

**BROWNFIELD REDEVELOPMENT AUTHORITY**  
October 5, 2010 MINUTES

1. The regular Brownfield Redevelopment Authority (BRA) meeting of October 5, 2010, held in City of Manistee Council Chambers, 70 Maple Street, Manistee, MI, was called to order by Chair McKinven-Copus at 2:00 pm.

Members Present: Steve Brower, Dave Carlson, Marlene McBride, Donald Kuk, Clinton McKinven-Copus, and Jeff Seng.

Members Absent: Frank Beaver, Jeff Stege, and Lee Trucks.

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

2. Approval of the agenda. Eftaxiadis asked to have “Authorization to perform environmental assessments under the EPA grants for the Briny Building Property, the vacant land to the north of the Briny Building, and the lot with a building to the west of the Briny Building” added to the agenda. There was a motion by McBride, seconded by Seng, to approve the agenda with the above addition. All voted aye, motion carried.
3. Approval of minutes of September 7, 2010. There was a motion by Seng, seconded by Kuk, to approve the minutes of September 7, 2010. All voted aye, motion carried.
4. Public Hearing. None.
5. Financial Reports.
  - a. Invoices for Payment. None.
6. New Business.
  - a. Adoption of Act 381 Work Plan for 334 River Street Project. Eftaxiadis did a presentation on the Act 381 Work Plan for 334 River Street Project (attached hereto and made a part of these minutes.) After discussion, there was a motion by Carlson, seconded by Kuk, to approve the adoption of Act 381 Work Plan for the 334 River Street Project. All voted aye, motion carried.
  - b. Authorization for BRA Administrator to enter into a Development & Reimbursement Agreement with the Developer of the 334 River Street Site. After discussion, with the board voicing the desire for more information and to see the proposed Development & Reimbursement Agreement before taking action on same, it was decided that a special BRA meeting would be held on October 19, 2010, at 2 p.m. Chair McKinven-Copus said this agenda item would be tabled until that time.
  - c. Authorization to perform environmental assessments under the EPA grants for the Briny Building property, the vacant land to the north of the Briny Building, and the lot with a building to the west of the Briny Building. The purpose of the ESAs is to determine whether these properties are “facilities” for the purpose of pursuing a Brownfield Plan for a proposed redevelopment project at that location. After discussion, there was a motion by Brower, seconded by Kuk, to authorize performing environmental assessments under the EPA grants for the Briny Building property, the vacant land to the north of the Briny

Building, and the lot with a building to the west of the Briny Building. All voted aye, motion carried.

7. Unfinished Business. None.
8. Other Communications. Eftaxiadis said the EPA approved the BRA's request for an extension of two years, until September 30, 2012, of the Hazardous Waste Grant. Eftaxiadis said he has been told, verbally, that an extension for two years, until September 30, 2012, has also been approved for the Petroleum Grant.

Eftaxiadis called attention to a financial report, from Ed Bradford, City of Manistee (attached hereto and made a part of these minutes), which the board had requested at the September 7, 2010, meeting. It was also noted by Eftaxiadis that he has detailed financial information which is available to board members upon request.

Eftaxiadis suggested that owners of sites qualifying for EPA assessment grant funds should be encouraged to apply for assessments, as money is available.

9. Staff Communications. None.
10. Citizen Questions, Concerns and Consideration. No input.
11. Work/Study Session. None.
12. Adjournment. There was a motion by Kuk, seconded by McBride, to adjourn at 3:34 p.m. A special meeting will be held on October 19, 2010, at 2 p.m., in the City of Manistee Council Chambers. The next regular meeting will be held November 2, 2010, at 2 p.m., in City of Manistee Council Chambers.

Respectfully submitted by

Sarah Wojciechowski  
Recording Secretary

Approved at the BRA meeting on: October 26, 2010