



Brownfield Redevelopment Authority
Of Jackson County
Served By The Enterprise Group

October 17, 2016

Mr. Craig Mankowski
Project Officer
United States Environmental Protection Agency
Region V
77 West Jackson Boulevard – SE-7J
Chicago, Illinois 60604-3507

Recipient: Jackson County, Michigan
Cooperative Agreement No. BF-00E01517-0

Report No.: Quarterly Report #4, 4th Quarter FY 2016

Dear Mr. Mankowski:

On behalf of Jackson County, Michigan and its Brownfield Redevelopment Authority, I am submitting the Quarterly Report that provides an update on the implementation of the Assessment Grant for Hazardous Substances and Petroleum Contaminated Sites (Cooperative Agreement No. BF-00E01517-0) and covers the period between July 1, 2016 and September 30, 2016.

Please contact me if you have any questions or if you would like additional information.

Sincerely,

Ms. Amy L. Torres
Executive Director
Jackson County Brownfield Redevelopment Authority

I. REPORT PERIOD

Reporting Period: July 1, 2016 – September 30, 2016

1. PROGRESS AT MEETING PROJECT OBJECTIVES

1.1 Summary of Approved Activities during the Reporting Period

- A Phase I was completed at a property identified as the RTD Building. Eligibility for the site was secured from the State of Michigan for the use of petroleum assessment funds. Assessment activities initiated in May and were finalized in June. The identification of “facility” contaminants on the site triggered a Phase II ESA and BEA completed during the 4th quarter. A Document of Due Care Compliance (DDCC) is currently being prepared.
- A Phase I ESA of the County Fairgrounds and associated land was completed. This assessment was performed to provide information to parties involved in a project to update, transform, and modernize the grounds and how it is used. Eligibility was secured from the State of Michigan for the use of petroleum assessment funds at this project. A Phase II ESA is just underway.
- A Phase II ESA and Baseline Environmental Assessment (BEA) were completed for Ultimate Auto, a commercial property. The Phase I ESA was completed by the purchaser without the use of grant dollars, in the 3rd quarter of FY2016. The DDCC was completed in 1st quarter, FY2017.
- A Brownfield Plan for a proposed restaurant and brew pub known as the Old Irish Mill is currently undergoing the adoption process. This property is an old Ford Motor production facility and is being redeveloped as an Irish-themed commercial destination.
- Eligibility was obtained for a property at 504 S. West Avenue – a former gas station that is being acquired by a local small business. Phase I ESA activities were initiated during this quarter.
- Efforts continued to enhance existing community engagement efforts, including new program educational materials, maps showing the target community and high priority sites, review of policies and application forms, etc. At the completion of meetings, information will be compiled for U.S. EPA.

1.2 Outputs

- Phase I ESA report, Jackson County Fairgrounds, City of Jackson
- Phase I ESA report, RTD Building, City of Jackson
- Phase II ESA report, RTD Building, City of Jackson
- BEA, RTD Building, City of Jackson

- Phase II ESA report, Ultimate Auto, City of Jackson
- BEA, Ultimate Auto, City of Jackson

1.3 Outcomes

- Number of Projects in Target Community: 2
- As projects are initiated and completed, we will provide estimates of the number of jobs leveraged, cleanup funds leveraged, dollars of private investment leveraged, other funding sources leveraged, etc.

Table 1: Leveraged Funding

| Site | Private Investment for Assessment and/or Cleanup | Private Investment Leveraged | Other Funding |
|---------------------|--|------------------------------|---------------|
| Apollo Express | | \$150,000 | |
| RTD Building | | \$800,000 | |
| Ultimate Auto | \$2,500 | \$200,000 | |
| Old Irish Mill | | \$8,800,000 | |
| | | | |
| | | | |
| GRAND TOTAL: | \$2,500 | \$9,950,000 | |

Table 2: Leveraged Jobs

| Site | Jobs Retained | Jobs Created (estimated) |
|--------------------|---------------|--------------------------|
| Apollo Express | 89 | 0 |
| RTD Building | 24 | 20 |
| Ultimate Auto | 3 | 4 |
| Old Irish Mill | 0 | 50 |
| | | |
| | | |
| GRAND TOTAL | 116 | 74 |

1.4 Challenges Encountered

No challenges were encountered that will affect project progress of the project.

2. PROJECT SCHEDULES AND MILESTONES

The QAPP was approved and allowed Jackson County to move forward on several pending projects. Significant progress in implementation of the grant has been made as indicated by approximately \$97,000 of grant dollars spent up to this point.

Community Engagement activities are underway with expectations for new policies, applications, and support materials by end of FY2016.

3. SITE-SPECIFIC MILESTONES

The following is a list of sites where assessment activities are complete or underway:

- Field work completed at Ford Motor Plant, Brooklyn, MI
- Apollo Express, City of Jackson
- Kelsey Hayes Site, City of Jackson
- Book Exchange, City of Jackson
- Jackson County Fairgrounds, City of Jackson
- RTD Building, City of Jackson
- Ultimate Auto, City of Jackson
- 504 S. West Avenue, City of Jackson

4. BUDGET UPDATE

- Budget can be viewed in Attachment B.

ATTACHMENT A

OTHER MATERIALS

NO ATTACHMENTS THIS QUARTER

ATTACHMENT B

BUDGET UPDATE

Haz Substances

| Budget | TASK 1: Phase I ESAs | TASK 2: Phase II ESAs & BEAs | TASK 3: Cleanup Planning | TASK 4: Community Outreach/Programmatic Expenses & Travel | TOTAL |
|---------------------------|---------------------------------|---|-------------------------------------|--|------------------|
| Personnel | | | | | |
| Fringe Benefits | | | | | |
| Travel | | | | \$2,500 | \$2,500 |
| Equipment | | | | | |
| Supplies | | | | | |
| Contractual | \$22,000 | \$130,000 | \$30,000 | \$15,500 | \$197,500 |
| Other | | | | | |
| Total | \$22,000 | \$130,000 | \$30,000 | \$18,000 | \$200,000 |
| Actual Personnel | | | | | |
| Actual Travel | | | | | |
| Actual Contractual | \$ 2,492.11 | \$ 21,458.19 | | \$ 3,133.76 | \$ 27,084.06 |

Petroleum

| Budget | TASK 1: Phase I ESAs | TASK 2: Phase II ESAs & BEAs | TASK 3: Cleanup Planning | TASK 4: Community Outreach/Programmatic Expenses & Travel | TOTAL |
|---------------------------|---------------------------------|---|-------------------------------------|--|------------------|
| Personnel | | | | | |
| Travel | | | | | |
| Equipment | | | | \$2,500 | \$2,500 |
| Supplies | | | | | |
| Contractual | \$25,000 | \$137,000 | \$25,000 | \$10,500 | \$197,500 |
| Other | | | | | |
| Total | \$25,000 | \$137,000 | \$25,000 | \$13,000 | \$200,000 |
| Actual Personnel | | | | | |
| Actual Travel | | | | | |
| Actual Contractual | \$ 12,530.93 | \$ 45,257.34 | \$ 8,980.25 | \$ 3,133.76 | \$ 69,902.28 |