

ALGER COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MINUTES OF JUNE 12, 2013

The Alger County Brownfield Redevelopment Authority convened in the conference room of the county courthouse at 3:10 p.m. on the above date.

The meeting was called to order by Chairman Doucette. Members present: Jerry Doucette, Mary Ann Froberg, Pam Johnson, Esley Mattson, Hampton Waring and JoAnn Carlson.

Members absent: Teri Grout and Phil Hansen.

Guests: Gabriel Zawadzki – MAC and Dave VanHaaren – AKT Peerless.

Public comment session was open. There was no public comment from the floor – comment session was closed.

On a motion by MaryAnn Froberg and seconded by Esley Mattson to approve agenda as presented. Motion carried.

On a motion by Esley Mattson and seconded by Mary Ann Froberg to approve minutes. Motion carried.

On a motion by MaryAnn Froberg and seconded by Hampton Waring to approve financial report. Motion carried.

Beginning Balance	\$19,601.42
Deposits	0
<u>Expenses</u>	<u>0</u>
<b>Balance</b>	<b>\$19,601.42</b>

Dave VanHaaren, AKT Peerless – Environmental Services, gave an update to the Authority of the tasks for our current project at Lammi’s (Chatham Corner Store):

Task 1 - Addressing MDEQ 2012 site investigation recommendations

- Further site investigation at the property to evaluate subsurface soil and groundwater related to potential subsurface soil gas vapor.

Task 2 – Developing strategies for funding Incentives and redeveloping the subject property, including project meetings

- Identify available Brownfield redevelopment funding sources and incentives that may be applicable to the project
- Develop a Preliminary Financing Plan to outline future steps supporting the reuse/redevelopment

Task 3 – Conduct a Property Condition Assessment of the Subject Property

- To evaluate the condition of structures on the property
- Provide an independent, professional opinion of physical deficiencies observed at the property. The term physical deficiencies as defined by ASTM means the presence of conspicuous defects or material deferred maintenance of a subject property’s material systems, components, or equipment as observed during the field observer’s walk-through survey.

Gabriel Zawadzki, MAC – Grant Services Program, explained to the Authority that the EPA grant was not successful this year and a debriefing conference call was held to find out what weakness was in

the grant application. The grant application score will be made as part of the minutes.

Dave VanHaaran also thought that it would be a good idea to get with TAB-BIT, to compile an inventory of Alger Brownfield sites. The Brownfield Inventory Tool (BIT) is a comprehensive brownfield program management tool. We may enter detailed site data, upload documents and data, generate and export a variety of reports, including a property profile form. MaryAnn Froberg make a motion and seconded by Esley Mattson to have a conference call set up with TAB-Bit and have Alger County properties compiled. Motion carried.

Old Business: The Authority still has one vacant position that needs to be filled. Chairman Doucette will be talking to Kathy Reynolds to determine if someone on the DDA board would like to fill this position.

Reports: None

Correspondence: None

Board Comments: None

Public Comments: None

Motion was made by Hampton Waring and seconded by Mary Ann Froberg to adjourn. Motion carried. Meeting was adjourned at 4:30 p.m.

Future Items:

1. Policies and Procedures
2. Fill vacant position