

BROWNFIELD REDEVELOPMENT AUTHORITY  
July 7, 2009 MINUTES

1. Roll Call. The regular Brownfield Redevelopment Authority (BRA) meeting of July 7, 2009, held in City of Manistee Council Chambers, 70 Maple Street, Manistee, MI, was called to order by Chair Beaver at 2:01 pm.

Members Present: Frank Beaver, Steve Brower, Dave Carlson, Donald Kuk, Marlene McBride, Vice Chair Clinton McKinven-Copus, Jeff Seng

Members Absent: Jeff Stege and Lee Trucks

Others Present: T. Eftaxiadis (Brownfield Consultant), and Sarah Wojciechowski (Recording Secretary)

2. Approval of Agenda. Eftaxiadis asked to have Mariah Power added as agenda item 6.c. There was a motion by Seng, seconded by Carlson, to approve the agenda, with the addition of Mariah Power as agenda item 6.c. All voted aye, motion carried.
3. Public Hearing. None.
4. Approval of Minutes of April 7, 2009. There was a motion by Seng. Seconded by Carlson, to approve the minutes of April 7, 2009. All voted aye, motion carried.
5. Financial Reports.
  - a. Invoices for Payment. There was a motion by Seng, seconded by McBride, to approve invoices for payment, totaling \$24,701.45 (attached hereto and made a part of these minutes.) All voted aye, motion carried.
6. New Business.
  - a. Bylaws of the Brownfield Redevelopment Authority – Revised. After discussion, there was a motion by Brower, seconded by Carlson, to approve the revised Brownfield Redevelopment Authority Bylaws (attached hereto and made a part of these minutes.) All voted aye, motion carried.
  - b. Election of BRA officers. There was a motion by Kuk, seconded by Seng, to nominate Frank Beaver as Chair. There were no further nominations. Frank Beaver accepted the nomination. Chair Beaver called the question and asked for a vote. All voted aye, motion carried. There was a motion by Carlson, seconded by Kuk, to nominate Clinton McKinven-Copus as Vice-Chair. There were no further nominations. Clinton McKinven-Copus accepted the nomination. Chair Beaver called the question and asked for a vote. All voted aye, motion carried. It was noted that Steve Brower, current Secretary/Treasurer, would not be eligible to be nominated, as there is a limitation of three years for each office, and Brower served for three years. There was a motion by Seng, seconded by Carlson, to nominate Donald Kuk as Secretary/Treasurer. There were no further nominations. Chair Beaver called the question and asked for a vote. All voted aye, motion carried.
  - c. Mariah Power. Eftaxiadis noted that AES informed us that Mariah Power is considering expanding their operation sooner than expected. This expansion is anticipated to be either to the west of the MasTech building or building to the north/northeast on City lots 12 and 13 of the Industrial Park. Supplemental Phase II ESAs are needed at both properties to determine whether both properties qualify as facilities for the purpose of preparing a Brownfield Plan to qualify

Mariah Power for MBT credit and Brownfield TIF, if needed. After discussion, there was a motion by Kuk, seconded by Seng, to authorize water and soil sampling by the Authority's environmental consultant, NTH, of the property to the north of the Mariah Power building and to the west, the south, and southeast of the MasTech building. All voted aye, motion carried. Eftaxiadis said the results should be available by the next BRA meeting, assuming having development information from Mariah Power and site access from the property owners.

7. Unfinished Business. None.
8. Other Communications. None.
9. Staff Communications.
  - a. Reith-Riley, American Materials, Update. Eftaxiadis said, a few months ago, there was a discussion with American Materials regarding the failure of the sea wall on the southeast portion of their property, next to the storm water detention pond. Eftaxiadis said a request submitted to the MDEQ to supplement the grant approved a year ago was initially turned down. A request for reconsideration was submitted to the MDEQ two weeks ago, and we are waiting for their response.
10. Citizen Questions, Concerns and Consideration. None.
11. Work/Study Session. None.
12. Adjournment. Chair Beaver declared the meeting was adjourned at 2::41 pm. The next BRA meeting will be held on August 4, 2009, at 2:00 pm in the City of Manistee Council Chambers, 70 Maple Street.

Respectfully submitted by

Sarah Wojciechowski  
Recording Secretary

Approved at the BRA meeting on