

Brownfield Redevelopment Authority
70 Maple Street, Manistee, MI 49660

Meeting Minutes
October 26, 2006

A Meeting of the Manistee City Brownfield Redevelopment Authority was held on Thursday, October 26, 2006 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Frank Beaver, Steve Brower, Dave Carlson, John Kiefer, Mark Lindgren, Mary Russell, Jeff Seng, and Lee Trucks

MEMBERS ABSENT: Vacancy

OTHERS: Sara Bizon (Little River Band of Ottawa Indians), Steve Harold (Manistee County Historical Museum), Renee Ihlenfeldt (EDO Office), Dennis terHorst (D.D.A.), Julie Beardslee (City Assessor), Jon Rose (Community Development Director), T. Eftaxiadis (NTH Consultants)

The Meeting was opened at 7:00 p.m. by Chair Mary Russell

PUBLIC HEARING:

None

APPROVAL OF MINUTES:

MOTION by Steve Brower, seconded by Dave Carlson that the minutes from the August 24, 2006 Meeting be approved.

MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

Members from City Council, the Downtown Development Authority, City Staff, Manistee County Historical Museum and County Economic Development Office were sent invitations to the meeting. Their attendance was requested to assist the members of the Brownfield Redevelopment Authority on preparing a list of sites and site inventory of Brownfield locations within the City of Manistee.

Draft Site Inventory

T. Eftaxiadis presented a Draft Site Inventory that was reviewed by the people in attendance.

Discussed if Oil and Gas Wells should be on the list?

An Ad-Hoc Committee was appointed to continue inventory work. Members are as follows:

- Dave Carlson
- Lee Trucks
- Mary Russell
- Jeff Seng
- Steve Harold
- Denis terHorst
- Jon Rose
- T. Eftaxiadis
- John Kiefer

A review/discussion was held on the (Draft) Site Selection Criteria for Phase I Environmental Site Assessments - US EPA Brownfield Assessment Grant City of Manistee . A ranking system was developed as follows:

- Low* - Low Priority
- Med* - Medium Priority
- High* - High Priority

The list was rated as follows:

Selection Criteria:

- 1. Availability of environmental reports (Phase I and/or Phase II ESA) (Y/N)
- 2. Potential CERCLA liability (Y/N)
- 3. Availability of, or potential for obtaining site access (Y/N)
- Low* 4. Ownership status (public/private/non-profit)

ECONOMIC DEVELOPMENT CONSIDERATIONS

- High* 5. Expressed or eminent developer interest
- High* 6. Critical to attracting developer interest
- High* 7. Critical redevelopment location (downtown, US-31, Peninsula, etc)
- Low* 8. Redevelopment potential without job creation (residential, recreation, open space)
- High* 9. Redevelopment potential with job creation.
- High* 10. Important to land assembly efforts and activities.
- Low* 11. Active commercial/manufacturing operation
- Low* 12. Identified public building need.
- Low* 13. Proximity to available infrastructure
- Med* 14. Catalytic value

ENVIRONMENTAL/PUBLIC HEALTH CONSIDERATIONS

- High* 15. Suspected contamination
- High* 16. Threat posed to human health and safety
- High* 17. Blight impact
- Med* 18. Neighborhood interest
- Med* 19. Non-compliance with zoning ordinance.
- Med* 20. Surrounding ecosystem impact or sensitivity
- Low* 21. Interest in environmental cleanup without specific expressed developer interest.
- Low* 22. Potential for environmental justice.

Discussed potential US EPA Grant Applications.

Special Meeting Scheduled

Chair Mary Russell scheduled a Special Meeting for Tuesday, October 31, 2006 at 7:30 a.m. in the Council Chambers, City Hall, 70 Maple Street to further discuss and consider a resolution to apply for EPA Grant(s).

OTHER COMMUNICATIONS

None

CITIZEN QUESTIONS, CONCERNS AND CONSIDERATION

None

WORK/STUDY SESSION

None

ADJOURNMENT

There being no further discussion MOTION by Lee Trucks, seconded by Steve Brower that the Meeting of the Brownfield Redevelopment Authority be adjourned.

Motion passed unanimously. Meeting Adjourned at 10:00 p.m.

Respectfully Submitted



Jon R. Rose, Recording Secretary