

# Negaunee Township Brownfield Redevelopment Authority

Meeting Minutes  
November 05, 2015

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**Meeting called to order:** Jim Thams called the meeting to order at 5:30 PM.

**Members Present:** Jim Thams, Kevin Jokinen, Mike Lempinen

**Others Present:** Nick Leach, Linda Olsen, Russ Williams, Maura Pliska

**Members Absent:** Greg Johnson, Eugene R. Maki

**Approval of Minutes:** The August 25, 2015 minutes were reviewed. Motion to approve the minutes by Kevin Jokinen, as written. Seconded by Mike Lempinen.  
**Motion passed unanimously.**

**Addition or Correction to Agenda:** Motion made by Mike Lempinen, with the change of the date from August to November 5. Seconded by Kevin Jokinen. **Motion Passed unanimously.**

**Public Comment:** None

## **New Business:**

### A. Sawmill Rd Phase II Final Report Review

Nick Leach explained the lengthy report from TriMedia Environmental & Engineering. The first 6 pages were passed out for review. Nick Leach reviewed the Selenium numbers and levels first and explained they are very close to the background levels and very low for direct contact. GP-4 was the well testing area (about 20 feet down) and nothing came back at that point. The goal is to not have to remove the soil, but to only have to backfill the area. Further discussion took place on the definition of Selenium. Selenium was found on surface levels primarily and direct contact criteria for Selenium is over 2 million. In this report the levels were in the 400s. The soils that were contaminated were only 2 feet deep across the entire area tested.

Nick Leach moved to discussion of GP-6 on the map (area near the bottom of the stairs in the basement of the home). GP-6 laboratory results are as follows:

- \* Lead and Arsenic were detected above Direct Contact Criteria
- \* Lead, Silver, Arsenic, and Cadmium were detected above Drinking Water Protection (DWP) Criteria, and

\* Mercury, Silver, Arsenic, and Selenium were detected above Groundwater Surface Water Interface Protection (GSIP) Criteria.

The basement floor was reported to be earth and unpaved. GP-6 location is the only contaminated area. Maura Pliska from TriMedia explained this is the area we need to focus on. Russ Williams said there were approximately 40-50 car batteries in the basement and this may be where the contamination came from.

Maura Pliska sent a letter to Nick Leach (passed out to members) which was then reviewed. Maura Pliska said TriMedia would like to do further sampling around the soil in the GP-6 location. Nick Leach further reviewed the letter which explains the plan on how to move forward, what TriMedia further recommended, and the cost to proceed. The probable cost range to complete the tasks in Phase II in the letter was \$4,470 to \$5,115. This was to the best of TriMedia's knowledge, and that this could change due to possible conditions and circumstances that they may encounter.

Russ Williams added he had another agency, Dale Carrier, do testing for lead and asbestos in/on the home. Russ said they did find both contaminants in the walls, drywall, and/or floor tiles. The specimens were sent into the laboratory and the results are not back yet. Based on the results and levels, this will determine how to remove the contaminates. If the numbers are low enough they may be able to have NTFD burn the home for training purposes. If not, it would need to be torn down and removed properly.

Jim Thams summarized the above findings. Further testing is needed of the soil around GP-6, and possibly soil will need to be removed depending on the results from further testing. Maura further explained the testing will also delineate the areas needing to be excavated. (Width and depth of the area needing to be removed.)

Jim Thams asked if we know what the total costs would be for Brownfield. Nick Leach said we don't know that yet. Board briefly discussed what the Brownfield budget is. Jim Thams added it appears we have to move forward with the further testing, that the board needs to know what all the additional costs will be (abate and demo), and the board needs to know what their budget is.

Kevin Jokinen made a motion to move forward with Phase II as stated in the letter from TriMedia. Seconded by Mike Lempinen. **Motion passed unanimously.**

Nick Leach said he had some photos of TriMedia testing the area if anyone was interested in seeing them. Suggested maybe at the next meeting.

Russ Williams added it is his goal to build a new one level home (3 bedrooms, 2 baths) with a full basement and a garage on this site with in 2-3 years. Also discussed that Sawmill Road is a private road and the waterline runs down forge road. Russ Williams plans to use township water (no well). The board also asked Russ Williams to have Carrier test the shingles on the roof for asbestos. Russ Williams agreed to do this.

Nick Leach announced the next meeting will be after TriMedia finishes the Phase II testing.

**Old Business:** None

**Informational Items:**

\* Nick Leach explained a motion is needed to either allow him to sign checks, or if they would want the Chair to sign the checks for Brownfield. Mike Lempinen made the motion that Nick Leach and the Brownfield Chair be approved to sign checks for Brownfield, as the Brownfield Director, once approved by the board. Seconded by Kevin Jokinen. **Motion passed unanimously.**

**Public Comment:**

Russ Williams Thanked the Board for their time and effort.

**Adjournment:** Motion to adjourn at 6:17 PM made by Mike Lempinen, Seconded by Kevin Jokinen. **Motion passed.**

Respectfully Submitted by:  
Linda Olsen, Recording Secretary