

LOCAL DEVELOPMENT FINANCE AUTHORITY
BOARD MEETING MINUTES
APRIL 24, 2008
8:00 A.M.

A meeting of the Cadillac Local Development Finance Authority Board was called to order by Chair Stalker at 8:00 a.m. on Thursday, April 24, 2008 in the Municipal Complex Conference Room, 200 N. Lake Street, Cadillac, MI. Stalker welcomed new board member Denny Benson.

MEMBERS PRESENT: Jack Benson, Denny Benson, Pat Briggs, Denny Brovont,
Paul Liabenow, Jim Petersen, Pete Stalker, Bill Tencza

MEMBERS ABSENT: Steve Frisbie

STAFF PRESENT: Larry Campbell, City of Cadillac Utilities Director

- I. **APPROVAL OF MINUTES FOR JULY 26, 2007.** Moved by Jack Benson and supported by Jim Petersen to approve the minutes as presented. All ayes.
- II. **BUDGET APPROVAL.** Stalker detailed the utility and operating budgets for the LDFA. He explained that these budgets will officially be adopted by the City Council in May for fiscal year 2008-2009, but that the LDFA Board should take action as well. A number of questions were asked by the board and Stalker highlighted the fact that now all the original LDFA bonds have been paid, TIF capture is no longer occurring on the power plant. However, it does still take place for the other properties in the LDFA district, and these captured taxes are now being identified separately in the operating budget. These monies can be used for future LDFA approved projects. After additional discussion, it was moved by Jack Benson and supported by Denny Brovont to adopt the LDFA utilities fund budget as presented. All ayes. It was then moved by Jim Petersen and supported by Jack Benson to approve the LDFA operating fund budget as presented. All ayes.
- III. **OPERATION UPDATE.** Larry Campbell then led a discussion pertaining to current status of operations at the LDFA facility. The system continues to operate as designed. There have been increasing levels of contaminants in certain wells, however these are at the heart of the capture system, and therefore indicate proper capture. All other aspects of the operations continue as normal.
- IV. **EPA REGIONAL DATABASE PROJECT.** This EPA sponsored project was explained to the board. Basically, the EPA is interested in developing a regional database pertaining to the multiple groundwater clean-up operations in the park to study potential optimization opportunities. The City LDFA has complied with the EPA request to provide data in a certain format. All of the private companies have also complied. The MDEQ chose to simply supply the data to the EPA, in lieu of organizing it in the manner so requested. The EPA will continue with this study.

- V. **EPA PRIVATE WELL SAMPLING AND INSTITUTIONAL CONTROLS.** Campbell explained the EPA's review of private wells in the North Park/Pine View subdivisions. Haring Township has also been asked to adopt an institutional control ordinance similar to that of the City of Cadillac's. All private wells in the study zone have been sampled by the EPA. These results have not been released to the city.
- VI. **NON-LDFA GROUNDWATER REMEDIATION UPDATE.** Stalker led a discussion pertaining to the status of the various cleanups under this heading. This includes the Rexair, AAR, MTB, and Mitchell sites. The city has been promoting an area-wide community based approach to addressing these various plumes, however, the DEQ has not endorsed this proposal. It is recognized that the scenario involving these multiple cleanups is similar to that of the original LDFA situation, and therefore the board felt it appropriate to offer the LDFA to the MDEQ and the USEPA, as a vehicle to pursue a community-based solution for these multiple sites. To this effect, it was moved by Paul Liabenow and supported by Pat Briggs that the LDFA officially propose a community-wide approach to this problem, and offer the LDFA as a potential organizational structure to achieve this goal. All ayes.
- VII. **CITY OF CADILLAC WATER SUPPLY PROJECT.** Stalker and Campbell updated the board with regard to the City of Cadillac's ongoing well field relocation project. Stalker clarified that this move was directly related to the age of the well field, and the fact that infrastructure is reaching the end of its useful life and is not being prompted by a proposed settlement between AAR and MDEQ. AAR has offered to assist with the funding of the well field relocation to achieve its clean up goals, and this is something the City is considering as a part of the overall project. Additionally, the recent test run of City Well 7 was also explained. It is the city's goal to return this well to production should conditions warrant this action.
- VIII. **ITEMS NOT ON AGENDA.** Stalker announced to the board that Larry Campbell will be retiring from the City of Cadillac in the near future and thanked Larry for his many years of service. Various board members also expressed their sincere appreciation to Larry for his professionalism and excellent service over the past years.
- IX. **ADJOURNMENT.** There being no further business before the Board, the meeting was adjourned at 9:45 a.m.

Respectfully Submitted,
Pete Stalker