



**THE CITY OF THE VILLAGE OF DOUGLAS
BROWNFIELD REDEVELOPMENT
AUTHORITY**

**THURSDAY, JUNE 08, 2023 AT 1:00 PM
86 W CENTER ST., DOUGLAS MI**

AGENDA

To attend and participate in this remote meeting of the City of the Village of Douglas Brownfield Redevelopment Authority, please consider joining online or by phone.

Join online by visiting: <https://us02web.zoom.us/j/88597472763>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 8859 747 2763

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT CALENDAR

A. [January 12, 2023 Meeting Minutes](#)

Motion to approve the June 8, 2023 consent calendar - roll call vote

4. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)

5. PUBLIC COMMUNICATION - WRITTEN: No written communication received

6. UNFINISHED BUSINESS: No unfinished business

7. NEW BUSINESS

A. Environmental Engineer Bid Opening: (Available at the meeting)

8. REPORTS

A. City Manager Report: Update on Debris Demolition

9. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)

10. AUTHORITY MEMBER COMMENTS

11. ADJOURNMENT

Please Note – The City of the Village of Douglas (the “City”) is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Pamela Aalderink, City Clerk, at (269) 857-1438, or clerk@douglasmi.gov to allow the City to make reasonable accommodations for those persons. CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN



**THE CITY OF THE VILLAGE OF DOUGLAS
BROWNFIELD REDEVELOPMENT
AUTHORITY**

**THURSDAY, JANUARY 12, 2023 AT 1:00 PM
86 W CENTER ST., DOUGLAS MI**

MINUTES

To attend and participate in this remote meeting of the City of the Village of Douglas Brownfield Redevelopment Authority, please consider joining online or by phone.

Join online by visiting: <https://us02web.zoom.us/j/83424303265>

Join by phone by dialing: +1 (312) 626-6799 | **Then enter "Meeting ID":** 8342 430 3265

1. CALL TO ORDER: By Chair at 1:02 pm

- A. Motion to accept the written nominations for Chairperson, Vice-Chairperson, and Secretary/Treasurer as presented - roll call vote

Election of Officers took place by paper ballots, the results of each members vote was then read into the record.

Donovan - Chair Balmer, Vice-Chair Sapita, Secretary Dixon.

Balmer - Chair blank, Vice-Chair Donovan, Secretary Sapita

LaBombard - Chair Balmer, Vice-Chair Donovan, Secretary Sapita

Sapita - Chair Balmer, Vice-Chair Donovan, Secretary Sapita

Motion to accept the written nominations for Chairperson Balmer, Vice-Chairperson Donovan, and Secretary/Treasurer Sapita as presented. Carried by unanimous roll call vote.

2. ROLL CALL: By Clerk

PRESENT - Robert Sapita, Jerome Donovan, Rich LaBombard, Suzanne Dixon (joined by zoom - not able to vote)

ABSENT - Mary Fechtig, Robert Naumann

3. CONSENT CALENDAR

- A. Adopt the Douglas Brownfield Redevelopment Authority 2023 Meeting Schedule
- B. Approve the June 9, 2022 Meeting Minutes

Motion by Donovan, with support from Sapita, to adopt the January 12, 2023, Douglas Brownfield Redevelopment Authority Consent Calendar as presented. Carried by unanimous roll call vote.

4. PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES) – None received.

5. PUBLIC COMMUNICATION - WRITTEN: None received.

6. UNFINISHED BUSINESS

- A. Adam Patton and Ryan Higuchi from PM Environmental joined via Zoom to present an update on 200 Blue Star Hwy building.

The EPA and their contractor completed additional supplemental investigation (supplemental because they did not repeat the previous investigations that were done). Additional soil and concrete characterization activities were done to document current conditions of contaminant extents within the east and west rooms, and to provide additional data to support future EPA reviewed PCB cleanup work plans that will facilitate reuse of the property. Roughly 30-40 core samples in shallow and deep concrete were taken. The extent of the contaminants in the west room were delineated, minus a small area. The soil concentrations were consistent with prior investigations and are actually a little bit lower in many areas than identified before. To sum up, a bit more concrete will need to be taken to a special land fill which specializes in this type of waste. A final report was submitted to the EPA and the city.

Current plant conditions, the building is down and the concrete is surrounded by fencing with appropriate markings indicating the site is contaminated. There are some residual materials from the north wall of the building that have been wrapped in plastic. - Thank you.

Ryan Higuchi presented on the actual grant activities. PM Environmental will be preparing a work plan. Now that we have additional PCB concrete results, which will be submitted to EPA to facilitate offsite, transport and disposal of that material, which we're requesting. We have a call into the EPA the week of the 20th and from there it may probably take four to six weeks to prepare and submit the plan.

Questions from Authority Members:

Suzanne Dixon - So what you are saying and hoping is the waste on the north wall can go to a regular disposal site, but there were hotspots in the east and west room. So all foundation will remain in place, is that ok? (Adam) Yes, ultimately the material should be removed under the grant. (Dixon) So I'm wondering if down the road, with the TCE vapor, if the foundation remains in place is that a cap for those vapors, but it sounds like we're expecting we should be able to remove the entire foundation. (Adam) I don't believe the foundation was intended to be a permanent cap, if a parking lot or other paved surface were to go there, a minimum of 10 inches compacted clay over the area would act as a sufficient dermal contact barrier for the PCB's.

Ryan Higuchi continued on with the grant update. Authority members requested a map that showed the new activity from now until 2025.

7. NEW BUSINESS: No new business

8. **REPORTS:** No reports.

9. **PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)** – No communication

10. **AUTHORITY MEMBER COMMENTS**

Donovan requested information that would be helpful in the upcoming budgeting session of Council.

11. **ADJOURNMENT**

Motion to adjourn by Donovan, with support from Sapita. Meeting adjourned.

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