

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

Members present: Dave Rivard, Larry Grimsby, Tom Brayak

Members Absent: Mark Nelson, Gary Olsen

Director: Peter Van Steen

Public: Dennis Bittner

1. The meeting was called to order at 6:31 pm by Chairman Tom Rymkos. There was no quorum at this time. Gary Olsen was excused absent and Dave Rivard will be late.
2. The Pledge of Allegiance was recited. Dave Rivard arrived at meeting; a quorum was present.
3. The following items are added to the agenda: discussion of EPA grant; need for county board to reappoint T. Brayak, D. Rivard and G. Olsen to the Authority; affirm the Committee's action of approving \$1,000 for Clean-Up Plan for City of Gladstone/Johnson Brothers site. MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK TO ACCEPT THE AGENDA WITH THE ADDITIONS; 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 brownfield information has been entered into the ACRES database and he working on the quarterly report, which is due at the end of the month.
 - B. Dennis Bittner presented Consultant Progress Report #15 for Bittner/ECT. Phase I reports for 9th Street Station, Car Wash/Car Detailing, 710 Ludington Street and Culligan Building are substantially complete; they will be typed up next week.
 - C. BILLING APPROVALS:
 1. MOTION BY TOM BRAYAK, SECONDED BY LARRY GRIMSBY TO APPROVE THE INVOICE SUBMITTED BY MAC IN THE AMOUNT OF \$268.20 FOR SERVICES RENDERED IN MAY 2010 FOR THE DELTA COUNTY SITE ASSESSMENTS GRANTS. MOTION CARRIED.
 2. MOTION BY DAVE RIVARD, SECONDED BY TOM BRAYAK TO APPROVE THE INVOICE SUBMITTED BY CUPPAD IN THE AMOUNT OF \$550 FOR SERVICES RENDERED IN JUNE 2010 FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
 3. MOTION BY LARRY GRIMSBY, SECONDED BY DAVE RIVARD TO APPROVE THE INVOICE SUBMITTED BY BITTNER/ECT IN THE AMOUNT OF \$6,692.50 FOR SERVICES RENDERED IN JUNE 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 Ludington Street Phase I to be typed up next week
 - ii. Cycle City Phase I still in progress.
 - iii. Car wash/car detailing Phase I to be typed up next week
 - iv. Johnson Brothers Phase II completed 7/12/2010
 - v. Perkins Store Phase I completed 7/13/2010; HAP/SAP approved by EPA on 7/21/2010
 - vi. Norfab Phase I completed 7/13/2010; HAP/SAP approved by EPA 7/21/2010
 - vii. 9th Street Station to be typed next week

- B. Members discussed the recent brownfield workshop. Question arose whether Delta BRA could collect TIF monies from Escanaba or Gladstone Brownfield Authority projects. Tom Brayak mentioned that with future grants we should consider cost sharing with participants. Dave Rivard would like to see the benefits the BRA/community at large received from dollars spent on the funded projects. Peter Van Steen will develop such a list.

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

- D. Rick Kauppila has been sent the Phase I for the Norfab site; he will review the report and let us know if he wants to proceed with the Phase II.

- E. There was a discussion on replacing Don Spodeck with someone representing the Hannahville Indian Community. A question arose as to whether a member of the brownfield authority must reside in Delta County. Peter will check with Flo. Peter will check with either Carol Berquist or Dave Anthony about a prospective person to serve on the Delta County BRA from the Hannahville Indian Community. The County Board will need to reappoint Tom Brayak, Dave Rivard, and Gary Olsen to the Delta BRA.

- F. Discussion on John's comments regarding the recent EPA grant submitted. It was suggested that HIC, Wells Township and City of Escanaba be invited to the August meeting to discuss the possible submittal of a coalition grant again and ask for their commitment to the proposal. It was also suggested to invite Christine Henderson and Tom Elegeert to the meeting as well.

8. NEW BUSINESS

- A. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE THE SPECIAL COMMITTEE'S ACTION OF DEVELOPING A CLEAN-UP PLAN FOR THE JOHNSONS BROTHERS GAS STATION AT A COST OF \$1,000; MOTION CARRIED.

9. PUBLIC/AUTHORITY MEMBER COMMENTS

No member or authority comments.

10. MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK TO ADJOURN AT 7:40 P.M.; MOTION CARRIED.

Minutes prepared by Peter Van Steen