

**Middleport Community Input Group  
December 11, 2006 Meeting: Masonic Hall 6:00 to 7:30 p.m.  
Summary Minutes**

**In Attendance:**

Village Mayor Julie Maedl	DEC (Albany) – Matt Mortefolio
Village Attorney Dan Seman	DEC (Buffalo) – Mike Hinton
Village Police Chief John Swick	EPA – Mike Infurna
MRAG Adviser Dan Watts	DOH – Tamara Girard
MRAG Co-Chair Jerry Allen	FMC – B. McGinnis
MRAG – Margaret Droman	FMC – P. Fagan
MRAG – Dr. Susan Crafts	BBL – Steve Perry
CAP – Dick Westcott	BBL – Erin Rankin
CAP – Lisa Allen	Geomatrix – Wai Chin Lachell
CAP – Larry Lutz	BBL – Todd
CAP – Christa Lutz	Carr – Glen White
CAP – Fr. Joe Badding	

**1. Welcome and Agenda**

- Mayor Maedl encouraged ongoing attendance so that FMC and the Agencies can hear community input and all work together
- B. McGinnis said the community can help FMC and the Agencies shape remediation projects in terms of cleanup (restricted vs. unrestricted use) and redevelopment
- B. McGinnis referred to a chart and said FMC will use community input to shape project scopes of work prior to FMC developing detailed project work plan for review by Agencies and community

**2. Discussion – Coe Property**

A. Vision for Property

- M. Droman reviewed a handout with comments from Coe property neighbors obtained during door-to-door visits with P. Fagan. Most neighbors are seeking cleanup of debris and trash on property and restoration as green space, but not necessarily a park
- People said the project should be finished in one season
- Mayor Maedl read a memo from Village Code Enforcement Officer Tom Arlington noting the Norco/Coe property is zoned for light industrial development, which includes office buildings and hotels
- A visual barrier behind the adjacent homes' back yards was not identified as a priority by neighbors but suggested by T. Arlington and others at the meeting
- T. Arlington suggested a walking/bike path between Alfred/Elizabeth streets

- Mayor Maedl said the Village is considering moving a portion or all of its DPW/storage facility to the Norco site to free up its Main Street building for a possible farmer's market and other canal tourism opportunities. Mayor Maedl has discussed possible grant funding with Sen. Maziarz and the state Canal Corp. L. Lutz and others voiced support but noted neighbors would need to be consulted.
- The community does not want the area to be completely fenced off
- S. Crafts asked for a comprehensive vision for the Coe and Norco properties together
- S. Crafts suggested the Norco site could house a not-for-profit or community service organization such as a "sheltered workshop" to increase grant potential
- A possible train stop at the property was discussed but determined to not be viable due to stops in nearby Medina and Lockport
- L. Lutz suggested the property could become a basketball court, Little League baseball field, soccer practice field, or skating rink

#### B. Status of Coe Property

- FMC is obtaining an access agreement for preliminary site activities from Mrs. Coe, who lives in Arizona
- D. Seaman said FMC, the Village, and Niagara County are discussing future ownership of the property in regard to a significant amount of back taxes owed by Mrs. Coe; he said it is not desirable for the Village to own the Coe property; he said Mrs. Coe will not likely own the property much longer and will not be "an obstacle"

#### C. Restricted vs. Unrestricted Use

- M. Mortefolio said the Agencies' goal is unrestricted use but can consider restricted; would need agreement with property owners; a restricted use would be more feasible if FMC owned the property
- W. Lachell noted portion of Phase 1 North Railroad project was outside FMC property and was a restricted use remediation; goal is to protect human health and the environment
- M. Hinton noted state's new brownfields program provides for various end uses to give communities flexibility, but this may not apply under RCRA
- M. Mortefolio said FMC is obligated to restore the property to what it was prior to the remediation; the desired vision can influence aspects of the remediation (soils, gravel, etc.); remedy must provide proper drainage to prevent migration of any remaining contamination
- M. Infurna said it may be beneficial for FMC to clean up the property to unrestricted use to avoid long-term monitoring; W. Lachell said FMC does
- D. Seaman said the village would rather see FMC spending its resources on other projects rather than all on this property

- M. Mortefolio said that if the property is going to be restricted use then it needs an owner with money to maintain it; W. Lachell said FMC could maintain it through an agreement with Mrs. Coe, noting a similar arrangement concerning portions of the North Railroad Property
- S. Crafts said there could be concern with the capacity of a proposed onsite CAMU to accommodate the volume of soil from an unrestricted use cleanup; M. Mortefolio said the Agencies estimate a much lower volume of soil would be removed than FMC's initial estimate

#### D. Process for Community Review

- M. Mortefolio said FMC and the Agencies will present the project work plan to the community more than just a few weeks ahead of the project; he suggested a Community Input Group meeting could be opened up to the community as an availability session
- E. Rankin said from the time of work plan approval it would take two months for the bidding process to select a contractor and begin work
- M. Mortefolio, B. McGinnis, W. Lachell noted that FMC creating and the Agencies reviewing a scope of work actually saves time in the design and overall process
- M. Infurna said that these "early action" projects are "the same thing" as interim corrective measures (ICMs)
- M. Mortefolio noted there is a regulatory requirement for public review and comment regarding the proposed CAMU; S. Perry noted the group's activities supplement rather than replace the formal public review process

### 3. Review Discussion – Margaret Droman Park

- D. Seaman noted that at the Nov. 30 meeting the entire group had agreed that Culvert 105 at the park site should be remediated with a closed pipe covered by soil rather than keeping the open ditch

### 4. Agenda and Homework for Next Meeting on Jan. 11, 2007

- The agenda will focus on an FMC presentation on the available grant funding for redevelopment projects and the process by which the Village and FMC can prioritize and pursue such funding
- The meeting will include an update from FMC and the Agencies regarding the scope of work being prepared for the Coe property project
- Lastly, the group will how it should communicate its work to the general community. For homework, group members will consider various communication vehicles and processes

### 5. Schedule Subsequent Meeting

- It was agreed to schedule another meeting for Feb. 5, 2007