

BROWNFIELD REDEVELOPMENT AUTHORITY
March 2, 2010

Secretary Donald Kuk appointed Denise Blakeslee as the Temporary Recording Secretary for the March 2, 2010 meeting in Sarah Wojciechowski's absence.

Approval of Agenda: Motion by Donald Kuk, seconded by Dave Carlson to approve the agenda as submitted. All voted aye, motion carried.

Roll Call: The regular Brownfield Redevelopment Authority (BRA) meeting of March 2, 2010 held in the Second Floor Conference Room, 70 Maple Street, Manistee, MI was called to order by Vice-Chair Clinton McKinven-Copus at 2:00 p.m.

Members Present: Steve Brower, Dave Carlson, Donald Kuk, Marlene McBride, Clinton McKinven-Copus, Jeff Stege, Lee Trucks

Members Absent: Frank Beaver, Jeff Seng

Others Present: T. Eftaxiadis (Brownfield Consultant), Jon R. Rose (BRA Administrator), Denise Blakeslee (Recording Secretary) and others

Public Hearing: None

Approval of Minutes: Motion by Donald Kuk, seconded by Lee Trucks to approve the September 8, 2009 minutes with the correction that Clinton McKinven-Copus was absent. All voted aye, motion carried.

Financial Reports:

- a. Invoices for Payment. There was a motion by Dave Carlson, seconded by Steve Brower, to approve invoices for payment, totaling \$2,363.01 (attached hereto and made a part of these minutes.) All voted aye, motion carried.

New Business:

- b. Action on 334 River Street –Phase II ESA and BRA Authorization. T. Eftaxiadis spoke to the members of the Brownfield Redevelopment Authority about the property at 334 River Street. The property was purchased three weeks ago by Jim Matthews who would like assistance from the BRA. The property was a mill in the late 1800's, became a repair facility for coaches, an automobile repair facility and retail. The owner would like

to retain retail in part of the front and convert the remainder into residential. The plan is to demolish a portion of the rear of the building.

Discussion by T. Eftaxiadis about the amount of visual contamination and collection of four samples that were sent in for analysis. If the samples come back positive and the site is considered a "Facility" then the owner is asking for assistance from the BRA for a BEA, Due Care Plan, Phase II ESA and help with a BRA Plan.

The building has several areas of concern, three hoists from the auto repair use and the wood floors along with a part of an exterior wall are saturated with motor oils. Piles of ash, sawdust and debris are present in the sub basement. All of these are in close proximity to the Manistee River Channel. Concern was expressed about the removal of part of the building that has previously encapsulated the contamination. This could allow the contamination to leach into the water table and river once the section of building is removed.

MOTION by Lee Trucks, seconded by Jeff Stege that the Brownfield Redevelopment Authority assist with a BEA Care Plan, Due Care Plan, and a Phase II Environmental Assessment through the EPA Brownfield Petroleum grant, and assistance with a BRA Plan, if the site is determined to be a "Facility". All voted aye, motion carried.

The BRA will try to assist with pursuing a State Brownfield Grant to address environmental issues at the property.

- c. City Boat Ramp Brine Investigation Update. Mr. Eftaxiadis spoke of the orphan brine well located adjacent to the City boat ramp targeted for redevelopment by the City. A limited number of samples were collected in December to determine the magnitude of any contamination at that location from the previous spill from the brine well, and help guide the redevelopment plans in the area.

Don Kuk said that they are able to test brine samples at Morton's if needed.

Unfinished Business:

- a. Phase I ESA and EPA Grant Status. Mr. Eftaxiadis spoke of the difficulty that has been experienced with obtaining access agreements from property owners to conduct ESAs. Only seven owners signed agreements to date and one has withdrawn the access since then. T. Eftaxiadis will advise the members concerning the status of obtaining access from additional owners as well as status of performing the ESAs by EC&S at our next meeting.

The BEA for Manistee Plating prepared by the BRA's consultant (NTH) under the EPA grant was submitted to the MDNRE last week. Next the Due Care Plan for the property will be completed.

Other Communications:

None

Staff Communications:

Mr. Eftaxiadis updated the members on the County BRA Plans with Joslin Cove and River Parc Condominium developments within the City. Both projects have Brownfield Plans through the County BRA, because a City BRA did not exist at the time the projects started.

Citizen Questions, Concerns and Consideration:

None

Work/Study Session:

None

Adjournment:

Motion by Don Kuk, seconded by Jeff Stege to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 3:37 p.m.

The next BRA meeting will be held on Tuesday, April 6, 2010, at 2:00 p.m. in the City of Manistee Council Chambers, 70 Maple Street.

Respectfully submitted by

Denise J. Blakeslee
Temporary Recording Secretary