



Brownfield Redevelopment Authority
Of Jackson County
Served By The Enterprise Group

April 25, 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. BF-00E01517-0

Report No.: Quarterly Report #6, Second 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 that covers the period between January 1, 2017, and March 31, 2017.

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

REPORT PERIOD

Reporting Period: January 1, 2017 – March 31, 2017

1. PROGRESS AT MEETING PROJECT OBJECTIVES

1.1 Summary of Approved Activities during the Reporting Period

- A Phase I ESA of the Jackson County Fairgrounds and associated land was completed in the fourth quarter of FY2016. 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 geophysical survey and Phase II activities were performed during the first quarter of FY2017. The Phase II ESA report was completed this quarter.
- 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 fourth quarter of FY2016 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 completed in first quarter FY2017. A Phase II ESA was initiated in first quarter and completed in second quarter FY2017. The removal of two Underground Storage Tanks (USTs), waste oil, and heating oil also occurred in the first 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 Baseline Environmental Assessment (BEA) to provide liability protection was completed in the second quarter of FY2017 on behalf of the new owner, JD's Auto Service and Repair, LLC. A Documentation of Due Care Compliance (DDCC) was also completed in the second quarter FY2017 to document due care obligations.
- Eligibility was demonstrated to the U.S. EPA during this quarter for the property located at 2429 E. Michigan Avenue in Jackson, known as the former Walton's Sawmill. A Phase I ESA was performed during the second quarter of FY2017. The property has long-term industrial use; however, little operational information has been obtainable. Therefore, Phase II ESA activities were performed during this second quarter. In order to provide liability protection, a BEA was completed this quarter. A DDCC will be completed during the third quarter of FY2017 to document compliance with due care obligations.
- A Phase I ESA was completed for an industrial property located at 8500 E. Michigan Avenue in Parma during the second quarter of FY2017. A BEA was also completed this quarter to provide liability protection. Indoor air sampling was performed in order to assess volatilization of contaminants that were found in soil in previous

investigations that exceeded the indoor air inhalation criteria. Additional sampling will be performed next quarter, along with a DDCC.

1.2 Outputs

- Phase I ESA report, Former Walton’s Sawmill, City of Jackson
- BEA, Former Walton’s Sawmill, City of Jackson
- BEA, prepared for Jose Luis Maza Duran and JD Auto Service and Repair, former KD’s Tire and Automotive, City of Jackson
- DDCC, prepared for Jose Luis Maza Duran and JD Auto Service and Repair, former KD’s Tire and Automotive, City of Jackson
- Phase I ESA report, 8500 E. Michigan Avenue, Parma
- BEA, 8500 E. Michigan Avenue, Parma

1.3 Outcomes

- Number of Projects in Target Community: two
- 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	
Former Walton’s Saw Mill		\$50-100,000	
8500 E. Michigan Avenue (former Janx)		\$310,000	
GRAND TOTAL:	\$2,500	\$12,166,240 - \$12,216,240	

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
Former Walton's Saw Mill	0	1-5
8500 E. Michigan Ave.	15	3
GRAND TOTAL:	136	85-89

1.4 Challenges Encountered

No challenges were encountered this quarter that will affect project progress.

2. PROJECT SCHEDULES AND MILESTONES

Significant progress in implementation of the grant has been made, as indicated by approximately \$198,000 of grant dollars spent up to this point.

The Jackson County Brownfield Redevelopment Authority has been active with Community Engagement through various tools and practices, including:

- Presented two Brownfield 101 Presentations to Jackson County Commissioners, Township Supervisors, Village Presidents, Realtors, BRA Board members, and City Council members. The first presentation was held in the fourth quarter of FY16 and the second presentation was held in the first quarter of FY17.
- Website updated monthly with brownfield redevelopment success stories, metrics, policies & procedures, presentations, quarterly reports, and BRA meeting schedule and minutes.
- Developed and distributed Quarterly Newsletters and Year in Review for 2016. The Year in Review was initiated in the first quarter of FY17 and will be updated annually.
- During the second quarter of FY17—Prepared “Sustainable Building & Energy Resources” documents for developers requesting Assessment Grant support during the second quarter of FY17.
- During the second quarter of FY17—Developed the “Building Communities through Brownfield Redevelopment” pilot project to encourage applicants to consider ways to achieve a positive impact on the lives of those that have been affected by the brownfield in their community by completing a “community project” as part of their redevelopment project.
- During the second quarter of FY17—Conducted a Site Tour for possible investors of various brownfield and other redevelopment projects in the County.

- Staff provides business retention/growth services to businesses and makes referrals to Michigan Works Southeast, to assist with talent referrals and workforce training funding and programs, which include funded brownfield projects. This is an ongoing service.
- Also ongoing, the BRA shares success stories through the BRA website, social media, local TV appearances, and promotional emails.
- Distributes materials at The Jackson Area Association of Realtors Spring Convention each year, as well as JAXPO, a local business networking venue held every October by the Jackson County Chamber of Commerce. The Spring Convention occurs during the second quarter of each fiscal year.

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, Michigan
- 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
- Former Walton's Sawmill, City of Jackson
- 8500 E. Michigan Avenue (former Janx), Parma

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:	TASK 2:	TASK 3:	TASK 4:	TOTAL
Descriptions	Phase I ESAs	Phase II ESAs & BEAs	Cleanup Planning	Community Outreach/Programmatic Expenses & Travel	
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	\$ 28,688.70	\$ 30,154.99	\$ 1,489	\$ 4,573.76	\$ 64,906.39
Petroleum					
Budget	TASK 1:	TASK 2:	TASK 3:	TASK 4:	TOTAL
Descriptions	Phase I ESAs	Phase II ESAs & BEAs	Cleanup Planning	Community Outreach/Programmatic Expenses & Travel	
Personnel					
Travel				\$2,500	\$2,500
Equipment					
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	\$ 15,737.27	\$ 97,928.37	\$ 14,786.69	\$ 4,573.76	\$ 133,026.09