



Brownfield Redevelopment Authority  
Of Jackson County  
Served By The Enterprise Group

July 21, 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 #7, Third Quarter FY 2017*

Dear Mr. Mankowski:

On behalf of Jackson County, Michigan, and its Brownfield Redevelopment Authority, I am submitting this 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 April 1, 2017, and June 30, 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: April 1, 2017 – June 30, 2017

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

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

- 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 demonstrated to the U.S. EPA during the second quarter of Fiscal Year (FY) 2017 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 FY 2017. The property has long-term industrial use; however, little operational information has been obtainable. Therefore, Phase II ESA activities were performed during the second quarter. In order to provide liability protection, a BEA was also completed during the second quarter. A DDCC was completed during the third quarter of FY 2017 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 FY 2017. A BEA was also completed during the second 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. The first round of sampling was conducted during the second quarter; additional sampling was conducted during the third quarter FY 2017. A DDCC is also being prepared to document compliance with due care obligations.

#### **1.2 Outputs**

- DDCC, prepared for Industrial Concepts, LLC, Former Walton’s Sawmill, City of Jackson

#### **1.3 Outcomes**

- Number of Projects in Target Community: three (MIHI, Jackson Gospel Hall Church, Former Walton’s Saw Mill)
- 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	
<b>GRAND TOTAL:</b>	<b>\$2,500</b>	<b>\$12,166,240 - \$12,216,240</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
Former Walton's Saw Mill	0	1-5
8500 E. Michigan Ave.	15	3
<b>GRAND TOTAL:</b>	<b>136</b>	<b>85-89</b>

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 half of the grant dollars being spent up to this point.

The Jackson County Brownfield Redevelopment Authority has been active with Community Engagement through various tools and practices. Ongoing community outreach activities include:

- Website updated monthly with brownfield redevelopment success stories, metrics, policies and 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 FY 2017 and will be updated annually.
- 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**

- The 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>TOTAL</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>	
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>	\$ 29,769.23	\$ 30,796.24	\$ 1,489	\$ 4,873.76	\$ 66,928.17
Petroleum					
<b>Budget</b>	<b>TASK 1:</b>	<b>TASK 2:</b>	<b>TASK 3:</b>	<b>TASK 4:</b>	<b>TOTAL</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>	
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	\$ 97,928.37	\$ 14,786.69	\$ 4,873.76	\$ 133,326.09