

**MEETING MINUTES**  
**DELTA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**  
Wednesday, January 18, 2012

Members present: Tom Rymkos, Dave Rivard, Gary Olsen, Scott Wieting, Tom Brayak  
Charles Detiege,  
Members absent: Mark Nelson  
Director: Peter Van Steen  
Public: Dennis Bittner

1. The meeting was called to order at 6:34 pm by Chairman Tom Rymkos.
2. The Pledge of Allegiance was recited.
3. MOTION BY DAVE RIVARD, SECONDED BY GARY OLSEN TO ACCEPT THE AGENDA AS PRINTED; MOTION CARRIED.
4. MOTION BY DAVE RIVARD, SECONDED BY SCOTT WIETING TO APPROVE THE MINUTES OF THE PREVIOUS MEETING; MOTION CARRIED.
5. No public comments.
6. Election of officers:
  - A. MOTION BY DAVE RIVARD, SECONDED BY GARY OLSEN TO NOMINATE TOM RYMKOS AS CHAIR AND TO CLOSE NOMINATIONS AND CAST A UNANIMOUS BALLOT FOR TOM RYMKOS AS CHAIR; MOTION CARRIED.
  - B. MOTION BY DAVE RIVARD, SECONDED BY TOM RYMKOS TO NOMINATE TOM BRAYAK AS VICE-CHAIR AND TO CLOSE NOMINATIONS AND CAST A UNANIMOUS BALLOT FOR TOM BRAYAK AS VICE-CHAIR; MOTION CARRIED.
  - C. MOTION BY TOM BRAYAK, SECONDED BY DAVE RIVARD, TO NOMINATE MARK NELSON AS SECRETARY AND TO CLOSE NOMINATIONS AND CAST A UNANIMOUS BALLOT FOR MARK NELSON AS SECRETARY; MOTION CARRIED.
  - D. MOTION BY CHARLES DETIEGE, SECONDED BY DAVE RIVARD, TO NOMINATE GARY OLSEN AS TREASURER AND TO CLOSE NOMINATIONS AND CAST A UNANIMOUS BALLOT FOR GARY OLSEN AS TREASURER; MOTION CARRIED.
7. MOTION BY TOM BRAYAK, SECONDED BY CHARLES DETIEGE, TO MEET EVERY OTHER MONTH AT 6:30 P.M. AT THE DELTA COUNTY COURTHOUSE; MOTION CARRIED. Peter will have the meeting schedule posted at the courthouse entrances.
8. Reports:
  - A. Peter Van Steen reported the 13<sup>th</sup> quarterly report was submitted to EPA, once approval is received copies will be sent to members; Joe Petrin requested a Phase I ESA for the Sully's Sub building he is purchasing; a request was approved

by the Special Committee to conduct a Phase I ESA at Sully's Sub building; discussion with local real estate agent on a buyer is looking at Shelly's Deli and the need for an ESA.

B. Dennis Bittner reported the Phase I ESA for the Sully's Sub building started last week. He is trying to find out if there was a gas station at the site. Tom Rymkos indicated a cap is located under asphalt on the front drive; Dennis will contract with someone to cut out the asphalt and visually examine the cap and determine if the cap is for a gasoline storage tank, fuel oil tank, other tank or something. The closing date for the sale of the building has been pushed back 30 days. The Phase II may result in the need for three boring wells and sampling plans at cost of \$9,000 (rough estimate- not definite number) and a BEA at a cost of \$2,500.

C. Billing Approvals:

- MOTION BY GARY OLSEN, SECONDED BY DAVE RIVARD TO APPROVE THE INVOICES SUBMITTED BY CUPPAD IN THE AMOUNTS OF \$750 FOR SERVICES RENDERED FOR SEPTEMBER, 2011 AND \$800 FOR SERVICES RENDERED FOR OCTOBER THROUGH DECEMBER, 2011; MOTION CARRIED.

9. Unfinished Business

A. The EPA Brownfield Coalition assessment grant was received by the EPA by the grant deadline. No further word has been received. Grants were submitted by Alger, Marquette, Menominee, and Dickinson counties for assessment funds.

10. New Business

A. The Special Committee approved conducting a Phase I at the Sully's Sub building site. MOTION BY GARY OLSEN, SECONDED BY TOM BRAYAK TO APPROVE/AFFIRM THE ACTION OF THE SPECIAL COMMITTEE TO CONDUCT A PHASE I ESA AT THE SULLY'S SUB BUILDING AT A COST NOT TO EXCEED \$3,000; MOTION CARRIED. Dennis mentioned there may be a possible cost of exposing the tank but it may be within the \$3,000 amount. Bittner Engineering will be responsible for contracting for the services of someone to cut the asphalt at the site.

B. Discussed possible future assessments. A Phase II maybe required for the Sully's Sub building. MOTION BY TOM BRAYAK, SECONDED BY GARY OLSEN TO HAVE THE BROWNFIELD GRANT PAY FOR ½ OF THE COST, UP TO \$4,500 FOR THE PHASE II ESA; MOTION CARRIED. The cost for a BEA will be determined later. Peter will check with Candace at Pine Tree Realty about possible ESA for Shelly's Deli. Dennis suggested a letter by written to the MDEQ asking enough information has been developed or submitted to develop a BEA for the Shelly's Deli site; Dennis will help with drafting the letter.

11. Public/Authority comments

A. Gary inquired as to whether we heard anything from EPA regarding the amount of remaining grant funds with the EPA grant and reconciliation/comparison between what the EPA may say we have spent and what the county has records of spending. Peter mentioned he sent a letter to Amedia Feaster at EPA, Las Vegas but did not hear back from her. He will send another letter to her.

12. MOTION BY DAVE RIVARD, SECONDED BY GARY OLSEN TO ADJOURN AT 7:30 PM; MOTION CARRIED.

Minutes prepared by Peter Van Steen