

# Negaunee Township

## Brownfield Redevelopment Authority

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

Meeting - August 18, 2015  
Minutes of meeting

Meeting called to order at 5:30 PM

Roll call:

James Thams, Kevin Jokinen, Greg Johnson, Eugene R. Maki, Mike Lempinen  
Also in attendance - Nick Leach, Russ Williams

Approval of the minutes from/for the June 23, 2015 meeting  
Approval by Kevin Jokinen, support by Jim Thams

Approval of the agenda

Sawmill Road property – 52-10-128-041-00

Review of the REQUEST FOR PROPOSAL – FOR PHASE II  
ENVIRONMENTAL SITE ASSESSMENT

The proposal request had been sent out to several qualified firms with proposals received from GEI and TRIMEDIA.

There was some discussion as to what roll the MDEQ would play in the evaluation of and assistance in the work done for the PHASE II at/on the property...

On previous work sites the MDEQ had been involved, there was no indication that they would be involved in/on this project.

Both proposals were reviewed and comments made regarding the sampling techniques and the number of samples to be taken.

Review of the GEI proposal:

Proposed location of test digs, (using a backhoe to dig for sampling – use of a subcontractor for the digging) could excavate larger areas and expose more area than if a probe was used for sampling.

Sampling is to be done near the garage portion of the old house and in the area to the north of the house where the old sawmill had been located.

The cost of a possible BEA was also included in the proposal.

GEI did the Phase I portion of the evaluation – do they have additional information from that work that would assist them in doing the Phase II study?

GEI personnel have been very cooperative with Nick and did a good job on the Phase I.

GEI would be using subcontractors to do the excavations and then it is assumed that their personnel would do the sampling- preparation of samples and sending of the samples to the Lab.

TRIMEDIA – review of the sampling that would be done near the house – there was no indication of sampling to be done to the north of the house where the old sawmill had been located.

Do we need a BEA –if results come back high then we may have to do a BEA. There is no indication or mention in the TRIMEDIA proposal of the cost of a BEA. Nick had called their office and was given a quote of between \$2500 and \$4500 to do a BEA.

Discussion of the verbal quote, we cannot accept a verbal quote and he did not know who gave the quote over the phone.

If a BEA was to be done and added to the TRIMEDIA proposal the proposal would be high.

Recommend that Nick contact TRIMEDIA and obtain a written proposal from them regarding the requirement for a BEA if needed.

Were the proposals in compliance with the request and did they include every thing that was asked for in the request?

Were the proposals complete?

Greg commented that the test pit sampling that is proposed by GEI would give greater exposure to any possible contamination than the boring that is proposed by TRIMEDIA. He definitely feels that the test pitting gives better results.

Since the TRIMAEDA proposal did not include any sampling to the north of the house where the old sawmill had been located there may be a requirement that would have to return to complete additional sampling in that area.

Greg feels that TRIMEDIA missed the debris pile of where the old sawmill was located.

There is no proposal for a BEA – not comfortable with the proposal without the BEA mentioned and the type of sampling that is proposed

They did not request any additional information from The Township.

GEI called Nick and then hand delivered the proposal and offered to be at the meeting to review their proposal.

Seem to be more responsive.

Recommend that Nick contact TRIMEDIA to get additional information and obtain a written proposal with signature for a BEA and ask them if they missed the sawmill site.

Schedule a meeting for Tuesday 8-25-2015 to review what TRIMEDIA may have to add to their proposal.

There should be enough information available on that date to make a decision and go ahead with this project.

Russ asked if testing for lead and asbestos was required in the proposals. Testing for lead and asbestos will be done by the demolition contractor – for proper disposal.

Motion to adjourn at 7:25 by Mike Lempinen – Support by Jim Thams

.