

Local Development Finance Authority (LDFA) Board Minutes

A regular meeting of the LDFA board was held on Wednesday August 20th, 2025 at City Hall.

Call to Order: Meeting was called to order by Chairman Schichtel at 10:31 AM.

I. Roll Call

Present: Schichtel, Warner, Tencza, Theobald, Solomon, Peccia, Johnson, Swigert

Not Present: Brown, Hamner

Staff Present: Jeff Dietlin, Stacy Carter, Owen Roberts, Mike Homier via-zoom

II. Approval of Agenda

Theobald made a motion supported by Solomon with unanimous approval

III. Approval of minutes from July 16th Meeting

Theobald made a motion supported by Warner with unanimous approval.

IV. Public Comments

No public comment.

V. Review of Old Actions

- a. Dietlin spoke about the 3 wells in the Institutional Control Area. Two homes have been hooked to city water and the third has been demolished and the wells have been closed by Pearson Well Drilling. Awaiting closure approval from the State.
- b. Well survey is complete with 4 wells paved over 1 closed. Warner made a motion to have Dietlin contact EPA to get new sampling plan on test wells Support by Theobald with unanimous approval.
- c. Dietlin has contacted the EPA on well flow on S1 & S2 added to the I5 carbon filter and waiting to hear from them.
- d. Dietlin will schedule an open house at LDFA plant with GeoSyntec for after Oct meeting.

VI. Groundwater Treatment Plant (GWTP) Operations Update

The plant is running nice with 62 million gallons treated last month with 7.1 pounds of VOC's removed.

VII. Update on progress with GeoSyntec environmental consulting-environmental optimization servies

Dietlin talked about this in Review of Old Actions d.

VIII. 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. Dietlin is working with Molly and Katherine on the PFAS qapp approval.
- b. Fleis is working on the 14D sampling plan.

IX. Treasurer's Report

- a. Tencza talked over the financial report noting interest earnings on the cover page.
- b. Homier talked about LDFA well turned over to Beaver Power per contract. Owen will close out interest bearing account and transfer money to capital fund for LDFA by 9/30/2025.

X. Cadillac Area Manufacturer's Association (CAMA)

- a. Warner talked to them and any member of LDFA is invited to sit in on meetings. Warner will work on getting a presentation ready for a CAMA meeting next year.
- b. Johnson said he is a member and is at every meeting.
- c. A subcommittee will need to be formed with more discussion on this in the future.

XI. PFAS Pilot Study-S-1 and S-2 and scope of work progress

- a. Warner and Dietlin talked to 3 different companies and they need test results for the proposed pilot study.
- b. Theobald made a motion with support by Solomon for Dietlin to spend up to \$1,000.00 for testing for the pilot study unanimous approval.

XII. Update on Air Quality Testing

- a. Dietlin said there were questions about air stripping towers is PFAS going into the environment via the air?
- b. Dietlin found that there is Demisters installed on our process already.
- c. Warner would like Dietlin to contact MPART with an expert opinion on Air Toxicity.

XIII. Update on Bylaws

- a. Dietlin will send out email reminders to all members with weekly deadlines on input on bylaws. By September 17th Jeff will forward the changes to legal council to finalize and then take to City council for the Oct meeting.

XIV. Public Comments

no public comment

XV. Committee Comments

- a. Peccia went to Fox's office and talked about City of Cadillac PFAS mitigation plan. He is hopeful on getting the funding.
- b. Theobald will not be at the next meeting.
- c. Schichtel said huge strides have been made on the OMA compliance.

XVI. Next meeting is set for September 17th at 10:30am

XVII. Adjournment

Theobald made motion to adjourn supported by Schichtel at 11:27 am with unanimous approval.