

**FMC MIDDLEPORT
COMMUNITY ADVISORY PANEL
MEETING SUMMARY
10-05-05**

Community Members Presents: Lisa Allen, Fr. Badding, Christa Lutz, Larry Lutz, Rob Richards, John Shuttleworth, Dick Westcott

FMC Representatives Present: Patt Fagan, Bob Wojcik

Guest: Sharrie Wartell, FMC Price Protection Program

Facilitator: Ann Howard

Ann Howard opened the meeting at 6:15. The CAP welcomed Lisa Allen, the newest CAP member. Lisa is a parent of three children and a resident of Middleport. Thanks to Fr. Badding for recruiting Lisa to the CAP.

The agenda for this meeting included update on a status report on the FMC Price Protection Program, CAP membership recruitment, and final planning for the next issue of the Viewpoints newsletter.

FMC PRICE PROTECTION PROGRAM

FMC's PPP began in 2003 and included the 14 properties on South Vernon that were remediated. All occupants of the involved homes were temporarily relocated while the work was underway. The PPP for the original 14 homes will expire December 31, 2005.

As additional testing impacts more properties, two additional PPPs have been developed. These programs include homes in the Air Deposition sampling area and homes in the Tributary and Culvert area. Approximately 400 homes are eligible for the program in all three areas. As word of the program and its positive reputation spread, the number of homeowners participating in the program has grown. Sharrie noted that it has been very important for residents to contact the PPP office for information to avoid misleading or erroneous information. *(NOTE: The office/information center is located at 15 Main Street. The phone number is 735-9769.)*

The purpose of the PPP is to support residential property values impacted by unfavorable market perceptions caused by the testing and remediation activities by FMC. It helps residents who are impacted by these activities to remain in their homes. The program also provides marketing support if needed, and guarantees a property value that is not impacted by unfavorable market perceptions.

Sharrie outlined the steps in the process for a homeowner electing to participate in the program. All participants must sign a Participation Agreement. In order to remain eligible, homeowners must follow several required steps before a house can be put on the market. If a homeowner decided to sell their home during the eligibility period, and they have executed a Participation Agreement and the house does not sell within 180 days, FMC will purchase the property. If FMC acquires the property, 8% is deducted from the Guaranteed Value at closing. CIC will provide assistance during all phases of the process, including marketing assistance and negotiating assistance. All fees associated with the sale of a property are covered by FMC.

Sharrie provided the following statistics on each of the separate PP areas sponsored by FMC (as of October 5, 2005).

Area	Total entered Prog.	In appraisal process	On the market	Sold at or above Protected Price	Sold below protected price	# of FMC properties	Owned by FMC/ for sale	Total sold by FMC
14 ICM	5	0	0	2	2	2	0	4
Trib. & Culvert	7	1	1	2	1	1	1	3
Air Depos.	29	2	9	4	7	10	7	11
Total	41	3	10	8	10	13	8	18

Sharrie noted that of the properties sold below protected price, two properties would have required substantial repair to sell and they were deliberately sold below appraised value.

Sharrie announced that the PP program is sponsoring an Open House on October 22, 10 AM to 2 PM, for all of the FMC properties in the program and will include other properties in the program as well. Fifteen houses will be open to the public and will be identified by red, white and green balloons tie to realtor signs in the front yards. Two drawings will be held at each open house with door prizes of \$15-\$25 dollars each. A grand prized drawing for \$250 will be held at the PP office at 2:30. Flyers to advertise the event will be distributed to area residents and realtors will advertise in the local papers. (This is also the same weekend as the Annual Arts and Crafts festival in Middleport.)

It was agreed that Sharrie would be invited back to a CAP meeting in early 2006 to provide a 2005 year-end report.

CAP Membership

Thanks were extended to Fr. Badding for recruiting Lisa to the CAP. Patt Fagan reported that Christopher Huntington declined the invitation for membership.

It was agreed that effort should be made to invite Mike Fisher to participate as a CAP member. Ann Howard will contact him and then contact Patt. If Mr. Fisher indicates an interest, a letter will be sent to him from Brian Vain, extending a formal invitation to participate.

Viewpoints Newsletter

Work continued on the two articles for the newsletter and a spotlight. Dick Westcott agreed to draft article explanation on groundwater. Rob Richards agreed to draft the second article, a glossary of key terms often used in remediation projects, especially those often used in the FMC project. Ann will send Rob the draft a glossary for reviewed at the CAP meeting. Rob and Dick will submit their final drafts to Patt.

It was suggested to include the 2005 PP program statistics in the spring 2006 issue.

FMC Update

John Shuttleworth, Bob Wojcik, and Patt Fagan presented the FMC plant update. John reported that the plant had a two-week preventative maintenance outage was completed and thanks to innovative ideas from employees, it was completed in less time than expected and no outside contractors were required. This saved the plant about \$15,000.

A physical inventory will be performed to comply with new federal reporting requirements under the Sarbanes-Oxley Act. This will take about two days and will include a complete inventory, not just a percentage of the physical assets. This will probably impact the production schedule somewhat. The plant trial of the liquid fertilizer formula went well. There are still plans to bring the production of Command 3 in-house, either to the FMC plant in Brazil or to Middleport. Efforts continue to reduce energy consumption within the plant and a task force has been formed to work on this.

Bob Wojcik reported that two small structures were demolished behind the plant. This caused some dust and resulted in concern from school officials. Bob contacted school officials and apologized for not notifying them in advance. He does not expect there to be any significant future problems resulting from this demolition.

Patt Fagan reported on recent environmentally related activities. The railroad property work has been completed, but it appears that the culvert may not be draining well and may need to be replaced.

A public availability session on the air deposition sampling results and the tributary sampling will be held by the agencies on October 25 at the fire hall.

(NOTE: THE CAP HAS BEEN INVITED TO A SPECIAL MEETING ON OCTOBER 24 AT 7 PM AT THE TOWN HALL. THE AGENCIES WILL PREVIEW THE MATERIAL TO BE PRESENTED ON OCTOBER 25 AND WILL ADDRESS FUTURE PLANS FOR THE REMEDIATION PROJECT AS WELL AS ADDRESS ANY QUESTIONS OR CONCERNS. MIDDLEPORT OFFICIALS, THE MRAG AND THE CAP HAVE ALL BEEN INVITED.)

The second phase of the vapor intrusion study will include groundwater collection on 10/10 and 10/21. Although the levels of contamination in the soil were very low, this second phase is required by the DEC as part of the testing protocol. Split samples will be taken, with part of the samples sent to the DEC. In addition, the school district has requested split samples. The school will be paying approximately \$300-500 per sample for testing.

Patt Fagan and Mayor Maedl went to Ft. Royal, Virginia to learn about a charette process that was used in that community to develop a remediation plan for a superfund site located there. Patt reported that the trip was very worthwhile and Mayor Maedl will be reporting back to the MRAG and other town officials. The final plans for remediation in Ft. Royal were prepared after a very inclusive process over several months. All involved viewed this process as very successful.

Planning for Future Meetings

The November meeting will include a presentation on products from the Middleport plant, including details on new products. The final date and location for the January holiday party will be discussed at the November meeting. The suggested date is the second Saturday in January (1/14/06).

***THE NEXT MEETING WILL BE HELD ON
WEDNESDAY, NOVEMBER 2, 6-8 PM AT THE FMC PLANT.***