

NEGAUNEE TOWNSHIP

Brownfield Redevelopment Authority

December 1, 2016 Minutes

Meeting called to order at 5:30 PM

Roll Call: Members Present: Jim Thams, Eugene Maki, Kevin Jokinen, Greg Johnson

Members Absent: Mike Lempinen,

Others Present: Nick Leach

Public In Attendance:

Russ Williams (Property Owner)

Jacob Mattson and Jocelyn Jonace (5 Forge Road)

Approval of the minutes: September 20, 2016 meeting—Motion by Greg, Seconded by Kevin. **Motion Passed Unanimously.**

Approval of the agenda: with amendment to add Demolition Bid Review under New Business: motion by Kevin – support by Greg. **Motion Passed Unanimously.**

Public Comment: None

Public Hearing: Sawmill Road Brownfield Plan

Jim Thams detailed the process and procedure for the Public Hearing. Thams also gave a brief overview of the Brownfield Redevelopment Authorities goals and purpose. Thams noted that the site is being prepared for residential redevelopment.

Jocelyn Jonace, 5 Forge Road asked about soil contamination and asbestos removal. Gene explained to the public that TriMedia and Lakeshore Environmental have been contracted to identify and remediate contamination.

Jacob Mattson, 5 Forge Road asked where this property abuts his property at 5 Forge Road. Leach pulled up aerial imagery of the site and noted where the lot lines intersect. Mattson asked about costs for the project. Leach referenced cost estimate breakdowns in the plan and gave a brief explanation of cost recapture through tax increment financing.

Thams asked for any further questions. Hearing none, **Thams closed the Public Hearing.**

Johnson noted a typo. Page 3 Section 5.1: Revise “Appendix A” to read “Appendix B”.

Motion to send recommendation for approval to Township Board by Maki, Seconded by Jokinen.

Motion passed unanimously.

Demolition Bid Review

Williams outlined his procedure for acquiring the bids to the BRA. He noted that Oberstar and Associated Constructors sent representatives to view the site. Discussion on whether the contractor should use backfill after demolition. Williams noted the representatives suggested that would be unnecessary because when construction begins it would have to be dug out again. It was noted that the contractor would be removing roughly 5 feet of soil but they would grade the site with gradual slopes. The potential for pooling of water was discussed. Williams explained the sand content of the soil and the grading will prevent that.

Thams noted the BRA initial demolition estimate was \$15,000. The low bid is \$13,250.

Motion to approve Associated Constructors bid for demolition and to have Williams be the contact person for setting up date pending Board Approval of the Brownfield Plan by Jokinen, Seconded by Johnson. **Motion Passed Unanimously.**

Public Comment: Jonace asked if the property owner is planning on building at the site. Williams explained that was the original intention but now it is anticipated to be sold for development.

Motion to adjourn at 6:15pm by Jokinen, Seconded by Thams. **Motion Passed Unanimously.**