

Local Development Finance Authority (LDFA) Board Minutes

A regular meeting of the LDFA board was held on Thursday October 3rd, 2024 at City Hall.

Call to Order: Meeting was called to order by Marcus Peccia at 12:02 pm.

I. Roll Call

Present: Mike Hamner, Marcus Peccia, Jennifer Brown, Emily Kearney, Brian Warner, Julie Theobald

Staff Present: Jeff Dietlin

Charles Barbierri and Michael Homier joined via zoom

II. Approval of minutes from August 29th Meeting

1. Mike Hamner made a motion Brian Warner supports. Five yes's, Julie Theobald no.

III. Approval of closed session minutes from August 29th

1. Jennifer Brown made a motion to wait until the next meeting to discuss.
Seconded by Mike Hamner. 5 yes's, Julie Theobald no.

IV. Public Comments

1. William Barnett asked LDFA to change course they are on. Says PFAS is LDFA responsibility.
2. Don Koschmider commented fluoride is poisonous.

V. Metting Notes

1. Jeff spoke about three homes discovered in an audit to be on wells in the institutional control area. One on Eighth St, Sixth St, and 13th St. Eighth St home is connected to city water. 13th St is being tested, would like to stay on his well. Multiple attempts to contact 6th St owners to no avail. Julie asked if the owner could have a representative speak to Jeff on his behalf for example a family member due to having college and two jobs. Brian Warner is concerned about the 13th St home staying on his well. He would like us to advise against it.
2. Jeff discussed meeting with EPA and EGLE. They are both impressed with how the LDFA clean-up is being run. 5-year summary will be available around fall 2025. Brian concurs it is being run well.
3. Jeff discussed testing in the North Park Area. North of the institutional control areas the state is testing 20 homes. MPART PFAS testing, Jeff requested they test for hexavalent chrome and VOC's. They are not going to test for the hexavalent chrome currently unless PFAS is found. At that point a private company would be hired to sample for the hexavalent chrome. Brian asked about testing the wells closest to

Northern Aire S2, S3, S4 and S5. Jeff commented that the effluent is well below discharge levels and is in fact below drinking water levels.

- a. Brian Warner moved to test these wells, Julie Theobald seconds.

The board unanimously approved.

4. Chuck discussed legal consultation with Warner, Norcross, and Judd will cost \$20,000.

- a. Jennifer Brown moved not to exceed \$20,000, Julie Theobald seconded. The board unanimously approved.

5. Chuck also discussed using competitive bidding versus using Tetratrec. The board opted to wait to get the bids and decide from there.

6. Mac McClellan from Brownfield came and explained some different ways the LDFA could potentially create more revenue through TIFFs.

VI. Public Comments

1. William Barnett commented no amount of PFAS is healthy whether it is legal or not.
2. JT Anderson and Becky Anderson questioned why something wasn't done about this 4 years ago?

VII. Committee Comments

1. Julie Theobald would like extra items in the packets prior to the meeting. She would like each member to have a copy of bi-laws and the audit from 2020.
2. Brian Warner disappointed that we are seeing exposure.
3. Mike Hamner would like the Bi laws made public and reviewed.

VIII. Adjournment

Marcus Peccia adjourned the meeting at 2:03 pm. Brian seconded with unanimous approval.