

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

Members present: Larry Grimsby, Tom Brayak, Gary Olsen, Tom Rymkos, Mark Nelson,
Dave Rivard, Scott Weiting
Director: Peter Van Steen
Public: Dennis Bittner, Jake Steinhauer (MI Works)

1. The meeting was called to order at 6:31 pm by Chairman Tom Rymkos. A quorum was present. Chairman Rymkos welcomed new member Scott Weiting.
2. The Pledge of Allegiance was recited.
3. MOTION BY TOM BRAYAK, SECONDED BY GARY OLSEN TO ACCEPT THE AGENDA AS PRINTED, MOTION CARRIED.
4. MOTION BY LARRY GRIMSBY 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 Bellin Hospital is constructing the new clinic on the “vacant Immanuel Lutheran Church property”, Scott Weiting was recently appointed to the BRA by the County Board, and no word has been received from First Bank regarding the Phase II for Ninth Street Station project.
 - B. Dennis Bittner presented Consultant Progress Report #19. The BRA discussed the BEA for the Perkins Store and additional time and expense to prepare a BEA to satisfy requirements of the SBA. Perkins BEA was submitted to MDNRE for a determination; there may some issues with where the fueling tankers ingress and egress the property, we will await response from MDNRE. Phase II for Norfab should be be completed toward end of December; the cost may less than originally expected.
 - C. BILLING APPROVALS:
 1. There were no bills submitted by MAC.
 2. MOTION BY TOM BRAYAK, SECONDED BY LARRY GRIMSBY NELSON TO APPROVE THE INVOICE SUBMITTED BY CUPPAD IN THE AMOUNT OF \$350 FOR SERVICES RENDERED IN OCTOBER AND NOVEMBER 2010 FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED.
 3. MOTION BY MARK NELSON, SECONDED BY TOM BRAYAK TO APPROVE THE INVOICE SUBMITTED BY BITTNER/ECT IN THE AMOUNT OF \$2,980 FOR SERVICES RENDERED IN OCTOBER AND NOVEMBER 2010 FOR THE DELTA COUNTY SITE ASSESSMENT GRANTS; MOTION CARRIED. The cost summary sheet of the expenses are in the process being revised to reflect budget and actual expense amounts and will be provided to members at a later date.

4. MOTION BY GARY OLSEN, SECONDED BY MARK NELSON TO APPROVE AN INCREASE OF \$1,900 FOR COMPLETION OF THE PERKINS STORE BEA; MOTION CARRIED. Due to a number of unforeseen scope changes required to complete the Perkins Store BEA, ECT is requesting a project change of \$1,900. The purchaser of the Perkins Store is seeking a Small Business Administration (SBA) loan to move forward with the purchase. The SBA has caused ECT to submit a second BEA to the DNRE for a Determination. Currently ECT has spent \$1,620.80 above our originally approved budget. ECT expects a couple of additional hours next month to finalize the BEA with DNRE.

D. Larry Grimsby updated the Brownfield Authority on work of the Delta County Land Bank Authority. There were no sales this year. The Land Bank will be looking at properties to bundle together for sale.

7. UNFINISHED BUSINESS:

- A. Discussed the status of projects/reviewed tracking sheet.
 - i. Perkins Store BEA submitted to the MDNRE for a Determination.
 - ii. Norfab Phase II and BEA still in progress and should be completed by end December 2010.

At the next meeting, the Authority will review the dollar amounts remaining in the various budget items.

- B. Peter mentined that Darryl Owens from the EPA has received the EPA grant application and will be commenting on our administrative activities as part of the EPA review of the application.

8. NEW BUSINESS

- A. The Special Committee authorized the expenditure of \$750 for a MDNRE "Petition for BEA Determination" for the Perkins Store BEA. MOTION BY LARRY GRIMSBY, SECONDED BY MARK NELSON TO CONCUR WITH THE SPECIAL COMMITTEE AND APPROVE THE EXPENSE OF \$750 FOR THE MDNRE FEE, MOTION CARRIED. The petition fee is an eligible item as mentioned in the Delta County EPA grant work plan.

- B. MOTION BY GARY OLSEN, SECONDED BY LARRY GRIMSBY TO SET THE 2011 MEETING SCHEDULE AS THE THIRD WEDNESDAY OF EACH MONTH AT 6:30 P.M. AT THE DELTA COUNTY COURTHOUSE, WITH THE EXCEPTION OF NO MEETING TO BE SCHEDULED FOR NOVEMBER 2011; MOTION CARRIED. A meeting scheduled will be posted at the courthouse.

9. PUBLIC/AUTHORITY MEMBER COMMENTS

The phone number listing of members was updated. Dave Rivard mentioned that if there are special needs of the group we could apply for funding from the Hannahville Indian Community for 2% funding and also use the supplies account for purchase of

and making CD's of copies of the assessments completed and for a designated repository of the CD's.

10. MOTION BY TOM BRAYAK, SECONDED BY GARY OLSEN TO ADJOURN AT 7:27 P.M.; MOTION CARRIED.

Minutes prepared by Peter Van Steen