



Brownfield Redevelopment Authority  
Of Jackson County  
Served By The Enterprise Group

October 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. BF-00E01517-0*

*Report No.: Quarterly Report #8, Fourth 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 July 1, 2017, and September 30, 2017.

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

Sincerely,

A handwritten signature in cursive script that reads "Amy L. Torres".

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

## REPORT PERIOD

Reporting Period: July 1, 2017 – September 30, 2017

### 1. PROGRESS AT MEETING PROJECT OBJECTIVES

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

- 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. Notices of Migration of Contamination were completed in this fourth quarter of fiscal year 2017 regarding known contamination emanating off-site.
- 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. Sub-slab soil transmissivity testing was initiated in the fourth quarter of FY2017 and cleanup planning related to this sub-slab sampling is planned for first quarter FY2018.

#### 1.2 Outputs

No outputs were created this quarter.

#### 1.3 Outcomes

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

**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 over 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. The JCBRA attended the County Affairs & Agencies Committee August 14, 2017 public meeting. During this meeting, the Jackson County Brownfield Redevelopment Authority presented a semi-annual report on the BRA activity covering the past 6-month period.

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					
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					
<b>Total</b>	<b>\$22,000</b>	<b>\$130,000</b>	<b>\$30,000</b>	<b>\$18,000</b>	<b>\$200,000</b>
Actual Personnel					
Actual Travel					
Actual Contractual	\$ 29,769.23	\$ 37,268.95	\$1,489	\$ 5,216.26	\$ 73,743.38
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					
<b>Total</b>	<b>\$25,000</b>	<b>\$137,000</b>	<b>\$25,000</b>	<b>\$13,000</b>	<b>\$200,000</b>
Actual Personnel					
Actual Travel					
Actual Contractual	\$ 15,737.27	\$ 109,887.07	\$ 16,552.71	\$ 5,216.26	\$ 147,393.31