

Local Development Finance Authority (LDFA) Board Minutes

A regular meeting of the LDFA board was held on Wednesday June 25th, 2025 at City Hall.

Call to Order: Meeting was called to order by Chairman Schichtel at 10:30 AM.

I. Roll Call

Present: Schichtel, Warner, Tencza, Hamner, Brown, Theobald, Johnson, Swigert

Not Present: Solomon, Peccia

Staff Present: Jeff Dietlin, Caitlin Torrey

Mike Homier joined via zoom

II. Approval of Agenda

a. Schichtel made a motion supported by Hamner with unanimous approval

III. Approval of minutes from April 23rd Meeting

a. Schichtel made a motion supported by Tencza with unanimous approval.

IV. Public Comments

a. No public comment.

V. Review of Old Actions

a. Dietlin spoke about the homes in the Institutional Control Area. He mentioned that they all have been hooked up to municipal water with one of them being demolished. Just waiting for Pearson Well Drilling to abandon the wells properly.

b. Dietlin spoke about the carbon filter at the Groundwater Treatment Plant and said he asked the EPA about if the lower grade carbon could be used as the LDFA is done cleaning up hexavalent chrome. The EPA said that EGLE would determine that, and EGLE bumped it up to their engineers to investigate this.

VI. Groundwater Treatment Plant (GWTP) Operations-Quarterly Report

a. Dietlin gave an update on the budget. He said that the 24-25 budget year is just wrapping up 63% was used for utilities, 13% was used for operation salaries. The budget will be amended at some point to include carbon filter change out.

b. Dietlin spoke about VOC's we currently have removed about 41 lbs so far this year. VOC's have been below detection limits since the LDFA was started in 1996.

c. Dietlin indicated that he would like to do another update when he has all the information for this quarter.

d. Warner spoke about pilot technology study for destruction of PFAS

VII. Update on progress with Geosyntec environmental consulting-environmental optimization services

a. Dietlin said he didn't get a chance to get an update from Geosyntec. The last time he sent them the documents requested they were working on it.

VIII. Update on Cadillac Monitoring Plans, QMP, ICIAP Timing

- a. Dietlin talked to the EPA Fleis and Vanderbrink resubmitted the Quality Monitoring Plan 6/16/25 pending approval.
- b. PFAs QAAP is waiting for signatures.
- c. The EPA is reviewing sampling plans. The well survey was submitted to the EPA. The LDFA must rehab well MW-5.

IX. Treasurer's Report

- a. Tencza spoke about monthly treasury reports. June- Fleis & Vanderbrink is almost taken care of. The fiscal year ends 6/30. He would like to stay on top of utility bills.
- b. Hamner asked if LDFA should pay for anything outside of the NPDES permit. Tencza said that it would be a good idea to investigate this before the audit. Dietlin thinks this could be considered additional testing with in the NPDES permit.

X. Review and LDFA Approval of city council approved budget

- a. Motion made by Theobald supported by Tenzca with unanimous approval

XI. Public Comment

- XII.** Bill Barnett wants an explanation of MTBE as it correlates to PFAS. Says the EPA wanted to look at it. Upset about the oversight of well MW-5.

XIII. Committee Response to Public Comments

- a. Dietlin said that the meeting concerning MTBE was more informative. The EPA was not actively investigating it at the time.
- b. Dietlin also said that he sent the changes made to by-laws in the subcommittee meeting to the attorneys and has not heard anything back yet. He also mentioned that he sent the two new members informational packets.

XIV. Committee Comments

- a. Warner welcomed two new members of the board.
- b. Brown introduced Nate Swigert. Dietlin introduced David Johnson who was appointed by the mayor.
- c. Johnson spoke about his background and working at AKWEL
- d. Schichtel asked about wells S-1 and S-2 and piping them into the carbon filter. Dietlin said the hydraulic overload is holding up the hook-up at this time.

A. Next meeting is set for July 16th at 10:30 AM.

- XV.** Schichtel adjourned the meeting at 11:34 AM with unanimous approval.