

MEETING MINUTES
DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Wednesday, August 18, 2010

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

Director: Peter Van Steen

Public: Flo McCormack, Elizabeth Keller, Lloyd Matthes

1. The meeting was called to order at 6:35 pm by Chairman Tom Rymkos. The public were introduced.
2. The Pledge of Allegiance was recited.
3. The following item is added to the agenda: cost adjustment for Norfab and Perkins Phase II ESA's. MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK TO ACCEPT THE AGENDA WITH THE ADDITIONS; MOTION CARRIED.
4. Tom Rymkos was present at last month's meeting. MOTION BY DAVE RIVARD SECONDED BY MARK NELSON TO APPROVE THE MINUTES OF THE LAST MEETING; MOTION CARRIED.
5. No public comments.
6. REPORTS:
 - A. Peter Van Steen mentioned the quarterly report has been sent to and approved by EPA; a letter was sent to Hannahville Indian Community requesting to identify a person to be appointed to the Delta County BRA; residents outside of Delta County can serve on the Delta County BRA; Tom Brayak, Dave Rivard, and Garry Olsen have been reappointed by the County Board to the Delta County BRA.
 - B. Tom Brayak presented Consultant Progress Report #16 on behalf of Dennis and John who were both absent. EPA has requested additional groundwater sampling at both the Norfab and Perkins project sites, which increased the cost for the Phase II ESA- Norfab increases by \$4,000 and Perkins store increases by \$900.
 - C. BILLING APPROVALS:
 1. No billing from MAC.
 2. MOTION BY DAVE RIVARD, SECONDED BY MARK NELSON TO APPROVE THE INVOICE SUBMITTED BY CUPPAD IN THE AMOUNT OF \$200 FOR SERVICES RENDERED IN JULY 2010 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 \$10,264.98 FOR SERVICES RENDERED IN JULY 2010 FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED. The Board received the cost summary sheet of the expenses and detailed invoices from Bittner Engineering and ECT.

7. UNFINISHED BUSINESS:

- A. Discussed the status of projects/reviewed tracking sheet.
 - i. Culligan and 710 Ludington Street Phase I to be typed
 - ii. Cycle City Phase I still in progress.
 - iii. Car wash/car detailing Phase I has been forwarded to EPA
 - iv. Johnson Brothers Due Care Plan and Remediation Alternatives for Corrective Action plan has been completed and sent to the city of Gladstone for review. ECT is recommending the city, via the Delta County BRA, submit an EPA Cleanup grant this fall. Flo discussed the clean-up grants: there is one for site specific projects for up to \$200,000 and revolving loan fund (\$1 million) where funds are loaned to agencies and private sector. Both grants require a 20% match. The BRA will seek clarification from John and the city as to the recommendation that the Delta County BRA submit the application and not the city of Gladstone. Flo mentioned there are DNRE grants and loans for cleanup.
 - v. 9th Street Station Phase I was completed July 28.

- B. Flo lead a discussion on applying for EPA grant for continued assessment work. Bay College, Community Action Agency and Community Foundation support the activities of the BRA but were not able to attend the meeting. Bill Farley, Wells Township Supervisor, had a township meeting tonight and could not attend. Discussion on applying as a coalition; coalition grant application can request up to \$1 million as compared to applications from a single community can request \$200,000 for hazardous site assessment and \$200,000 for petroleum site assessments. Only the city of Escanaba attended as a possible coalition partner. Lloyd Matthes, CUPPAD, was present as a supporter of the project. Coalition partners will have specific responsibilities and supporters will indicate how they support the the implementation of the program. The application should target specific properties. EPA likes to see sustainable development and green development. Flo offered the serves of MAC Services in preparing the grant application. **MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO HAVE MAC SERVICES PREPARE A COALITION GRANT APPLICATION TO EPA ON BEHALF OF DELTA COUNTY; MOTION CARRIED.**

- C. ECT submitted and received EPA approval of Sampling and Analysis Plans for the Perkins Store and Norfab; however, EPA is requesting additional groundwater sampling. The estimated cost for Norfab increases by \$4,000 and for the Perkins Store by \$900. **MOTION BY LARRY GRIMSBY, SECONDED BY DAVE RIVARD TO INCREASE THE PHASE II COST ESTIMATE FOR THE PERKINS STORE BY \$900; MOTION CARRIED.** Since the BRA is participating in a 50/50 fashion with Rick Kauppila, it was suggested that the Delta County BRA provide an additional \$2,000 with Norfab providing \$2,000. It was also noted that there is slightly less than \$3,000 remaining in unallocated hazardous grant assessment funds. **MOTION BY TOM BRAYAK, SECONDED BY GARY OLSEN TO INCREASE DELTA COUNTY'S BRA SHARE OF THE NORFAB PHASE II ESA BY \$2,000; MOTION CARRIED.**

8. NEW BUSINESS

- A. First Bank is in the process of receiving title to the former Cities Service building site in Rapid River; Phase I and Phase II have been completed on the property. A

request was received from First Bank to complete BEA on behalf of the bank to protect their interest in the property. Discussion on available funds left in the program. MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK TO DENY THE REQUEST FROM FIRST BANK TO HAVE A BEA COMPLETED ON THE FORMER CITIES SERVICE PROPERTY; MOTION CARRIED.

9. PUBLIC/AUTHORITY MEMBER COMMENTS

Dave Rivard mentioned to Lloyd Matthes of the work that Peter is doing for the BRA.

10. MOTION BY DAVE RIVARD, SECONDED BY GARY OLSEN TO ADJOURN AT 8:35 P.M.; MOTION CARRIED.

Minutes prepared by Peter Van Steen