

MEETING MINUTES
DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
Wednesday, September 15, 2010

Members present: Dave Rivard, Larry Grimsby, Tom Brayak, Gary Olsen, Tom Rymkos
Members Absent: Mark Nelson- excused
Director: Peter Van Steen
Public: Dennis Bittner, John D'Addona, Elizabeth Keller

1. The meeting was called to order at 6:32 pm by Chairman Tom Rymkos.
2. The Pledge of Allegiance was recited.
3. The following item is added to the agenda: Phase II Ninth Street Station. MOTION BY LARRY GRIMSBY, SECONDED BY TOM BRAYAK TO ACCEPT THE AGENDA WITH THE ADDITION; MOTION CARRIED.
4. MOTION BY DAVE RIVARD SECONDED BY TOM BRAYAK TO APPROVE THE MINUTES OF THE LAST MEETING; MOTION CARRIED.
5. No public comments.
6. REPORTS:
 - A. Peter Van Steen mentioned that items to be reported in Director's report would be covered in the agenda.
 - B. Dennis Bittner presented Consultant Progress Report #17. Phase I completed for Vacant 710 Ludington Street, Culligan Building, Custom Car Care, Perkins Store and Norfab Manufacturing. Cycle City Phase I should be completed by this Friday or next Monday. Samples have been collected for Perkins and Norfab Phase II; reports should be done by next meeting. John presented/discussed the Due Care Plan and Clean Up Plan for Johnson Brothers property to Gladstone city commission this past Monday; there is the need to get rid of drums on site and the project will be complete.
 - C. BILLING APPROVALS:
 1. MOTION BY DAVE RIVARD, SECONDED BY LARRY GRIMSBY TO APPROVE THE INVOICE SUBMITTED BY MAC IN THE AMOUNT OF \$546.50 FOR SERVICES RENDERED IN AUGUST 2010 FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
 2. MOTION BY TOM BRAYAK, SECONDED BY DAVE RIVARD TO APPROVE THE INVOICE SUBMITTED BY CUPPAD IN THE AMOUNT OF \$550 FOR SERVICES RENDERED IN AUGUST 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 \$3,477.50 FOR SERVICES RENDERED IN AUGUST 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 Phase I completed on 9/13/2010
 - 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 was discussed at Gladstone city commission meeting; report should be finalized.
 - v. Perkins Store and Norfab Phase II sampling completed; report should be done by next meeting.

Peter presented members with project summary sheets from ACRES database. The expected closing date for the sale of the vacant Immanuel Lutheran Church property is September 30; the former Stop-n-Shop gas station has been sold and is now a vinyl lettering and screen printing shop.

- B. John led a discussion on properties to be identified in the new EPA assessment grant. Discussed priority waterfront areas in the Wells Township area: chemical plant location, defense fuel site, old lumber mills, and Shell Oil terminal. The city of Escanaba has identified former power plant ash dumpsite and property near Gallagher Marine. Elizabeth is retiring soon from the city of Escanaba and needs to know what actions/activities need to be done from the city. John will be talking with Flo.

8. NEW BUSINESS

- A. A Phase II is needed for SBA loan financing for the purchase of the Ninth Street Station property in Gladstone. There is about \$10,000 remaining in unallocated petroleum assessment funds. Dennis will provide a firm estimate of the cost for a Phase II for the property. It was noted the buyer wants to have an auto repair establishment, which would mean a Type S BEA is needed. Once the estimate is received, Peter will contact First Bank to verify the sale/loan is still active and explain that \$10,000 is available for Phase II work. The Standing Committee will be contacted to determine the financial participation of the buyer with the Phase II cost.

9. PUBLIC/AUTHORITY MEMBER COMMENTS

Tom Rymkos had questions regarding the use of EPA grant funds for health-based activities in the new grant application. Gary inquired as to whether Norfab is contributing towards the cost of the Phase II- John replied they are contributing about 50%.

10. MOTION BY DAVE RIVARD, SECONDED BY GARY OLSEN TO ADJOURN AT 8:17 P.M.; MOTION CARRIED.

Minutes prepared by Peter Van Steen