

Negaunee Township

Brownfield Redevelopment Authority

42 State Highway M 35, Negaunee, MI. 49866
T 906-475-7869, F 906-475-5071

Meeting - June 23, 2015
Minutes of meeting

Meeting called to order at 5:30 PM

Roll call:

James Thames, Kevin Jokinen, Greg Johnson, Eugene R. Maki,
Nick Leach, Russ Williams

Approval of the minutes from the April 30th, 2015 meeting.

The minutes for the April 30th, 2015 meeting will be revised to reflect the attendees at the March 12th, 2015 meeting.

Minutes for the March 12th, 2015 meeting were approved by Greg Johnson – support by James Thames

Some revisions to the agenda:

Property along Midway Drive – Next to the business of Stone reflections - -

Property was at one time put up for tax sale when the people that owned the house moved out and left without cleaning it out. Some of the property was cleaned up and some of the food stuffs were disposed of from inside of the dwelling.

The property was purchased by Keith Doney –

Stone Reflections had made several attempts to purchase the property in order to expand their facility.

The property was a blighted site, was possibly reverted to the financial institution and then later owned by the Marquette County Land Bank.

The property was recently rezoned commercial – with the rezoning to be completed in the near future.

When the rezoning is complete – Stone reflections would have an opportunity to purchase the land and expand their facility.

The question was asked – why did the Marquette County get involved in this property.

This is one of several blighted properties that have been taken over by the Marquette County Brownfield Committee.

SAWMILL ROAD PROPERTY –

Reviewed the report from GEI on the Phase I work that was done for the environmental assessment of the property.

Outline of the project on the items 1.2 to 1.3 of the report.

Can read the entire report rather than rewrite the items in these minutes.

There were several supplements -- lead based paint may be a concern, comment was made since it is a residential building, is it necessary to remove the paint and asbestos prior to demolition?

What is the proper way to handle the asbestos and lead?

Review and investigate the costs to dispose of the materials at the landfill if they do or do not contain the lead or asbestos, contaminated materials may cost much more to dispose of. Would it be more economical to abate the asbestos and lead?

Disposal of the materials must be in accordance with the Michigan rules and regulations. Obtain cost estimates for disposal.

Data gaps for the property –

There is a pit in the back yard, when the investigation was done there was snow in the pit, what was the pit used for, was it an access – entrance to the facility at one time?

The committee reviewed pictures of the property – pictures were presented on a screen – from data on a computer.

What was the previous use of the property?

Auto repair and other use, sawmill – what type of contaminants may be on the property?

There may be a well point in the old basement.

More assessment must be done, collect representative samples around the property. Part of the survey would be to check the paint for lead.

The data base used by the firm in the investigation included the old Negaunee Township garage that had been located along Forest Drive, east of the county health dept office.

There was also a site near Horseshoe Lake Circle.—residual well.

These sites were taken from sites that were reported to the Environmental Response Division of the DEQ.

A map is available to view the sites.

There were no hazardous substances found at the old airport site.

Discussion of the invoice received from GEI:

GEI had the option of making a presentation regarding their finding as the result of the Phase I study or to make a proposal for the Phase II of the study.

What is the next step?

Pay the invoice from GEI

Go out for proposals for the Phase II study services.

Phase II to be done to determine possible contaminants in the ground, determine the extent if any of the asbestos and lead on the property.

Are there any halogenated cleaning compounds or volatile organic compounds on the site?

Go out for bids on the Phase II study to determine what may be on the site.

Nick to prepare the request for proposals (RFP).

Nick will send the RFP to the board members prior to being sent out to qualified bidders.

Motion by Kevin to pay the invoice, support by Greg.

Motion by Greg that Nick go out for RFP on Phase II by Greg , support by James.

Plan to get the building demolished by the end of the year

Midway trailer park, has been cleaned up and personnel noted that the for sale signs are not posted as had been in the past.

Stanaway property

Nick has been trying to reach Mr. Stanaway

There have not been any changes

Last heard that they were trying to get additional financing.

Contact Mr. Stanaway for timeline.

When will they be doing something? What are their plans?

Nick to draft a letter to be sent to Mr. Stanaway

Building near the intersection of M 35 and 492— old RR section house.

The property is owned by the State of Michigan, had been a proposal to reroute

M 35 through that property but is being held up for now,

Michigan State Highway Dept was contacted re: the demolition – removal of the building – there was a concern by the Township that children may use building and get injured in the building and that there was a concern that the building may become used by people using Meth.

The State – MDOT opted to tear down the building.

The site must be cleaned up.

There will be repair work being done on the RR crossing on M 35 and traffic will have to be rerouted while the repair, upgrade is on going.

Survey work is being done on 510 – at this time no more information.

Motion to adjourn by Kevin, support by Greg.