

## Van Buren County Brownfield Redevelopment Authority Regular Meeting Minutes July 11, 2018

**Board of Commissioners Room, 2<sup>nd</sup> Floor Administration & Land Services Building**

### 1. Call to Order and Determination of Quorum

At 3:31 pm, by Chairperson Lisa Phillips, with attendees/absentees/quorum status as follows:

**Board Members Present (7):** Lisa Phillips, Sarah Moyer-Cale, Kate Hosier, Gail Patterson-Gladney, Jan Petersen, Zack Morris, Katie Strohauer; **Board Members Absent and Excused (2):** Cynthia Compton, Jeff Mills; **Board Vacancies: (0).** A quorum (7 of 9) is initially present.

**Others present:** Secretary-Treasurer Wayne Nelson, Marketing Consultant Pamela Jackson representing Environmental Consultant Erik Peterson, Attorney Christopher Bovid and James Standish, representing Nightmare Realm LLC.

### 2. Approval of Agenda

The Chairperson's prepared agenda was approved by unanimous consent

### 3. Approval of Minutes of Regular Meeting held June 13, 2018

Motion by Patterson-Gladney, supported by Morris, to approve the minutes of the Regular Meeting held June 13, 2018, as presented. Approved by a 7-0 vote.

### 4. Public Comment--None

### 5. Correspondence—Jackson announced that Environmental Consultant Erik Petersen had received a preliminary inquiry for a possible project.

- a. **Secretary-Treasurer's Report--**Nelson reviewed his written report, and presented the following invoices for approval:

<i>Amount</i>	<i>Vendor</i>	<i>Invoice#</i>	<i>Date</i>	<i>Purpose</i>
\$ 105.00	Envirologic	#04717	2018-07-10	Outreach program services
\$ 478.83	Envirologic	#04718	2018-07-10	67902 Red Arrow; cleanup planning
<u>\$3,093.75</u>	Envirologic	#04719	2018-07-10	109 E Michigan, Paw Paw; BEA & DDCC
<u>\$3,677.58</u>	Total			

Motion by Hosier, supported by Moyer-Cale, to approve payment of these invoices totaling \$3,677.58. Approved by a vote of 7-0.

### 6. EPA Grant—Updates

- a. **23492 Red Arrow Highway—**Nelson announced that all entity documentation for Nightmare Realm LLC, has been received. Attorney Christopher Bovid and James Standish appeared in behalf of Nightmare Realm LLC and requested approval of an additional Work Order presented by Pamela Jackson of Envirologic. Bovid commented on the project progress.

Motion by Morris, supported by Hosier, to approve Envirologic Work Order#17 for this project, with a budget of \$14,450 for Phase II ESA and, if indicated in the Phase II ESA report, \$4,700 for BEA and DDCC. Approved by a vote of 7-0.

- b. 109 E. Michigan Avenue, Paw Paw**—This petroleum project is proceeding with an asbestos survey in process.
- c. 67902 Red Arrow Highway, Hartford Township**—Morris urged that the BRA stage an on-site informational session for MDEQ, legislative, local government, and other relevant parties to better appreciate the scope of hazardous materials at the site.
- d. 05585 Blue Star Highway, South Haven Charter Township**--There is no current progress to report on the project
- e. EPA Grant Status**—Pamela Jackson presented an updated report on the EPA Grant financial status and the continuing outreach program.

**7. Current Brownfield Plans Update**

- a. Midwest V, LLC (Paw Paw Laundry)**—The Secretary-Treasurer has issued a Certificate of Completion for the project.
- b. Mattawan Commercial**—The developer continues to attempt to find a tenant for the project, as the original tenant has decided not to proceed.
- c. Paw Paw Brewing**--Asbestos abatement is in progress.
- d. Village Pharmacy, Paw Paw**--Erik Peterson continues to seek full documentation for project costs.

**8. Adjournment**

Motion by Petersen, supported by Hosier, to adjourn. Approved by a vote of 7-0, the Chair adjourned the meeting at 4:12 p.m.



Wayne Nelson, Secretary-Treasurer  
 Van Buren County Brownfield Redevelopment Authority

Acronyms used in BRA Minutes:

<b>Acronym</b>	<b>Type</b>	<b>Meaning</b>
BRA or VBCBRA	Agency	Van Buren County Brownfield Redevelopment Authority
EPA	Agency	U. S. Environmental Protection Agency
DEQ or MDEQ	Agency	Michigan Department of Environmental Quality
MEDC	Agency	Michigan Economic Development Corporation
VBC	Agency	Van Buren County
VBCBOC	Agency	Van Buren County Board of Commissioners
BEA	Environmental Term	Baseline Environmental Assessment
DDCC	Environmental Term	Documentation of Due Care Compliance
ESA	Environmental Term	Environmental Site Assessment (as in Phase II ESA)
QAPP	Environmental Term	Quality Assurance Project Plan