

Local Development Finance Authority (LDFA) Board Minutes

A regular meeting of the LDFA board was held on Wednesday, September 17th, 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, Solomon, Swigert, Brown , Hamner

Not Present: Theobald, Peccia, Johnson

Staff Present: Jeff Dietlin, Caitlin Torrey, Charles Barbierri via-zoom

II. Approval of Agenda

- a. Solomon made a motion Tencza supported with unanimous approval.

III. Approval of minutes from August 20th Meeting

- a. Warner made a motion Solomon supported with unanimous approval.

IV. Public Comments

- a. Beth Anne Gould spoke about Vets Serving Vets park farmers market.

V. Review of Old Actions

- a. Dietlin spoke about 3 homes in the LDFA area. 2 wells have been closed and the other home has been demolished. There are a couple of industries that may have wells. One of them had no knowledge of a well and the other had a jet pump that has been decommissioned. Both businesses are on city water. Warner would like documentation that this is so.
- b. Dietlin said the well monitoring survey has been finished and submitted to the EPA. He thinks that by the end of the week the EPA will approve for the start of quarterly testing.
- c. Dietlin said that the EPA gave the go ahead to route the S1 & S2 wells to I5 carbon filter. They will require that the influent and effluent be tested monthly. This project will be started in October. Schichtel asked for an estimation of a date of completion. Dietlin said if the plumbing is as they think it is it should only take a couple of days but could take longer.

VI. Groundwater Treatment Plant (GWTP) Operations Update

- a. 63.12 million gallons of water have been treated 7.79 lbs of VOC's have been removed this month. 64 lbs of VOC's have been removed year to date. We are on track to removed less than 100 lbs by the end of the year.

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

- a. GeoSyntec has all our data that they have requested. They are waiting for quarterly testing. Once they get results, we will schedule a tour for them to come to the LDFA facility.

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. Molly Sherwood made a presentation on the update from Fleis and Vanderbrink. There is a lot of documentation to submit to the EPA. The EPA and EGLE want to expand the well monitoring network requiring a revision of documentation. Molly recommends sampling what they originally planned just to get started and get some data, as long as the EPA approves. EGLE and EPA would like the groundwater flow evaluated. The original plan was to sample 5 wells. The EPA would like a majority of the well sampled which would cause the cost to go up. Brown asked about how much the cost would go up. Molly said that it would at least double the current cost.

IX. Treasurer's Report

- a. Tencza talked about utility expense. Misc expenses are construction and maintenance. The transfer of 439,000 will clear auditors this month per Owen.

X. Update on newest EPA 5 year review

- a. Dietlin updated on what was done in the last 5 years. The EPA did highlight miscommunications between both the city and the EPA. The EPA would like quarterly sampling. They also clarified that the ordinance for well abandonment is for homes that have private wells within the LDFA area. Not all city wells are to be abandoned. If the EPA recommendations are not done and there is a request to shut down part of the system, they will not allow that system to be shut down.

XI. Update on Air Quality Testing

- a. Dietlin talked to Mike Jury there are demisters. Mike said that the demisters would take care of PFAS at the levels that they are occurring in our systems. He believes the levels going in are less than the permissible levels allowed in the air per the Air Quality Division. Dietlin is going to call the division to find out what those permissible levels are.

XII. Update on Bylaws

- a. Dietlin said all comments have been bundled and sent to legal. It should be ready for voting at the next meeting and if approved will be presented to City Council.

XIII. Public Comments

- a. Beth Anne Gould read a statement on behalf of Stacy Glicold

XIV. Committee Comments

- a. Dietlin said that he got the requested minutes on the website as well as the meeting that was missed due to not having a quorum.

XV. Next meeting is set for October 15th at 10:30am

XVI. Adjournment

Brown made a motion supported by Warner with unanimous approval.