



Brownfield Redevelopment Authority
Of Jackson County
Served By The Enterprise Group

April 30, 2018

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 #10, 2nd Quarter FY 2018

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 January 1, 2018, and March 31, 2018.

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



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REPORT PERIOD

Reporting Period: January 1, 2018 – March 31, 2018

1. PROGRESS AT MEETING PROJECT OBJECTIVES

1.1 Summary of Approved Activities during the Reporting Period

- Assessment activities continued at an industrial property located at 8500 E. Michigan Avenue in Parma. Work activities in this quarter consisted of additional sub-slab soil gas and indoor air sampling activities to determine if a vapor intrusion risk is present.
- Eligibility was obtained from the Michigan Department of Environmental Quality (MDEQ) on March 21, 2018 for an industrial property known as Recycled Pallet and located at 2314 Tyson Street, Jackson, Michigan. A Phase I ESA is being prepared and will be finalized next quarter. A Health and Safety Plan and Sampling and Analysis Plan were prepared in preparation of soil assessment activities, which occurred near the end of this second quarter. The Phase II ESA report will be prepared next quarter along with a Baseline Environmental Assessment.
- Eligibility was obtained from the Michigan Department of Environmental Quality (MDEQ) on March 21, 2018 for a commercial property with a former gas station located at 200 North Main Street, Brooklyn, Michigan. A Phase I ESA was completed by the Prospective Property Owner. A Health and Safety Plan and Sampling and Analysis Plan were prepared in preparation of assessment activities to address RECs identified in the Phase I ESA. Soil and groundwater sampling occurred near the end of this second quarter. The Phase II ESA report will be prepared next quarter. It is anticipated that a Baseline Environmental Assessment will need to be prepared. An asbestos survey will also be conducted next quarter.

1.2 Outputs

- Vapor Intrusion Assessment Report, 8500 E. Michigan Avenue, Parma, Michigan
- Health and Safety Plan, Recycled Pallet, 2314 Tyson Street, Jackson, Michigan
- Sampling and Analysis Plan, Recycled Pallet, 2314 Tyson Street, Jackson, Michigan
- Health and Safety Plan, 200 North Main Street, Brooklyn, Michigan
- Sampling and Analysis Plan, 200 North Main Street, Brooklyn, Michigan

1.3 Outcomes

- Number of Projects in Target Community (over the grant period): seven (Apollo Express, Kelsey Hayes site, Jackson County Fairgrounds, MIHI, Jackson Gospel Hall Church, Former Walton's Saw Mill, Recycled Pallet)
- Jobs leveraged, cleanup funds leveraged, dollars of private investment leveraged, other funding sources leveraged, etc. are depicted in the following tables.



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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	
Recycled Pallet		\$300,000	
200 N. Main St. (CPFCU)		\$350,000	
GRAND TOTAL:	\$2,500	\$12,816,240 - \$12,866,240	

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
Recycled Pallet	3-6	5-10
200 N. Main St. (CPFCU)	3.5	2
GRAND TOTAL:	142.5-145.5	92-101



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 \$257,300 of the \$400,000 grant dollars being spent up to this point. The County intends to expend the full grant dollars before the grant period expires. Several potential projects are in the works and the County will be evaluating the use of Assessment Grant funds to support those projects.

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
- Recycled Pallet, 2314 Tyson Street, Jackson
- CPFCU, 200 N. Main Street, Brooklyn

4. BUDGET UPDATE

- The budget can be viewed in Attachment B.



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ATTACHMENT A

OTHER MATERIALS

NO ATTACHMENTS THIS QUARTER



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ATTACHMENT B

BUDGET UPDATE



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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				\$846.94	\$ 846.94
Actual Contractual	\$ 29,769.23	\$ 50,427.07	\$1,489	\$ 5,666.88	\$ 87,352.12
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				846.95	\$ 846.95
Actual Contractual	\$ 18,237.27	\$ 125,587.46	\$ 18,763.96	\$ 5,666.88	\$ 168,255.57