

KALAMAZOO COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

MEETING DATE: Thursday, April 23, 2009
PLACE OF MEETING: County Administration Building
MINUTES-corrected

Present were: Marc Hatton, Robert Barnard, Thell Woods, Clare Annen, Ken Peregon, Julie Rogers, Ruth Blake, Matthew VanDyk, Art Hoekstra
Absent: Larry Baumgart, Katrina Schuur
Ex-officio: George Cochran, Kalamazoo Township
Staff Support: Lotta Jarnefelt, David Artley, Jeff Hawkins (consultant)
Recording Secretary: Tracy Free

- I. Meeting called to order – by Chair Rogers at 5:39 pm
- II. Approval of Minutes: Ken Peregon made a motion to approve the March 26, 2009 minutes. The motion was seconded by Robert Barnard. The motion carried with a 9-0 vote.
- III. Citizens Comments: No comments were given.
- IV. Consent Calendar - Definition
 - a. Items that come before a body that require no debate and are generally Approved without opposition.
 - b. Voted as a single item once the items listed are read into the record.
 - c. Consent agenda can be asked to be removed and put on regular agenda for debate.
 - d. You should call/ email Dave Artley and Lotta Jarnefelt before meeting regarding questions towards consent agenda and cc Julie Rogers and Thell Woods.

Thell Woods made a motion to approve the Consent Calendar which included 5 bills for payment. Rob Barnard seconded the motion. The motion carried with a 9-0 vote.

Five Bills for Payment

1. Invoice #25347: Total \$450.00
General Programmatic Activities
Work order #16 (Bill Group D) -\$450.00
This can be split between Haz. Substances Grant and Petroleum Grant Activities included communications and County staff, project updates and preparation of public outreach materials.
2. Invoice #25348: Total \$1,040.00

Act 381/Loan Work Plan
Work order #10 (Bill Group B) - \$1,040.00
Activities include communications with County and Midlink related to Act 381/Loan issues.

3. Invoice #25349: Total \$5,780.95
Davis Creek Business Park Methane Investigation, Kalamazoo, MI
Work order #12 (Bill Groups E and F) - \$5,780.95
This can be applied only to the Petroleum Grant.
Activities include: methane point installation and monitoring activities.
4. Invoice #25351: Total \$19,213.92
Former Sun Chemical, 8975 Shaver Road, Portage, MI
Work order #17 (Bill Group A) - \$16,820.67 – This can be applied only to the Hazardous Substances Grant. Activities include completion of Phase II ESA including eligibility, sampling plan, field services, lab services, client communications and report preparation.
Work order #17 (Bill Group D) - \$2,393.25 – This can be applied only to the Petroleum Grant. Activities include: sampling activities, lab expense and geophysical survey related to potential underground storage tank.
5. Invoice #25352: Total \$25,418.01
Brown Family Holdings – 2700 N. Pitcher, Kalamazoo, MI
Work Order #15, as amended (Bill Groups C and D) - \$25,418.01
This can be applied only to the Hazardous Substances Grant.
Activities include activities related to implementation of Phase II ESA, BEA and Due Care Activities including data evaluation, sample collection and analysis, report preparation and communications with client.

V. Staff Report – (No specific actions required/ SEE PROJECT UPDATE SHEET)

- a. 2805 East Cork – Davis Creek – City of Kalamazoo - update
 1. Methane monitoring points have been installed at all proposed sampling locations
 2. High concentrations of methane are confined to the northwest corner of the facility
 3. Low concentrations of carbon dioxide and oxygen deficient conditions were noted at many of the locations
 3. Preliminary review of the analytical data is scheduled at the

end of April 2009

- b. 2700 North Pitcher – Goodwill Site – update
 - 1. Envirologic has completed Phase II ESA
 - a. Installation of 11 Geoprobe soil borings
 - b. 18 sub-slab vapor sample points (future/long term monitoring)
 - 2. Laboratory results include contaminants in soil and groundwater
 - 3. BEA and Due Care Plan is underway
 - 4. Additionally, soil vapor samples from below building floor indicate the presence of TCE above acceptable industrial soil gas screening concentrations. There are major challenges in measuring soil or contaminant vapor under concrete that is 6+ inches thick none the less of which is the incremental costs and the difficulty of finding the “right” place to place a test point. It requires placement of subconcrete testing points and connecting them to a pump with a coal filter. Each point must show a negative pressure under the concrete to demonstrate that it is working pulling out the contaminant vapors and the contaminant absorption into the charcoal must be measured on a regular basis. There are additionally the cost of electricity for the pump and replacement costs of the charcoal. There are occasionally Zodiac tank tests at each floor port testing point where vapor is drawn into a tank and sent for analysis.
 - c. 5200 East Cork – Midlink - update
 - 1. Short term holding pattern
 - 2. Comstock has been asked to get involved in the discussion of all the following and to host the next meeting with Midlink:
 - a. Developers Agreement
 - b. Act 381 Work Plan
 - c. Site Specific Core Community Status
 - d. Economic Opportuniy Zone
 - d. Future funding: Meeting with City of Kalamazoo BRA, Envirologic Technologies, and County BRA.
 - e. EPA Budget Adjustments/Grant Extension/10%/One Year Work is in progress and will get the extension.
 - f. Other
- VI. Work order adjustments
- a. City of Kalamazoo Wellhead Protection/Petroleum Concerns. The City of Kalamazoo Water Systems is fed from underground wells.

There is a wellhead protection system that calculates potential contamination to each wellhead site at a time of Time-of-Travel Capture Zones of 1 year/ 5 year/ and 10 years from the well. Within these areas are a number of abandoned and orphaned former gas stations with the potential to do great damage to the Kalamazoo water supply. But the actual risk at most of the sites is relatively unknown. As a community good project in a collaborative effort, the Michigan Department of Environmental Quality, the City of Kalamazoo Water and Sewer Department, and the County Brownfield Redevelopment Authority prioritized 7 of 92 former gas station sites as potentially high risk: a) due to proximity to wellheads (within the 1 year radius); b) Known LUST (Leaking Underground Storage Tanks) sites; c) contours of the land; d) probable accessibility to the site. The Rapid transit Site is within the 1 year radius of Wellhead Pumping Stations 1, 2, 3, 4, and 7. The 3307 Stadium site is just across the street from Well Head Pumping Station 12. The purpose of doing the Phase I and II ESA activities is to identify the potential degree of contamination risk and should remediation funds become available, set these as first priority sites for work. There were a total of 92 LUST gas station sites within the overall City of Kalamazoo Wellhead Protection System. Funding will come from the EPA Petroleum grant. It is a community betterment initiative and the City has no funds for this purpose.

- Work Order #18 – Rapid Transit Site – 802 S. Burdick, Kalamazoo, MI for \$20,500.00 to conduct Phase I and II ESA activities.
- Work Order #19 – Super Duper Site – 3307 Stadium Drive, Kalamazoo, MI for \$20,500 to conduct Phase I and Phase II ESA activities.

Clare motioned for approval of two new Work Orders (18 and 19) for the Wellhead Protection/Petroleum Project for 802 S. Burdick and 3307 Stadium Drive. Thell Woods seconded the motion. The vote was 8-0 (Member Hoekstra had left).

VII. PR / Media Committee
In need of more help

- a. Project sheets (ET making) Creation of a two year work summary – 2handouts
- b. Presentation to the CBOC in the Summer
- c. Signage of sites

- 1) It was recommended that BRA be added under the Kalamazoo County Development sign in bigger print, centered.
- 2) Cost
 - a) 4'x6' one sided panel \$384.00 plus posts
 - b) 4"x4"x8' stained pine posts \$59.50/pair
-with basic caps \$75.90/pair
 - c) installation in Kalamazoo Area \$65.00
 - d) Vinyl Banner with hanging grommets
-30"x60" \$75.00
- 3) Delivery within 1.5 weeks

A motion was made by Robert Barnard to approve the securing of promotional signage for assessment sites (1 sign and 1 banner). Clare Annen seconded the motion. The vote was 8-0

- d. April 14th – Nature Center
 1. Went really well
 2. A suggestion was made that the committee get name tags

VIII. Other

- a. Schedule Executive Committee Meeting for 2nd week of month
- b. Schedule Project and Finance Committee for 1st week of the month

IX. Citizens Comments
None to report.

X. Meeting was adjourned at 6:35 pm

The next meeting is scheduled for Thursday, May 28, 2009