

Local Development Finance Authority (LDFA) Board Minutes

A regular meeting of the LDFA board was held on Wednesday July 16th, 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, Owen Roberts

II. Approval of Agenda

a. Theobald made a motion supported by Warner with unanimous approval

III. Approval of minutes from June 25th Meeting

a. Theobald made a motion supported by Brown with unanimous approval.

IV. Public Comments

a. No public comment.

V. Review of Old Actions

a. Dietlin spoke about abandoning wells in the Institutional Control Area. We are still coordinating with Pearson Well Drilling to schedule this.

b. WWTP is working on rehabbing wells for the monitoring plan.

c. The carbon tank can take 150 gallons/minute. When the additional wells S-1 and S-2 are added it is not over that amount it is right on target. Dietlin is writing a letter to the EPA.

d. He received the bylaw review back from the lawyers would like to present for review. He will send it out to the board

VI. Elect yearly board positions- Chairman and Co-Chairman

a. Warner nominated Schichtel Theobald supported with unanimous approval

b. Theobald nominated Warner for Vice Chair supported by Brown with unanimous approval

c. Warner nominated Tencza for Treasurer supported by Theobald with unanimous approval

VII. Groundwater Treatment Plant Operations Update-Quarterly Report

a. Dietlin talked about the budget for LDFA. \$4000/month was spent 3 years ago for power due to two towers and a transfer pump. At this point the bill has been cut nearly in half because we cut down to one tower and don't need the transfer pump. We are still meeting all the parameters.

b. 248.8 billion gallons of water have been treated so far. 379.64 million gallons treated so far this year.

c. In the first year of the LDFA clean-up 4,581 pounds of VOC's were removed. A total of 36,500 pounds have been removed. 49.81 pounds have been removed this year we are on track to remove 100 pounds.

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

- a. The last environmental consultant said that we can begin shutting down wells in 2026. Hopefully Geosyntec comes to the same conclusion.
- b. Dietlin said that we will make sure Geosyntec gets all the paperwork that they need by next meeting in August.

IX. Update on progress with Fleis & Vanderbrink environmental consulting-Cadillac Monitoring Plans, QMP, ICIAP, timing of well survey as well as overall timing of EPA compliance

- a. Fleis and Vanderbrink found some paperwork that wasn't signed. It has been signed and sent back.
- b. We are waiting for the well rehabbing to be done and that should kick start sampling.

X. Treasurer's Report

- a. Tencza said subject line on the memo should say July financial report not May financial report
- b. Hamner asked if contractual costs to Maveric Mechanical were in LDFA. Dietlin said that yes it was the three homes that needed to be hooked into city water.
- c. Roberts said that legal has not gotten back to him about extra \$400,000
- d. We need to continue trying to get lower rates for Consumer's.

XI. Cadillac Area Manufacturer's Association-September 9th

- a. Dietlin explained that CAMA reached out asking about an update on what the LDFA is doing.
- b. Theobald and Tencza said that they both believe it would be a good idea for Roberts to attend.
- c. Brown and Hamner would like specific information as far as the assessments go, brought to the table not a broad generalized presentation.
- d. There will be a subcommittee to potentially plan an open house of sorts and invite the industries to attend with all of the specific information. Maybe 1st quarter of 2026?

XII. PFAS Pilot Study-S-1 and S-2

- a. Warner said that he and Dietlin talked to 3 different companies.
- b. Dietlin said that there is potential for a grant for this study. If it is not received that would be a board vote on if we move forward or not as it will cost money.
- c. EGLE/EPA need a written proposal. Warner would like a subcommittee formed to write and prepare the proposal.
- d. Brown asked for comparable costs between this study and the current system used to remove PFAS (the carbon filter). Warner said the costs would be anywhere from \$75,000 to \$100,000 for the pilot study. There would be potential for a grant to keep the equipment if necessary.

XIII. Air Quality Questions

- a. Dietlin said there were questions about air stripping towers is PFAS going into the environment via the air?
- b. We can do mass balance: testing before the tower and after the tower and if the number is the same then nothing more is coming out. We can also find out if there are demisters on the towers because it is believed that PFAS stays with the water so if no water comes out then we are safe. The last potential solution would be air toxicity study.
- c. Hamner asked if the manufacturer of stripping towers would have data?
- d. Dietlin did update and say that the NPDES has to be submitted by April 2026 and by October 2026 it would go into effect.

XIV. Public Comments

- a. Art Stevens is very impressed with what the board has accomplished. Thanked the board for their time. He is excited about the pilot study.

XV. Committee Response to Public Comments

- a. no committee response

XVI. Committee Comments

- a. Warner thanked Schichtel for taking the position of chairman.
- b. Brown asked if there was a time limit to get the proposal for the pilot study to EGLE. Warner said no.
- c. Theobald said she was contacted by a State Trooper. You cannot share on closed session information without a warrant or a court order.

XVII. Next meeting date and time

- a. Meeting calendar for 2025-2026 was adopted motion made by Theobald supported by Brown unanimous approval. Meetings will be held the third Wednesday of each month at 10:30 AM. With two informational meetings one in November and the other in May.

A. Next meeting is set for August 20th at 10:30 AM.

XVIII. Adjournment

- a. Schichtel adjourned the meeting at 11:50 AM with unanimous approval.