

**MINUTES OF THE
VINEYARD REDEVELOPMENT AGENCY BOARD MEETING
September 10, 2014 – 8:35 PM**

Present

Chairman Randy Farnworth
Board member Nate Riley
Board member Sean Fernandez
Board member Dale Goodman
Board member Julie Fullmer

Absent

Staff Present: Engineer Don Overson, Planner Nathan Crane, Water Operator Sullivan Love, Town Clerk/Recorder Pamela Spencer

Others present: Kelly Pfof with Lewis Young

The Vineyard Town Redevelopment Agency (RDA) held a board meeting on September 10, 2014 starting at 8:35 PM in the Vineyard Town hall.

Regular Session - The meeting was called to order at 8:35 PM

CONSENT AGENDA –

- a) Approval of the April 23, 2014 minutes
- b) Approval of the May 14, 2014 minutes
- c) Approval of the May 28, 2014 minutes
- d) Approval of the June 11, 2014 minutes

BOARD MEMBER RILEY MOVED TO APPROVE THE MINUTES. BOARD MEMBER FULLMER SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED.

WORK SESSION: Environmental Remediation

Anderson-Geneva is requesting a work session with the RDA Board to discuss Environmental Remediation.

Mr. Crane said that Anderson Geneva wants to talk to the Board about remediation, how to fund it, and who pays for what. He said that he asked them to bring in an outline of where they are at and who is responsible for what and he has not received it yet. He said that Mike Hutchings would have it ready for the next meeting.

Board member Riley said that when dealing with large numbers, how do we verify that the numbers have not been inflated. He said it is his understanding that the books talk about US Steel's responsibility. He mentioned that the second paragraph in section six of the document states that we will not provide reimbursement for moneys already spent. He asked if they are they asking to modify the documents.

Mr. Crane said that is why he wanted something to look at before this meeting. He recommends that the board hear what they have to say, get the Department of Environmental Quality (DEQ) to tell them where they should be at and then when they present numbers consult with someone who has remediation experience to look over them.

Ms. Pfof said that she met with DEQ and they will not have an issue if we could verify with them.

Board member Riley said that the document says it is not the intent of the RDA to fund the whole cost but to assist in remaining areas where remediation may be cost prohibitive and to explain how it is to be done.

Mr. Crane said that when Mike Hutchings presented it to the Mayor after the last meeting it was different from what they want and what the plan says. He said he wanted them to put it down in writing and then they can respond to it and let them know what the plan says.

Board member Riley said his other concern about remediation is that at some point we are going to get to the end of the project and be left with the property that no one wants to deal with. It may take the majority of the money that has been set aside for remediation to take care of the property that no one wants to touch.

Ms. Pfof said at that they agreed at that point they will do a CAMU. Mr. Crane said that even with a CAMU it will take cash to do it. Mr. Riley said what if someone might be willing to put a soccer complex on it. Mr. Crane said if we knew what their financial responsibility is and what the needs of the town are, then we could look at the gap and see where they want to spend the money. He mentioned that it might make sense to use it on the Town Center and not use it in the industrial section. Board member Riley said that they need to stick with it. Chairman Farnworth said that Mr. Hutchings talked to him after the last meeting, so he talked with David Church to make sure they have the correct documentation. He said for every dime that is being spent on infrastructure a percentage is being put into an account for cleanup and remediation.

Ms. Pfof said that she feels they are trying to get a contract that gives them a legal right to the money so they can get someone to front the money for them.

Chairman Farnworth said that they are finding it harder to remove the concrete on 800 North. Mr. Overson said that if we are going to head down that road the sooner we get a consultant to help us understand what kind of animal they are dealing with the better off we will be. He said he would hate to wait until they are in a pinch and then try to resolve it. He suggested that they ask someone outside of Geneva what it would cost to review the plan and then build a relationship with them to consult with. He said that the concrete is a bigger issue than they ever thought it would be and they do not know how they are going to build on some of the property.

Mr. Overson said that when they started cutting the road, they were going to build down, but when they started digging, they found that the original foundation was deeper than they anticipated.

Chairman Farnworth said that they need to treat their request as they would anyone else and have them fill out an application.

ADJOURNMENT –

**BOARD MEMBER GOODMAN MOVED TO ADJOURN THE RDA MEETING.
BOARD MEMBER FULLMER SECONDED THE MOTION. ALL IN FAVOR. MOTION
CARRIED.**

Meeting adjourned at 8:50 PM. The Redevelopment Agency Board will schedule future meetings as necessary.

MINUTES APPROVED ON: October 22, 2014

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER