

ALGER COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MINUTES – JANUARY 20, 2016

The Alger County Brownfield Redevelopment Authority convened in the conference room of the county courthouse at 3:00 p.m. on the above date.

The meeting was called to order by Vice-Chair Doucette.

Members Present: Mary Ann Froberg (3:20 p.m.), Jerry Doucette, Esley Mattson, Pam Johnson, Phil Hansen, Kathy Reynolds and JoAnn Carlson (4:00 p.m.).

Members Absent: Terri Grout, Hampton Waring.

Guest: Jeffrey Hawkins – Envirologic Technologies, Inc., Devin Olson – Munising City Manager, John Madigan & Debbie Nedeau (applicant) – Munising Investments LLC,

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

On a motion by Esley Mattson and seconded by Kathy Reynolds to approve agenda. Motion carried.

Brownfield application for the Cox building was presented to the Authority for review – property #051-256-004-00. Kathy Reynolds went over the application and answered questions from the Authority. On a motion by Phil Hansen and seconded by Esley Mattson to accept application as presented. Motion carried.

Jeffrey Hawkins gave a report on the Cox Building. Phase I has been completed and looks like no further testing will need to be done. Envirologic will be relying on the previous Phase II work that has been completed. This testing has identified the subject property as a “facility” and is eligible as a brownfield site. Envirologic anticipates presenting an amended Work Order to the ACBRA at the February meeting to complete a Baseline Environmental Assessment (BEA) and Due Care Plan, Brownfield Plan for tax increment capture and an Act 381 Work Plan to obtain approval for the reimbursement of eligible activities with school taxes.

Brownfield application and Policies and procedures were presented to the Authority for review. On a motion by Kathy Reynolds and seconded by Phil Hansen to add the following language to both the application and to the policies and procedures – Projects that receives direct funding from the ACBRA, which may include outside funding such as an EPA grant, MDEQ grants/loans etc., may require a reimbursement agreement. Motion carried. On a motion by Kathy Reynolds and seconded by Esley Mattson to add to the language that the review fee of \$500.00 is non-refundable and may be waived at the discretion of the ACBRA. Motion carried.

Envirologic provided several examples of a Reimbursement Agreement for consideration by the ACBRA. The ACBRA will discuss creating an applicant reimbursement agreement at next month meeting.

Old Business: Len's Service and Auto Body or known as Larose's Gas Station. Jeff Hawkins has been in contact with Mark Petrie – DEQ Region 4 project manager, who informed him that he will be doing additional site investigation and hopes to close and remove site from leaking underground storage tank list this summer. He also talked with Ron Smedley, Grant Coordinator for the Brownfield Redevelopment Program to confirm that this site could utilize grant funding for the Phase I and Phase II as needed. Grant money can be used – will notify Mathias township supervisor to be at next Brownfield meeting to go over the process with him.

Reports: None

Correspondence: Jeff Hawkins – Envirologic presented the Authority with a sample copy of a Brownfield Plan for review.

Public Comment Session was open: No public comment.

On a motion by Phil Hansen and seconded by Kathy Reynolds to adjourn. Meeting was adjourned at 5:15 p.m.