

Van Buren County Brownfield Redevelopment Authority Regular Meeting Minutes October 9, 2019

**Board of Commissioners Room, 219 E. Paw Paw Street
 Paw Paw MI 49079**

1. Call to Order and Determination of Quorum

At 3:32 pm, by Chairperson Lisa Phillips, with attendees/absentees/quorum status as follows:

Board Members Present (6): Chair Lisa Phillips, Vice-Chair Jan Petersen, Kate Hosier(arrived after Item 2), Gail Patterson-Gladney, Cynthia Compton, and Dr. Patrick Creagan; **Board Members Absent and Excused (3):** Sarah Moyer-Cale, Katie Strohauer, Zachary Morris; **Board Vacancies: (0)**. A quorum (5 of 9) is initially present.

Staff Present: Secretary-Treasurer Wayne Nelson; Environmental Consultant Erik Peterson; Jason Harloff of Applicant Odd Bros LLC; Linda Marcon of Applicant Marcon Ventures LLC.

2. Approval of Agenda--Motion by Petersen, supported by Patterson-Gladney, to approve the Chair’s prepared agenda with the addition of one invoice. Approved by a vote of 5-0.

3. Member Kate Hosier Arrives—At 3:35 pm

4. Approval of Minutes of Regular Meeting held September 11, 2019--Motion by Creagan, supported by Patterson-Gladney, to approve the minutes of the Regular Meeting held September 11, 2019. Approved by a vote of 6-0.

5. Public Comment—None

6. Correspondence—None

7. Secretary-Treasurer’s Report--Nelson presented a written report, and the following invoices were presented for approval:

<i>Amount</i>	<i>Vendor</i>	<i>Invoice #</i>	<i>Invoice Date</i>	<i>Reason</i>
EPA Grant Invoices:				
\$ 150.00	Envirologic Technologies Inc	05854	2019-10-01	Community Outreach
207.50	Envirologic Technologies Inc	05904	2019-10-07	67901 Red Arrow; B-Plan
350.00	Envirologic Technologies Inc	05905	2019-10-07	05585 Blue Star; B-Plan
<u>12,800.51</u>	Envirologic Technologies Inc	05906	2019-10-07	804 S Kalamazoo; elig, Phase II, B-Plan
\$ 13,508.01	Envirologic Technologies Sub-Total			
<u>9,006.20</u>	Van Buren County	19-0232	2019-09-30	Personnel costs FY 2017, 18, 19
<u>\$ 22,514.21</u>	Total of EPA Grant Invoices			
BRA General Invoices:				
\$ 8,190.00	Wayne Nelson	1974	2019-09-30	Services 4/1/2019 to 9/30/2019
<u>\$ 8,190.00</u>	Total of BRA General Invoices			
<u>\$ 30,704.21</u>	Total of All Invoices			

Motion by Patterson-Gladney, supported by Creagan, to approve payment of the foregoing Envirologic invoices totaling \$13,508.01. Approved by a vote of 6-0.

Motion by Creagan, supported by Patterson-Gladney, to approve payment of the foregoing Van Buren County invoice totaling \$9,006.20. Approved by a vote of 6-0.

Motion by Patterson-Gladney, supported by Petersen, to approve payment of the foregoing Wayne Nelson invoice totaling \$8,190.00. Approved by a vote of 6-0.

8. New Business—

- a. **153 Commercial Ave, Paw Paw**— Erik Peterson presented a project application and introduced Jason Harloff, managing member of the applicant Odd Bros, LLC. The Applicant has a purchase agreement for the subject parcels and seeks EPA Grant funding for eligibility, Phase I ESA, and BEA/DDCC, with the possibility of a Brownfield Plan.
Motion by Hosier, supported by Compton, to receive the application, approve Work Order #29 for a budget amount of \$7,500.00 against the Hazardous Substances Grant, subject to receipt of the application fee and signed Development Agreement. Approved by a vote of 5-0, with Phillips abstaining due to a business relationship with the Applicant.
- b. **23944 Red Arrow Hwy, Antwerp Twp--** Erik Peterson presented a project application and introduced Linda Marcon, sole member of the applicant Marcon Ventures, LLC. The Applicant has a purchase agreement for the subject parcels and seeks EPA Grant funding for eligibility, Phase II ESA (a Phase I already having been completed), BEA/DDCC and Brownfield Plan.
Motion by Hosier, supported by Patterson-Gladney, to receive the application, approve Work Order #30 for a budget amount of \$25,350.00 against the Petroleum Assessment Grant, subject to receipt of the application fee and signed Development Agreement. Approved by a vote of 6-0.
- c. **71221 CR 388, South Haven Twp**—Erik Peterson presented the application in behalf of Pana, LLC and its managing member Charles Spreitzer. Clarification on the scope of the project is needed.
Motion by Hosier, supported by Creagan, to table the matter until the November 2019 meeting. Approved by a vote of 6-0.
- d. **EPA Grant Extension Request**—The EPA has formally approved our one-year extension request and the grant agreement BF-00E02005 is now extended to September 30, 2020.

9. Member Dr. Patrick Creagan Departs—At 4:30 pm.

10. Old Business—EPA Grant Project Updates

—Erik Peterson gave brief verbal updates on projects at 61072 68th St, 67902 Red Arrow Hwy, 05585 Blue Star Hwy, 08337 M-140 Hwy, 804 S Kalamazoo St, and Ampey Rd. Wayne Nelson presented updated EPA Grant financial reports.

11. Adjournment

There being no additional business, the meeting was adjourned by the Chair at 4:40 pm.



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

Acronyms used in BRA Minutes:

<i>Acronym</i>	<i>Type</i>	<i>Meaning</i>
BRA or VBCBRA	Agency	Van Buren County Brownfield Redevelopment Authority
EPA	Agency	U. S. Environmental Protection Agency
EGLE (formerly MDEQ)	Agency	Michigan Department of the Environment, Great Lakes, and Energy (formerly 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