



Brownfield Redevelopment Authority  
Of Jackson County

Served By The Enterprise Group

January 30, 2017

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. 0020BF-00E01517-0

Report No.: Quarterly Report #5, 1<sup>st</sup> Quarter FY 2017

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 October 1, 2016 and December 31, 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: October 1, 2016 – December 31, 2016

### **1. PROGRESS AT MEETING PROJECT OBJECTIVES**

#### **1.1 Summary of Approved Activities during the Reporting Period**

- Eligibility for a commercial property identified as the RTD Building was secured from the State of Michigan for the use of petroleum assessment funds. A Phase I ESA was completed at the site in the 4<sup>th</sup> quarter of fiscal year 2016. The identification of “facility” contaminants on the site triggered a Phase II ESA and BEA completed during the 4<sup>th</sup> quarter. A Document of Due Care Compliance (DDCC) has been prepared in this 1<sup>st</sup> quarter of fiscal year 2017.
- A Phase I ESA of the County Fairgrounds and associated land was completed in the previous quarter. 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 underway.
- A Phase I ESA and Phase II ESA were completed at the former Michigan Industrial Holdings Property (MIHI) in Blackman Township, Michigan. The property is currently vacant land with a history of former industrial manufacturing operations. The identification of “facility” contaminants on the site triggered a BEA and a DDCC which were also completed in this 1<sup>st</sup> quarter of FY2017.
- A Phase II ESA and Baseline Environmental Assessment (BEA) were completed for a commercial property, Ultimate Auto, in the 4<sup>th</sup> quarter of FY2016. The Phase I ESA was completed by the purchaser without the use of grant dollars, in the 3<sup>rd</sup> quarter of FY2016. There was concern about a septic tank being the source of a release on this property. The septic tank was located, exposed, and verified that it was abandoned properly. The DDCC was completed in 1<sup>st</sup> 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. The preparation of an Act 381 Work Plan is also underway to utilize the capture of school tax increment revenues to support the project.
- Eligibility was obtained in the previous quarter for a property at 504 S. West Avenue in the City of Jackson. The property has a historic use as a gas station and most recently, the former KDs Tire and Automotive, and is being acquired

by a local small business. The property is located at an intersection and has an alternate address of 801 W. Franklin. Phase I ESA activities were initiated during the previous quarter and completed in 1<sup>st</sup> quarter FY2017. A Phase II ESA was initiated in this quarter and will be completed in 2<sup>nd</sup> quarter FY2017. The removal of 2 USTs, waste oil and heating oil, also occurred in the 1<sup>st</sup> quarter of FY2017. Phase II assessment activities and the removal of the tanks led to the confirmation of a release, which was reported to the MDEQ. A BEA to provide liability protection will be completed in the 2<sup>nd</sup> quarter of FY2017 on behalf of the new owner, JD's Auto Service and Repair, LLC.

- Eligibility for a property known as the Jackson Gospel Hall Church, located in the City of Jackson, was secured from the State of Michigan for the use of petroleum assessment funds. A Phase I ESA was completed in this quarter.

## 1.2 Outputs

- Phase I ESA report, 504 S. West Avenue, City of Jackson
- DDCC, RTD Building, City of Jackson
- DDCC, Ultimate Auto, City of Jackson
- Phase I ESA report, former Michigan Industrial Holdings Property, Blackman Township
- Phase II ESA report, former Michigan Industrial Holdings Property, Blackman Township
- BEA, Smalley Construction, Inc., former Michigan Industrial Holdings Property, Blackman Township
- DDCC, Smalley Construction, Inc., former Michigan Industrial Holdings Property, Blackman Township
- Phase I ESA report, Jackson Gospel Hall Church, 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	
MIHI		\$786,240	
JD's Auto Service and Repair		\$70,000	
Jackson Gospel Hall Church		\$1,000,000	
<b>GRAND TOTAL:</b>	<b>\$2,500</b>	<b>\$11,806,240</b>	

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
MIHI	5	4
JD's Auto Service and Repair	0	3
Jackson Gospel Hall Church	0	0
<b>GRAND TOTAL</b>	<b>121</b>	<b>81</b>

#### 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 \$158,000 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 FY2017.

## **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 (former KD's Tire and Automotive), City of Jackson
- Former Michigan Industrial Holdings Property (MIHI), Blackman Township
- Jackson, Gospel Hall Church, 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					
<b>Budget</b>	<b>TASK 1:</b>	<b>TASK 2:</b>	<b>TASK 3:</b>	<b>TASK 4:</b>	
<b>Descriptions</b>	<b>Phase I ESAs</b>	<b>Phase II ESAs &amp; BEAs</b>	<b>Cleanup Planning</b>	<b>Community Outreach/Programmatic Expenses &amp; Travel</b>	<b>TOTAL</b>
Personnel					
Fringe Benefits					
Travel				\$2,500	\$2,500
Equipment					
Supplies					
Contractual	\$22,000	\$130,000	\$30,000	\$15,500	\$197,500
Other					
<b>Total</b>	<b>\$22,000</b>	<b>\$130,000</b>	<b>\$30,000</b>	<b>\$18,000</b>	<b>\$200,000</b>
<b>Actual Personnel</b>					
<b>Actual Travel</b>					
<b>Actual Contractual</b>	\$ 8,492.11	\$ 26,855.46	\$ 1,489	\$ 3,580.01	\$ 40,416.52
Petroleum					
<b>Budget</b>	<b>TASK 1:</b>	<b>TASK 2:</b>	<b>TASK 3:</b>	<b>TASK 4:</b>	
<b>Descriptions</b>	<b>Phase I ESAs</b>	<b>Phase II ESAs &amp; BEAs</b>	<b>Cleanup Planning</b>	<b>Community Outreach/Programmatic Expenses &amp; Travel</b>	<b>TOTAL</b>
Personnel					
Travel				\$2,500	\$2,500
Equipment					
Supplies					
Contractual	\$25,000	\$137,000	\$25,000	\$10,500	\$197,500
Other					
<b>Total</b>	<b>\$25,000</b>	<b>\$137,000</b>	<b>\$25,000</b>	<b>\$13,000</b>	<b>\$200,000</b>
<b>Actual Personnel</b>					
<b>Actual Travel</b>					
<b>Actual Contractual</b>	\$ 15,737.27	\$ 86,233.21	\$ 11,719.19	\$ 3,580.01	\$ 117,269.68