



**Fenton  
Brownfield  
Redevelopment  
Authority**

**FENTON BROWNFIELD REDEVELOPMENT AUTHORITY PROCEEDINGS**

7:00 p.m.

Monday

October 17, 2005

Meeting called to order by Chairman Tim Faricy at 7:05 p.m.

**ROLL CALL:**

**PRESENT:** Tim Faricy, Mayor Sue Osborn, Christoph Majeske, Don Fausey and Patty Pieron.

**ABSENT:** Dan Gilbert.

**OTHERS:** Brent Morgan, Director of Economic Development.

**CITIZENS COMMENTS:**

No Citizens were present.

**APPROVAL OF SEPTEMBER 19, 2005 MINUTES:**

Moved by Fausey, seconded by Majeske to approve the minutes of the regular meeting of September 19, 2005 as corrected, pertaining to the engineering list to be sent to Ayres, Lewis, Norris, and May. Motion carried by voice vote.

**REAPPOINTMENT OF BOARD MEMBERS:**

Faricy discussed the expiration of his term and Pieron's term. Morgan explained the process of reappointment. A motion was made by Fausey and seconded by Majeske to recommend that the Fenton City Council reappoint Board members Tim Faricy and Patty Pieron for a second term to expire on February 1, 2008. Motion carried by voice vote.

**UPDATE OF OAK STREET PROPERTY:**

Faricy reviewed the report issued from Strata concerning the environmental study of the Oak Street Property. Faricy requested that Morgan clarify some aspects of the report that were confusing and Morgan explained these items to his satisfaction and explained some of the language choices. Morgan also reported that it was futile to conduct a chemical characteristic study of the center

of the site because the other testing does not support this type of potential issue, and a central boring would not aid in the future sale of the property, thus, from a financial aspect, further testing would be unnecessary. Upon request by Faricy and Fausey, Morgan briefly explained the “clean-up” measures that would need to be completed for a buyer to develop the property, as well as who is accountable for the responsibility of undertaking this task.

Faricy sparked a discussion among the Board on ways to possibly generate interest in the property among buyers. Morgan read a letter from Ed Everett, which reviewed what needs to be done at the Oak Street property to clean it up. Morgan asked for guidance as to how the Board wished he would proceed in determining what should be done with the property, reflecting Everett’s suggestions in his letter, furthermore, Morgan stated that drums that are present on the site should, at the very least, be removed. Morgan stated further that the proposal coming from Strata would give a much clearer direction pertaining to what issues need to be addressed on the site. The Board collectively agreed that the drums need to be removed.

A discussion was held among the Board concerning different ways to market the property. Morgan suggested that all potential buyers should be updated about the progress of the site since Strata has completed their assessment. Morgan also stated that Michael Senyko, City Manager, should discuss the sale of the property with Stephen Schultz, the City’s Legal Counsel. Osborn was unsure if a bidding process was necessary for this property sale to be authorized by Council.

**UPDATE OF TIPSICO LAKE PROPERTY:**

Morgan continued the letter from Everett in regards to the Tipsico Lake Property. Faricy suggested reviewing the list of tasks that need to be completed for Tipsico and getting Ayres, Lewis, Norris, and May working on this presently. Morgan stated that they should really wait until the final report comes back, so time and money is not wasted on the wrong aspects of the project. Morgan suggested conducting an informal meeting with Dan Cabage, an engineer from Ayres, Lewis, Norris, and May, to discuss what should be done by Strata, and what should be done by engineers pertaining to the property’s rehabilitation. Faricy would like to be included in this meeting. Morgan stated that they should wait for the report to return from Strata, and consult Abe Munfahk, the City Engineer, on the matter as well. Osborn suggested that Munfahk could probably provide a cost estimate for the project as well. The Board also expressed concern that there is still “dumping” occurring on the property as well.

**OTHER:**

There Majeske stated that he felt there was some good commentary at this meeting and the Board is making progress, however, he still feels that the Board should contact potential buyers about this property in order to put a voice with the

name. Majeske also suggested supplementing a mailer to these people with updated information on the property. Faricy stated that these contacts should be aware of the Building Code for the City so there doesn't appear to be any hidden costs for them to develop. Osborn suggested providing incentives, such as low interest loans, and things of this nature.

**CALL TO AUDIENCE:**

No discussion was made.

**ADJOURNMENT:**

The Meeting Adjourned at 8:15 PM.

Respectfully submitted,

*Jennifer Wills*

Jennifer Wills, Recording Secretary