

**AVON LAKE COMMUNITY IMPROVEMENT CORPORATION  
MINUTES**

Regular Public Meeting  
Avon Lake City Hall Council Chambers  
and Virtual  
September 7, 2023  
7:00 P.M.

**I. Attendance**

Directors attending in person were Councilman Arnold, Mayor Zilka, Ron Kovac, Janice Lapina, and Ted Esborn. Directors attending virtually were Nathan Deutsch and Steve Luca.

**II. Approval of Minutes from August 11 Meeting**

Mayor Zilka made a motion to approve the minutes. Ron Kovach second. Motion approved, 7-0.

**III. Update on CIC Finances**

- a. Account Balance of \$37,459.55**
- b. Expenditures**
  - i. \$82.00 to Auditor of State for Basic Audit (bi-annual)**

After the update on finances, Ted Esborn provided two notes:

The first one was about grant seeking. "In July, the Lorain County Metro Parks became aware of a grant through the National Oceanographic and Atmospheric Administration that could be used for land acquisition at the power plant site. Applications for this went through the Ohio Department of Natural Resources. Working with the City and with ALERG, the Lorain County Metro Parks did submit an application. This grant was not advanced by ODNR, but we got good feedback. More recently there was another grant opportunity through the same agency, NOAA, for which the City of Avon Lake worked on a letter of intent with our grant writing consultants at HDR. That grant has 2 tracks. One is for planning, one is for land acquisition. The reason I mention this is because two years ago when it was announced that the power plant was closing and being sold, the City said that it would support the project through grant seeking. There is a grant seeking piece for this overall project. It hasn't become the focal point, but at the same time I think it's wise for us to dedicate some time and energy to the possibility of grant funding."

The other note was just about format of the meeting. "We are about to hear a presentation of updates from ALERG on a number of different topics and after that the Environmental Affairs Advisory Board is going to make a presentation. Through these presentations, in the interest of time, we do not have questions or comments. The CIC Directors may have questions, but usually that's just clarifying points in the presentation. And then we go into public comment and each person has 3 minutes to make

comments or ask questions. Tonight, we're not going to stop the three minutes to allow for an answer. You really just have to get it out there during the three minutes and then ALERG or EAAB will respond.”

Mayor Zilka asked, “At the Environmental Affairs Advisory Board yesterday, when I mentioned that a grant application had been submitted and it was rejected, the question came up: Did we get some response or summary as to why the grant was deficient is that part of the process?”

Ted Esborn responded, “We did get feedback from the Ohio Department of Natural Resources. It was less formal because rather than being a denial by the federal agency, it was ODNR declining to move the application forward.”

#### **IV. Status Updates since August Meeting from ALERG**

##### **a. Environmental Update on Remediation Progress**

Dan Rogatto, Charah plant manager, introduced himself. “I used to be the power plant manager. I was power plant manager there from 2008 to when the plant shut down in 2022. Normally what we do is just give an update, but I'm going to try to go over a little bit more of the slides because we have some new people here that maybe haven't been here in the past.”

Safety was the first item that Mr. Rogatto discussed. “Safety is the number one goal at Charah. Obviously, we want to make sure everyone on the site goes home the same way that they came in, so that they can continue to spend time and enjoy their families. We've had a little over 36,000 accident free hours since March of 2023. In March, we had a recordable injury. One of the employees cut his finger while he was working on extracting some tubes from one of our heat exchangers they were using. In terms of security, we were doing really good since June and then we recently noted a couple of trespassers. We have trail cameras placed around the plant and we retrieved the data from those trail cameras and we noticed that there were a couple people coming through that fence on the north side of the plant near the park. So we obviously did some repairs to the fence, but we are still seeing some people getting on site. We have a safety committee at the plant and they meet biweekly. Numerous employees meet biweekly and talk about any safety issues or any concerns so we can get those addressed. Both ALERG and Trifecta have full time on-site safety representatives. We have over 30 people on site that are first aid and CPR trained. It's not a mandated thing, but we felt and the contractors on site felt it was important. Demolition areas are encircled with red barrier tape, and with spotters to make sure that nobody comes in the demo area. We recently had a safety luncheon. Anytime we go a month or so with no safety issues we obviously celebrate with food.”

Mr. Rogatto continued, “There is a lot of activity going on at the backside of the plant. Safety is our number one priority and environmental is right behind that. A lot of the activities that we're doing require environmental remediation or risk reduction as a predecessor to the demo. It's also done to make sure the site is clean when we leave it. When the project began, we sealed the tunnels that were both bringing the water into the plant and leaving the plant. Last year we removed all the coal off site from the whole yard, the asbestos removal that was completed as of June—that operation took over a year as they came on site in April of 2022 and left in June of '23. There are a lot of different things that Trifecta does before they do any demo. They go into the area and they remove all the ballast light bulbs, anything that could contain mercury, and even the little exit lights. Offsite transformer oil removal is in

process. We have a contractor on site right now. In fact, as of this point, all the above ground transformers have been drained. We have transformers within the basement of the plant that still need to be drained. But that's in process now. Just today we finished the chemical removal and flushing of lines within the plant. So there's a lot of activity that maybe you don't see from the street."

Gary Deigan introduced himself as the environmental consultant to ALERG since the beginning of the project. "I have 39 years' experience in environmental consulting. And Ohio EPA certified professional license number 400. What Dan was trying to emphasize here is that this is permanent removal. It's going out of the community for good. There are all kinds of environmental laws and regulations that would allow this power plant decommissioning to take place in a different manner, and many other power plant decommissioning projects do take place in a different manner. They have containment cells for fly ash, they find bottom ash disposal areas that they leave on site. But a mantra or a cultural approach that we talked about at the beginning of this project—and it carries with us in every weekly meeting—is that we measure the environmental risk reduction because that's permanent and sustainable in the community. That's our culture that we live by on this project."

Mr. Deigan went on, "We're progressively conducting environmental phase two testing. Why is it progressive? Because there are buildings in the way. But we've had the opportunity to surround the plant and work our way toward the middle of it, and we've done 76 soil borings. We've done 17 groundwater monitoring wells, installed across that the properties both on the coal yard side as well as the main plant side. The transformer maintenance building, where transformers were taken apart in the old days, probably had some PCB oils that may not have been managed in the correct manner. We have to recognize that this plant was there before environmental laws even existed. So folks didn't know any better in some cases, and sometimes something may have gone where it shouldn't have gone. But our job is to find those conditions if they exist. And while we're doing this, our ears are wide open to this community and to Mr. Shahmir, and we're listening to what you have to say. Because we want to walk away from a project where you have a lot of confidence in everything we've done. We're very much open book here, so that's why we come here and we can talk about this. At the same time, you've got to let us finish. We can only go so fast because of the progress of the demolition. So there are going to be some things where we're just not ready to do yet, but we have them in the works. So over 200 soil samples and two rounds of groundwater sampling have been conducted across the site. The findings so far show very favorable subsurface geology. Which means that this power plant, even though it might not have been the best thing for the community from a geologic standpoint, it was on the right types of soil. If somebody in the old days made a mistake and spilled something or released something, that geology protected the environment. Both soil and groundwater exposure conditions appear very favorable at this point. All the work is being done under my direction, following the Ohio Voluntary Action Program rules, and I'm the Certified Professional on the project."

Mr. Deigan continued, "Here's an important message that the real estate arm of the team is really excited about and I hope you guys get excited about it too. So far, based on our phase two work, the property will be left in a condition that meets Ohio VAP Industrial and commercial standards. That's our benchmark at this point. Which are also acceptable standards for open space and recreational use. So that's an Ohio EPA precedent that's been set—that if you clean up to industrial/commercial, your risk mitigation is sufficient for the occasional recreational and open space user as well. It's all about the time you spend on the property. Our bodies can take certain conditions, certain contaminants over a set period of time. But when that becomes a residential scenario, it becomes a longer duration or a longer

dose of potential contamination. That's what risk mitigation and risk assessment are all about. But what we can say at this point is based on the findings of our phase two work. Based on what we've seen, it can reasonably be converted to what I call "urban setting / restricted residential". This is the row homes, condos. Brick pavers, first floor parking garages. The urban setting. Homes that you're used to seeing in some of the older areas, raised bed gardens and plants. There's perhaps a vapor barrier under the slabs to make sure that the occupants are safe when they when they occupy this type of residence. So those are all typical conversion properties. And these are conditions that you would have when you take an industrial property and convert it to residential. As you redevelop a brownfield site, those are types of things that developers are used to and they're easily constructed and implemented."

"We've concentrated around the wastewater treatment ponds, the oily waste pond, as well as the primary and secondary treatment ponds," said Mr. Deigan. "We have not been able to do a lot in the in the power block yet because that building is the turbine building. And the stacks and the associated demolition has to progress in that area before we can do a lot more investigation right there."

Mr. Deigan stated that ALERG has lots of monitor wells and lots of boring locations. "And for the most part, we have a clean site that meets industrial commercial standards under the Voluntary Action Program. Where we did find a couple of small arsenic related issues, we dug those out. While we had success with 36,000 tons of coal reclamation, there was always going to be that last 10 or 20%. So we looked at options for that and with discussions between the real estate folks and some of the community, there was a decision made that a bike trail or a multi-use trail might be an important aspect to have at that site. With the coal fines mixed in with the clays and the soil, we talked to Ohio EPA about this condition and went back and forth and they said, 'yeah, why don't you find a way to reuse it on site?' We engaged with the civil engineers at Bramhall. We asked them to do a cut and fill plan so we could get a trail from Walker Rd. all the way up to Zilka's Bridge, which passes over Lake Ave. So that's what this program was about. It was an efficient way to go ahead and reuse that soil in a beneficial use for the community. Now, before we said that this was OK to do, we did quite a bit of sampling analysis of that soil and those coal fines and found that they do meet industrial commercial standards, which are also acceptable for recreational uses. And after the local earthwork contractor has moved it into the position that you see out there as a trail which is an elevated embankment that gradually makes its way up to the Lake Ave. Bridge. We went back in and took 39 more samples of surface soil. And that's the grid pattern you see every 100 feet, alternating left and right on the trail, because that's going to be conditions that are exposed. It will be vegetated with grass or vegetation, but it's also going to be exposed. So that recreational users know that they're safe playing out on that trail. And all those samples except for one came back acceptable for that. The 1 sample came back slightly high in lead, just above the construction worker protection, so we've decided to go ahead and take that and cover that as part of the project and make sure that's not an exposure condition for a construction worker."

#### **b. Demolition Update on Progress**

Mr. Rogatto returned to the podium to review some of the demolition that's been completed to date. "Obviously all the coal yard structures have been removed, those were removed last year. The conveyor over Lake Road was taken down last fall. There were nine generators and six of those generators have been completely removed. One of the things we've talked a lot about is the intake and discharge where we took water from the lake and discharged water out into the lake—those have been sealed off. The Unit 9 precipitator building has been completely demoed—that started in January and was a long,

tedious task. We completely shut down the power to the plant on May 22nd. FirstEnergy came in and removed all the transmission lines that were going from their substations over to the plant. That was all completed on May 21st of 2023. The Unit 9 ductwork from the precipitator has been completely removed. The support steel is 90% removed. We shifted our demo to the north road behind the plant to get rid of those conveyors. We still have a few more silos that need to be emptied and demoed.”

“At the last meeting,” said Mr. Rogatto, “there was some concern about different activities here in Avon Lake, like next April’s eclipse. People were concerned about when some of the explosions or explosive shots of some of these components were going to take place. Precipitators six and seven will be mid-February of 2024. We’re not giving exact dates because they could slide, plus obviously we don’t want to publicize the shot dates for safety reasons. Unit eight stack will be in early May. Unit eight precipitator in mid-May. Unit nine stack, which is going to be the last thing to happen, is February of 2025.”

Mr. Rogatto continued, “We have received the engineering package for removal of the railroad tracks from Walker Rd. There’s still obviously the bump that we have to go over every time we go down Walker. The City should have that now for approval. And we’ve also at the same time set that out for bid.”

### **c. Redevelopment Update**

#### **V. Update on Development Agreement / Zoning Attorneys**

Dick Shields from Avison Young provided the next update. “We continue to press forward with marketing the property. As of September 2022, we entered into an option agreement with an energy storage provider for property south of Walker Rd. This company filed an application with PJM for a battery storage project there that is moving at a snail’s pace through the PJM process. We understand that next year they’re going to accelerate that, as that particular party is raising the funds for that and other projects and it’s about to close that fund. So there should be some activity on that in the near future. We’ve been under discussions for sale of Coal Yard and have continued to entertain interest on the main site, but as you can see by the schedule today, the delivery date for that property is about 3 years from today. While there’s a lot of interest, it’s a lot of hurry up and wait. So we continue to position the property for that.”

“The major activities today are working with the City regarding entitlements, public infrastructure improvements, and supporting grant application efforts that Ted spoke to earlier,” said Mr. Shields. “The marketplace in real estate today is a tough place, but this is unique. The site continues to see a great interest and we’re encouraged that long before the completion date we will have the property under contract and working with the City, the ability to lay out a redevelopment pathway that I think will contribute far greater than what the power plant ever did.”

Todd Davis introduced himself as outside counsel to the city. “I think that was actually a very good summary. We are in the process of responding and working on the term sheet and response to a discussion that we’ve had ongoing with ALERG and we believe that those discussions have been productive. We’re hoping that they continue to be and we expect a lot more to be able to be reported in the next couple of months.”

Mayor Zilka said, “Chief Betsa was very concerned about the railroad tracks across Walker Rd. Particularly because of the ladder truck. The tires really take a beating with those railroad tracks, and he was inquiring when that was going to take place. I'm encouraged that it may be taken care of in October. I'm sure any heavy piece of equipment going over there experiences the same thing, and certainly all of us with regular vehicles probably have our tires take a beating as well. We'll be glad when that is covered and repaired, so I really appreciate making that a priority.”

## **VI. Presentation from Environmental Affairs Advisory Board (10 minutes)**

Rob Shahmir introduced himself as a member of the Environmental Affairs Advisory Board and a resident of Avon Lake. “I'm here, along with my colleagues from EEAB, Sam, Marty and Terry. And basically, what we're going to cover this evening is three concerns. One is the potential purchase of the green space parcel by the city. Another is the ALERG position that the shell layer does not allow contaminants to migrate downward. And the third would be the transformer repair house, the maintenance shop, the wastewater treatment and waste oil pond, and the need to sample the outfall of Powdermaker Creek. So these are the areas that we're going to cover.”

“My background,” said Shahmir. “I have 38 years of environmental experience. I've got a bachelors in engineering and environmental geophysics and a masters in predictive modeling of contaminants moving in the subsurface as well as groundwater moving in the subsurface. I've been doing this for a very long time, and I've represented nations in cross-border environmental contamination cases, so this close to home for me.”

Mr. Shahmir went on, “I am showing a map that was generated for the City by Verdantas and it shows areas of concern. These concern areas have been highlighted in red and those are areas that contain potential PCBs. Here is the transformer repair house. Here is the maintenance shop. What you will see is areas that are of concern mostly relate to what we would call carcinogens. That could impact the community. There are issues that need to be addressed if the city is going to purchase this property, there needs to be an engagement with an with an environmental consultant. I know that the city has hired one, but it has not engaged that environmental consultant on EEAB issues to date. So we would recommend that the city engage the environmental consulting firm. Quicker rather than later.”

“Then we go to the point of horizontal and vertical integrity of the shell layer,” said Mr. Shahmir. “It is ALERG’s position that this shell layer is contiguous and nothing will penetrate through. However, when you look at historical information, you see many fractures. The other thing that you will see is dewatering activities from construction phase in the 1920s. And in a photo from 1948, you see these ice types, the light types that are formed. These are actually water that is migrating back into those holes. So there is communication and there is movement within that shell. So that shell is not impervious and we’ve also looked at. U.S. Army Corps of Engineers data just off the coast, what you do see is there are fracture patterns that are shown even in their core logs. What you do see there are fractures in the shell. Our question has been, based on what information is ALERG seeing this as a confined and non-impervious layer? Is it based on the select test data that they have done? The pumping test data that they have done? If so, were those designed in a way to ascertain both horizontal and vertical movements of groundwater? When you look at the data, you see that there's a lot of fractures in the

area and geology is not something that happens in a matter of a year, 100 years, 1,000 years. We're talking about millions of years. Geology does not change overnight.”

Mr. Shahmir continued. “The next area is the transformer repair house and maintenance shop, and the wastewater treatment area. Historical information will show you that there’s a trench that goes from the transformer repair house. These are clay pipes that were used as the sewer pipes to take the waste oil from the from the transformer repair house towards Powdermaker Creek conduit. That's where this pipe terminated. And not only that pipe; there are many other pipes that terminated into Powdermaker Creek. We also know that the transformers that were brought into this power plant came from a facility that supplied transformers with PCBs. Our question is how Powdermaker Creek is going to be sampled? Are the conduits going to be checked and is the concrete going to be sampled for contaminants to include PCBs and heavy metals?”

“We've asked a few questions,” said Mr. Shahmir. “How does the groundwater in the area move and how is it that Deigan & Associates has come up with their hypothesis that the area is impervious? Because all the information indicates that the area is actually conducive to migration.”

Todd Davis offered a response to part of what Mr. Shahmir said. “The city has retained an environmental consultant. The city did retain Steve Gross and Verdantas to assist the City in responding and evaluating information as it comes in. I just want people to understand, Verdantas has been retained to represent the interests of the city through this process.”

#### **VII. Public Comment Period (3 minutes per speaker)**

Mr. Shahmir began the Public Comment Period: “My question is with regards to Verdantas. If they are engaged, this is news to us because we've been asking. Now if I'm here with three minutes, I would like to also ask Mr. Deigan with respect to the to the potential metric surface map that you guys have generated. Have you used both the fill water levels and the groundwater levels? And if so, how does that correlate to movement of groundwater?”

Mr. Deigan answered. “Groundwater flows from Lake Road toward Lake Erie, the topography of the land is higher at Lake Road—very much lower by the tune of 30 feet as you approach the shores of Lake Erie. If these horizontal fractures and these vertical fractures were so prevalent as they are in these 1920s pictures that keep being shown over and over again, our wells that were up on Lake Road would generate data to support that. This is 2023 and we're looking at real data on a on a site that is being investigated comprehensively.”

Mr. Davis added, “Just to respond to the other question that Rob had regarding Verdantas being retained, as you can see, Steve Gross from VERDANTAS is in this meeting virtually tonight. I'm not quite sure what the miscommunication has been with EAAB. I think that perhaps with respect to the scope of what they're engaged to do at this point, there isn't a lot of information to review other than information that has been provided to through meetings like this. The City has not been provided any data, initial reports, or things like that regarding the site. Our understanding is that the choice of ALERG is to present a holistic view rather than a piecemeal view, and so there's not much for Verdantas to do until that information is made available regarding different portions of the project.”

Steve Gross said, “Todd, you're exactly right. Until we're able to get information that we can review and look at it, we can't look at bits and pieces of this because it is complicated. As Mr. Deigan said, you really

need to look at it on a wider scale and until that information is provided or shared in a comprehensive manner, it's very difficult to go in and make a review or evaluation or along those lines."

Mr. Davis added, "I think that the questions that Mister Shahmir is raising are valid questions to be addressed. They're valid concerns. They're concerns that the City ultimately will address with the help of its consultants and outside professionals. At the appropriate time and we fully anticipate doing that, especially if there's going to be any acquisition by the City of any portion of this site for any reason."

Marty Patton asked the following: "You guys mentioned 76 soil borings the 17 monitoring wells in the 200 total soil samples. You mentioned that you have favorable results; we'd like to see if you can share those results with us. I know Todd just mentioned that piecemealing's not a good approach, but I think what we're asking for is a little bit of piecemeal that might answer what's going on. You mentioned that transparency and I guess either share with us or share with Verdantas, I mean it would be a good starting point. That's all I have."

Gary Deigan answered. "I know the ALERG ownership team has talked about this. To start to put out partial data too early on in the process is risky. It's risky from a standpoint of someone misinterpreting it. Either purposely or inadvertently misinterpreting it and raising awareness and raising alarm that is unnecessary. I said earlier that you just need to be a little more patient with us. We can't get a comprehensive program of data to you without being highly criticized for being incomplete. That's our position at this point unless and until there's a buyer who goes under a non-disclosure agreement, then we turn everything over which we did on the coal yard plant."

An Avon Lake resident (whose name could not be picked up from the recording) asked: "I wonder where the hazardous materials have gone after they have left Avon Lake?"

Mr. Deigan responded, "Where we can recycle and reuse them. We've done that because that's a very favorable approach to take. We were able to get someone to actually take certain materials and reuse them in a process rather than put them in a landfill. Otherwise ammonia and some of the other chemicals go to an industrial treatment plant. And in that treatment, they're all manifested out as waste. So there's detailed records as to where they go and they go through facilities throughout Ohio, which are licensed to take the type of material they're generating. Fly ash is going to a subtitle D landfill, the same place your garbage goes to. That's acceptable. Some of the chemicals are not acceptable at a landfill, so those go to treatment facilities that can either burn them under a permit or treat them under a permit. So it's all done per the disposal laws and regulations."

Ron Holub introduced himself as a lifelong Avon Lake resident. "I have number of questions, but I'll keep it as short as I can. First off, I'd like to thank everybody that's involved in the pollution side of this. I appreciate everything you're doing and your diligence on this. It's very, very important as we all know, for the longevity of this community and this site. Everybody seems to be very well informed and doing a great job and I really appreciate that. In the beginning when you did the presentation on TV about the concept of what all was going to happen, that seems to have drastically changed. And as a lifelong Avon Lake resident and seeing that plan numerous times, I'm disappointed that the main area of the building is not going to be retained and I'm curious as to why. I'm talking about the turbine room and the historic areas of that structure, and why they're not going to be retained and reused like we were told initially when the initial concept was presented to the people of Avon Lake. I think a lot of people here, lifelong residents and longtime residents, they have a connection to that facility. I think more than just one stack



is very important to a lot of the people that have grown up here and fished behind there and spent a lot of time at that facility. I'm sure there's a reason, but I would like to know what that reason is. Secondly, one of the gentlemen talked about the financial aspect and the sales and everything that's going on with the marketing of the property. I didn't hear exactly what he said. But I would like to hear that again as far as where we're at with replacing the tax dollars that are going away. I know we have the school levy coming up and a lot of stuff going on with the schools and their budgets and the final financial impact on the schools. We have a huge levy coming up for buildings, and after that we have another levy coming up for operations. So I'm just curious again where we're going with that, how we're going to replace those tax dollars. Really would like to see a Marina. Why are we putting in the bike trail so early? Seems awful odd to run that bike trail now through the middle of prime property that can be developed at a later date. And I know you're trying to get rid of the coal ash and stuff you're trying to reuse there, but it seems odd. Thank you."

Dick Shields responded to Mr. Holub: "In developing a concept plan, our whole objective was to take this land and see how we could redevelop it based upon market conditions for the highest and best use. And in doing that, also respond to community interest to open up the lakefront. And to attract residents or businesses to this site where we spent millions of dollars doing planning, market analysis and marketing the property. And no one in this room probably is more affected by that Turbine Hall coming down than me. We spent a year and a half working with the commercial real estate markets, the market and position that property as a reuse that really could be a centerpiece. As a developer of other historic properties, I'm a believer. And I when I walked in that Turbine Hall, I was struck. And you saw the results of the work we did and efforts we made and to go to the marketplace and see what could happen as the real estate market failed, the interest and investment in historic tax credits which provide equity to make that disappear. Bank of America, Glidden Paint. The biggest buyers of historic tax credits just evaporate. And so that disappeared."

"But the real stake in the heart of this idea," said Mr. Shields, "was the fact that we had real structural issues related to Stack Nine, and it had to come down. Stack Nine could only come down in one direction. There was a real premium to keep that structure in doing the demo with additional \$5 million of demolition expense to isolate it and protect it and a probably \$100 million redevelopment project. We could not find users for that. And instead of putting some new building on there, we thought to open the lakefront up. To make that basically at the front door to this site and provide access to it and then build off the remaining things and also the market also told us that would be really preferred solution too. As it relates to replacing the tax base, from the beginning of this, we were looking at how we could not only take and redevelop the property, but replace the tax pay at a multiple of 2, 3, 5, 10 times what the power plant generated. And so the plan that you see has the potential over 20-30 years to generate \$250 million worth of new tax base, which is far, far greater than the power plant ever paid. And so we met with the school Superintendent and executives two years ago, early in this process, to say how do we fill this gap? What do we do? Because as you see this, the schedule of completion of demolition in '25, and it's a year to build roadways and infrastructure. Then it's two years to build buildings before taxes are generated, you're at 2027. Before that happens, there's a gap there. We are working with the city and the school board to ask: Are there other ways to fill that financing gap through other rights and powers that the city and this redevelopment could do? And I think that's something that we continue to investigate as we work through redevelopment agreements with the city. But it was one of the first things we did and the center piece to what's there and we're working today with the city

to provide them details on what the tax generation would be out of this thing. So hopefully that can answer some of the issues of the school. If you do know a user that would take that turbine hall and occupy it today, have them call Don, his number is on the sign in front of the building.”

“And while our early renderings had a Marina in there,” Mr. Shields concluded, “we erased those. But we actively invite anybody with a big wallet to come in there and do it, but we don't own that. And it would take the Army Corps of Engineers and the state and the county to do it. But all that said, it would be great.”

Danny McCormick of ALERG made a final comment: “One important point is the bike path is not constructed with fly ash. It's constructed with unburnt coal and a clay commingled material.”

#### **VIII. Setting Meeting Schedule for Remainder of 2023**

Councilman Arnold noted that he would not be able to attend the October 13 meeting.

Ron Kovach made a motion to set the following CIC meetings on the calendar:

- a. Friday, October 13, 9am
- b. Friday, November 17, 9am (observation of Veteran's Day on 11/10)
- c. Thursday, December 7, 7pm

Mayor Zilka second. Motion approved, 6-0.

#### **IX. Adjournment**

Ted Esborn made a motion to adjourn, Janice Lapina second. Motion approved, 6-0. Meeting adjourned.