

**Brownfield Redevelopment Authority
MINUTES
City Commission Room of the Municipal Building
151 Martin Street, Birmingham, Michigan**

**Thursday, March 10, 2016
8:30 a.m.**

1. Acting Chairperson Robert Runco welcomed everyone and convened the meeting at 8:45 a.m.

Members Present: Paul Robertson, Jr.
Robert Runco
Wendy Zabriskie

Member Absent: Chairperson Beth Gotthelf; Board Member Dani Torcolacci

Also Present: Dan Cassidy, Vice President of SME
Arthur Siegel, SME
Brett Stuntz, AKT Peerless Environmental Services, City
Brownfield Consultant

Administration: Shawn Campbell, Asst. City Planner
Jana Ecker, Community Development Director
Mark Gerber, Asst. Finance Director
Jeffrey Haynes, Beier Howlett, City Attorney
Carole Salutes, Recording Secretary

2. Approval of February 18, 2016 Minutes

Ms. Zabriskie: Replace Matthew Shiffman with Gary Shiffman.

Motion by Mr. Robertson

Seconded by Ms. Zabriskie to approve the February 18, 2016 minutes as corrected.

Voice

Vote: Yeas, Robertson, Zabriskie, Runco

Nays, 0

Absent, Gotthelf, Torcolacci

Motion carried, 3-0.

3. Resolution approving the Brownfield Plan and associated Reimbursement Agreement pertaining to the Brownfield Plan for 34965 Woodward Ave. (Peabody's Restaurant) and requesting the city clerk to forward the Brownfield Plan and Reimbursement Agreement to the Birmingham City Commission for their review and consideration.

Ms. Ecker recalled at the last meeting the board had asked for a summary chart of the other Brownfield plans that have been approved along that block of Woodward Ave. They wanted to be consistent with costs that were paid in the past. The chart has been completed and it includes the Balmoral Place property and the Greenleaf Trust Building that are on each side of the Peabody's site. Also included is a table of actual costs that were in each Brownfield Plan.

Mr. Robertson noted the board paid for sealed sheet piles and a vapor barrier on the Greenleaf Building. Mr. Cassidy responded that with the Greenleaf Building they were concerned about groundwater contamination from JAX Car Wash migrating back into their property. One way to prevent that was to seal the steel sheeting and install a vapor barrier on all four sides and underneath the building. With Balmoral they did not think a vapor barrier was necessary.

Mr. Robertson continued. Under Soil Management, soil will not be hauled away for free under the Brownfield because a Greenfield would have a haul away cost anyway.

Mr. Cassidy said there is evidence on the Peabody's site that a vapor barrier will be necessary on all four sides and the bottom, especially with what happened on Greenleaf. They will work to see how the cost can be minimized. Mr. Siegel added the banks and the State have been pushing for the installation of vapor barriers in many instances as a proactive measure when there is evidence contamination may be present.

Mr. Cassidy went on to note that the excavation on the Peabody's site was discounted because there was recognition the second level down would come out anyway. There is a \$3 discount/cubic yd. which equates to ton. Acting Chairperson Runco verified there are some sites in town that are looking for clay. Mr. Cassidy indicated they always make those inquiries for projects they work on.

Discussion followed as to when construction might start. Ms. Ecker estimated it will take them three to six months to get through the approval and the permitting process. Therefore construction might start in late Summer.

Motion by Mr. Robertson

Seconded by Mr. Zabriskie to approve the Brownfield Redevelopment Plan for 34965 Woodward Ave. subject to changing the Soil Management number to an adjustment on the Greenfield side of \$3/ton for hauling away Greenfield dirt.

Voice

Vote: Yeas, Robertson, Zabriskie, Runco
Nays, 0
Absent, Gotthelf, Torcolacci

Motion carried, 3-0.

Mr. Siegel emphasized their goal is to minimize costs so as not to run up a big bill.

Mr. Cassidy inquired whether the board has considered interest to be included in this Plan. Board members encouraged them to skip it. Acting Chairman Runco noted that might be something to add to the application.

4. Project Updates (none)

7. Open to the public for items not on the Agenda (no public comments)

6. Adjournment

No further business being evident, the board passed a motion to adjourn at 9:08 a.m.

Respectfully submitted,

Carole Salutes
Recording Secretary