

**DELHI CHARTER TOWNSHIP  
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD  
MINUTES OF REGULAR MEETING HELD ON OCTOBER 24, 2017**

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The Brownfield Redevelopment Authority met Tuesday, October 24, 2017 in a regular meeting at the Community Services Center, 2074 Aurelius Road, Holt, Michigan. Chairperson Leighton called the meeting to order at 7:21 p.m.

**MEMBERS PRESENT:** Harry Ammon, Tim Fauser, John Hayhoe, Brian Houser, David Leighton, Steven L. Marvin, Nanette Miller, Tonia Olson

**MEMBERS ABSENT:** Kim Cosgrove

**OTHERS PRESENT:** C. Howard Haas, DDA Executive Director; Lori Underhill, Secretary

**PUBLIC COMMENT:** None

**SET/ADJUST AGENDA**

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There were no adjustments to the agenda.

**APPROVAL OF MINUTES**

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**Olson moved, Leighton supported, to approve the regular meeting minutes of September 26, 2017.**

A Voice Poll Vote was recorded as follows: All Ayes

Absent: Cosgrove

**MOTION CARRIED**

**PUBLIC HEARING – YEAR 2018 BROWNFIELD REDEVELOPMENT AUTHORITY BUDGET**

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**Fauser moved, Marvin supported to open the Public Hearing for the Fiscal Year 2018 Brownfield Redevelopment Authority Budget and its subset, Local Brownfield Revolving Fund.**

A Voice Poll Vote was recorded as follows: All Ayes

Absent: Cosgrove

**MOTION CARRIED**

Public Hearing opened at 7:22 p.m.

There were no comments from the public.

**Olson moved, Fauser supported to close the Public Hearing for the Fiscal Year 2018 Brownfield Redevelopment Authority Budget and its subset, Local Brownfield Revolving Fund.**

A Voice Poll was recorded as follows: All Ayes

Absent: Cosgrove

**MOTION CARRIED**

SUBJECT TO APPROVAL

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Public Hearing closed at 7:23 p.m.

**APPROVE FISCAL YEAR 2018 BROWNFIELD REDEVELOPMENT AUTHORITY BUDGET**

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**Miller moved, Leighton supported, to approve the Fiscal Year 2018 Delhi Charter Township Brownfield Redevelopment Authority Budget and its subset, Local Brownfield Revolving Fund, and to submit it to the Township Board of Trustees for approval.**

A Roll Call Vote was recorded as:

Ayes: Ammon, Fauser, Hayhoe, Houser, Leighton, Marvin, Miller, Olson

Absent: Cosgrove

**MOTION CARRIED**

**ADOPT RESOLUTION NO. 2017-002: AMENDING BROWNFIELD PLAN #4**

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**Olson moved, Fauser supported, to adopt Resolution No. 2017-002, a resolution recommending the amendment of Brownfield Plan #4.**

Chuck Barbieri, environmental attorney, Foster Swift Collins & Smith, P.C. explained that in 2017, the Brownfield Redevelopment Authority (BRA) adopted Brownfield Plan #4 to ensure that the expenses incurred for testing and remediation at 2022 Cedar Street could eventually be reimbursed. The law states that no recovery of costs can occur without a Plan in place. Now that a developer for the property has been identified, the opportunity exists to amend the Plan to include the entire block of property on Cedar Street. The Plan, 21 years in length, allows for the developer to be reimbursed for the clean-up of soil and groundwater contamination, Due Care, a venting system, and soil management reporting during the first 15 years. Then, the BRA will have 5 years in which to reimburse itself for costs incurred – environmental testing, demolition, etc. At the end of the Plan, tax revenue will be deposited in the Local Brownfield Revolving Fund for a period of 5 years. Once approved, the Board of Trustees will notify local taxing jurisdictions and hold a Public Hearing on the Plan on November 21<sup>st</sup>, prior to its formal adoption.

Dave Van Haaren, Director of Economic Development at Triterra explained that the amended Plan addresses all contamination – metals, gasoline, soil, groundwater, and includes a passive vapor mitigation system to depressurize gas as it enters the proposed buildings.

Scott Gillespie, founder and owner, The Gillespie Company, reported that the site plan for Esker Square was submitted to Township officials. The building plans are approximately 85% complete. He reported that his experience working with the DDA and Township staff has been very positive.

Mr. Leighton questioned the ongoing costs of the vapor mitigation system. Mr. Van Haaren responded that there will be minimal annual costs for testing the system. Year one is incorporated in the Plan.

Ms. Miller asked for an explanation of the vapor mitigation system. Mr. Van Haaren responded that petroleum is in the ground at a depth of approximately 80 feet. Vapors could rise and intrude the building. A venting grid will be placed over the ground, piping the vapor into vents above the roofline where the environmental impact is negligible.

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Mr. Leighton asked if new regulations for airborne contaminants were considered. Mr. Van Haaren responded that the vapor mitigation system is proactive to new regulation. The Michigan Department of Environmental Quality will add this additional screening requirement beginning in August. Baseline Environmental Assessments will also cover this in the future.

A Roll Call Vote was recorded as:

Ayes: Ammon, Fauser, Hayhoe, Houser, Leighton, Marvin, Miller, Olson

Absent: Cosgrove

**MOTION CARRIED**

**Limited Comments**

None.

**ADJOURNMENT**

The meeting was adjourned at 7:38 p.m.

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Nanette Miller, Secretary

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SUBJECT TO APPROVAL