



Brownfield Redevelopment Authority  
Of Jackson County  
Served By The Enterprise Group

July 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 #11, 3<sup>rd</sup> 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 April 1, 2018, and June 30, 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

## **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**

- 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. Phase I and Phase II ESAs were finalized this quarter. A Baseline Environmental Assessment was also prepared for liability protection.
- 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 the second quarter in preparation of assessment activities to address RECs identified in the Phase I ESA. Soil and groundwater sampling occurred near the end of the second quarter. An asbestos survey was conducted during the third quarter. The Phase II ESA report, inclusive of asbestos results, was prepared during the third quarter and will be finalized in the beginning of the subsequent quarter. A Baseline Environmental Assessment was also prepared and will be finalized next quarter.
- An eligibility determination was demonstrated to and accepted by the U.S. EPA on June 14, 2018 for two parcels located at 195 Irwin Street in Brooklyn, Michigan. The subject property is a former automotive repair shop and an adjoining undeveloped lot. The Phase I site inspection was completed this quarter and the report will be finalized next quarter. A Health and Safety Plan and a Sampling and Analysis Plan will be prepared next quarter in anticipation of Phase II sampling activities. It is also anticipated that a Baseline Environmental Assessment and Due Care Documentation will be completed next quarter.
- The Armory Arts Project is a complex project with extensive environmental assessments performed since receiving eligibility from the Michigan MDEQ in 2010. Grant funds were utilized this quarter, and likely in the subsequent quarter, in an effort to assemble all associated documentation with the project under one cover for future development.
- Eligibility was demonstrated to the U.S. EPA and accepted on April 10, 2018 for a property located at 2703 W. Michigan Avenue. A Health and Safety Plan was submitted along with a Sampling and Analysis Plan which was approved by the U.S. EPA on April 11, 2018. A Phase I ESA and a Phase II ESA were prepared this quarter. Based on Phase II analytical data, a Baseline Environmental Assessment was prepared and submitted

to the State of Michigan. Brownfield evaluations also occurred this quarter and preparation of a Brownfield Plan is anticipated in the subsequent quarter.

- Eligibility was demonstrated to the U.S. EPA and accepted on June 11, 2018 for a property located at 108 W. Michigan Avenue in Grass Lake, Michigan. A Health and Safety Plan was submitted along with a Sampling and Analysis Plan which was approved by the U.S. EPA on June 18, 2018. Phase II activities were initiated this quarter and will be completed and summarized in a report in the subsequent quarter. Brownfield evaluations also occurred this quarter and preparation of a Brownfield Plan is anticipated in the subsequent quarter.

## 1.2 Outputs

- Phase I ESA, Recycled Pallet, 2314 Tyson Street, Jackson, Michigan
- Phase II ESA, Recycled Pallet, 2314 Tyson Street, Jackson, Michigan
- BEA, Recycled Pallet, 2314 Tyson Street, Jackson, Michigan
- Health and Safety Plan, 2703 W. Michigan Avenue, Jackson, Michigan
- Sampling and Analysis Plan, 2703 W. Michigan Avenue, Jackson, Michigan
- Phase I ESA, 2703 W. Michigan Avenue, Jackson, Michigan
- Phase II ESA, 2703 W. Michigan Avenue, Jackson, Michigan
- Baseline Environmental Assessment, 2703 W. Michigan Avenue, Jackson, Michigan
- Health and Safety Plan, 108 W. Michigan Avenue, Grass Lake, Michigan
- Sampling and Analysis Plan, 108 W. Michigan Avenue, Grass Lake, Michigan

## 1.3 Outcomes

- Number of Projects in Target Community (over the grant period): nine (Apollo Express, Kelsey Hayes site, Jackson County Fairgrounds, MIHI, Jackson Gospel Hall Church, Former Walton's Saw Mill, Recycled Pallet, 2703. W. Michigan Avenue, Armory)
- 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**

<b>Site</b>	<b>Private Investment for Assessment and/or Cleanup</b>	<b>Private Investment Leveraged</b>	<b>Other Funding</b>
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		\$100,000	
8500 E. Michigan Avenue (former Janx)		\$310,000	
Recycled Pallet		\$300,000	
200 N. Main St. (CPFCU)		\$350,000	
195 Irwin Street		\$200,000	
2703 W. Michigan Avenue-Jackson, MI		\$390,000	
108 W. Michigan Avenue-Grass Lake, MI		\$500,000	
<b>GRAND TOTAL:</b>	<b>\$2,500</b>	<b>\$14,456,240</b>	

**Table 2: Leveraged Jobs**

<b>Site</b>	<b>Jobs Retained</b>	<b>Jobs Created (estimated)</b>
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
Armory Arts Commons Senior Residences	0	0
2703 W. Michigan Avenue- Jackson, MI	0	1-2
195 Irwin Street	2	3
108 W. Michigan Avenue- Grass Lake, MI	3	3
<b>GRAND TOTAL:</b>	<b>150.5 – 153.5</b>	<b>102-111</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 \$343,600 of the \$400,000 grant dollars being spent up to this point. Funds expended represent almost 86% of total awarded funds. The County intends to expend the full grant dollars before the grant period expires.

**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, City of Jackson
- CPFCU, 200 N. Main Street, Brooklyn
- Armory Arts Commons Senior Residences, City of Jackson
- 2703 W. Michigan Avenue, City of Jackson
- 195 Irwin Street, Brooklyn
- 108 W. Michigan Avenue, Grass Lake

#### **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>
<b>Actual Personnel</b>					
<b>Actual Travel</b>				\$1,328.62	\$ 1,328.62
<b>Actual Contractual</b>	\$ 36,805.46	\$ 102,911.71	\$6,891	\$ 6,774.24	\$ 153,382.80
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>
<b>Actual Personnel</b>					
<b>Actual Travel</b>				1328.63	\$ 1,328.63
<b>Actual Contractual</b>	\$ 15,490.78	\$ 148,102.08	\$ 19,903.91	\$ 6,774.24	\$ 190,271.01