved by the Escanaba BRA at their June 16 meeting.
 - vii. Perkins Store Phase I- to be completed next week; ECT received previous plans from First Bank last week.
 - viii. NorFab Phase I- to be completed next week

- B. Peter Van Steen, Dennis Bittner, Dave Rivard and John D'Addona were in a conference call this afternoon with Darryl Owens, EPA discussing the unsuccessful EPA grant. Many points were covered as to where the county lost points and where the county could do a better job with the next application submittal. John will provide notes later. The group discussed the need for a central depository of statistics of Delta County, which would be helpful in applying for this and other grants pertaining to the county. Dave will discuss this with the Delta County ED Alliance.

- C. The brownfield workshop will be held June 23 at Bay College. The program starts at 9:00 am at the Bay College Heirman Center. All Authority members are registered and paid for.

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

- E. Larry provided a report on the recent Land Bank conference. There may be a similar program held in the UP in the future.

8. NEW BUSINESS

- A. Discussed the requests petroleum project assessment: Johnson Brothers due care plan, Perkins Store Phase II and 9th Street Station Phase I.
 - 1. A request for preparation of a due care plan for the city of Gladstone-Johnson Brothers gas station. John wants to meet with city manager Darla Falcon next Tuesday. A due care plan would be developed; Dennis explained what a due care plan is. MOTION BY LARRY GRIMSBY, SECONDED BY DAVE RIVARD TO APPROVE DEVELOPING A DUE CARE PLAN FOR THE JOHNSON BROTHERS GAS STATION AT A COST OF \$1,500; MOTION CARRIED.

2. The current lessee of the Perkins Store gas station is buying two adjacent properties, one of which is the former Perkins gas station. To protect the buyer, a Phase II/BEA is needed. MOTION BY DAVE RIVARD/SECONDED BY GARY OLSEN TO APPROVE CONDUCTING A PHASE II ESA ON THE FORMER PERKINS GAS STATION STORE SITE AND DEVELOP A BEA ON THE SUBJECT PROPERTY AT A COST OF \$11,500; MOTION CARRIED.
3. A local individual has applied for a SBA loan to purchase the 9th Street Station (former Tom's Mobil gas station) in Gladstone. SBA is requiring a Phase I be completed for the property as part of the loan process. MOTION BY GARY OLSEN, SECONDED BY LARRY GRIMSBY TO APPROVE CONDUCTING A PHASE I AT THE 9TH STREET STATION AT A COST OF \$3,000; MOTION CARRIED.
4. MOTION BY LARRY GRIMSBY, SECONDED BY DAVE RIVARD TO HAVE THE DIRECTOR MAKE THE NECESSARY BUDGET LINE ITEM ADJUSTMENTS WITHIN TASK GRANT NUMBER 2 FOR THE STUDIES; MOTION CARRIED.
5. The Phase I for NorFab will be completed next week; a Phase II and BEA will be needed. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE CONTRIBUTING UP TO \$8,500 FOR PHASE II AND BEA FOR THE NORFAB PROJECT; MOTION FAILED. MOTION BY GARY OLSEN, SECONDED BY LARRY GRIMSBY TO CONTRIBUTE UP TO \$8,500 FOR PHASE II AND BEA FOR THE NORFAB PROPERTY CONTINGENT UPON THE DIRECTOR DETERMINING THAT THE BRA CAN FUND A PORTION OF THE TOTAL PROJECT AND THE STANDING COMMITTEE GIVES APPROVAL; MOTION CARRIED. Peter will check with Darryl Owens for his comments and whether we can partially fund a project.

9. PUBLIC/AUTHORITY MEMBER COMMENTS

Peter will check on the number of members on the Authority.

10. MOTION BY LARRY GRIMSBY, SECONDED BY GARY OLSEN TO ADJOURN AT 8:11 P.M.; MOTION CARRIED.

Minutes prepared by Peter Van Steen