

Brownfield Redevelopment Authority

70 Maple Street, Manistee, MI 49660

Meeting Minutes November 19, 2007

A meeting of the Manistee City Brownfield Redevelopment Authority was held on Tuesday, November 19, 2007 at 9:30 a.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order by Steve Brower at 9:35 a.m.

MEMBERS PRESENT: Steve Brower, Dave Carlson, Mark Lindgren, Marlene McBride, Jeff Stege, and Lee Trucks.

MEMBERS EXCUSED: Frank Beaver, Jeff Seng, Clinton McKinven-Copus

OTHERS: T. Eftaxiadis (Brownfield Consultant) and Jon Rose (Community Development Director), John Byl (Warner Norcross & Judd), Keith Rose (Rieth Riley Construction Co., Inc.)

Motion by Trucks with second by McBride that the minutes be approved as presented.

MOTION APPROVED Unanimous

NEW BUSINESS Eftaxiadis gave an overview of the Brownfield Plan application for American Materials LLC (Rieth-Riley). He reported that the committee appointed last month to score the project had met and scored the project "slightly positive".

Keith Rose presented information on the proposed project. The project would create 7 ½ new jobs and transfer eight jobs and the aggregate business from the Seng Dock and Trucking on the East end of River Street.

Rose discussed the Memorandum of Understanding (MOU) entered into by the City, Rieth-Riley, and Seng Dock and Trucking. This document established commitments and responsibilities for the parties involved and created more positive benefit for the City. Eftaxiadis commented that the scoring for the project went from less than 30 without the MOU, to about 160 when the conditions in the MOU were considered.

Questions and answers followed with discussion by staff of the merits of Administration fund capture vs Revolving Loan Fund Capture.

Motion by Trucks, seconded by Lindgren to approve the American Materials LLC Brownfield Plan with the changes as recommended by staff.

MOTION APPROVED Unanimous

OLD BUSINESS Eftaxiadis discussed the MasTech tar contamination. There needs to be more work done to explore the extent of the contamination. Eftaxiadis has been in discussion with the USEPA regarding using our consultant for the previous grant to complete this project under the new grant.

Motion by Trucks, second by Stege, that we negotiate a new contract with NTH consultants in an amount not to exceed \$20,000, to complete the tar exploration and appropriate reports for the industrial park area around MasTech.

MOTION APPROVED Unanimously

There being no further business, meeting adjourned at 11:00 a.m.

Respectfully Submitted,

Jon R. Rose