



Brownfield Redevelopment Authority  
Of Jackson County  
Served By The Enterprise Group

October 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.: Final Report - Quarterly Report #12, 4th Quarter FY 2018*

Dear Mr. Mankowski:

On behalf of Jackson County, Michigan, and its Brownfield Redevelopment Authority, I am submitting the Final Report that provides an overview of the outcomes and accomplishments of the Assessment Grant for Hazardous Substances and Petroleum Contaminated Sites (Cooperative Agreement No. BF-00E01517-0) covering the entire grant period between October 1, 2015 and September 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: October 1, 2015 – September 30, 2018

### 1. PROGRESS AT MEETING PROJECT OBJECTIVES

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

- Upon implementation of the Cooperative Agreement, Jackson County immediately procured technical services for implementation of the grant.
- A Quality Assurance Project Plan (QAPP) was first submitted to U.S. EPA in January 2015. The QAPP was reviewed by U.S. EPA, and conditional approval of the QAPP was granted on February 2, 2016. The County immediately began utilizing the grant for assessment activities following approval of the QAPP.
- 19 Assessment projects were completed with the grant.
- Quarterly Reports, Federal Financial Reports, and MBE/WBE Utilization Reports were all prepared on a routine basis as required.
- Updates to the EPA Assessment, Cleanup & Redevelopment Exchange System (ACRES) were made as assessments were completed. All ACRES reports have been submitted.
- Table 1 lists each project funded and the amount expended for each project. This table does not include all grant-related costs, such as programmatic expenses, QAPP preparation, etc.

**TABLE 1: LIST OF PROJECTS AND EXPENDITURE BY PROJECT**

Field work completed at Ford Motor Plant, Brooklyn, Michigan	\$14,306.25
Apollo Express, City of Jackson	\$16,536.51
Kelsey Hayes Site, City of Jackson	\$2,492.11
Book Exchange, City of Jackson	\$5,461.01
Jackson County Fairgrounds, City of Jackson	\$44,182.49
RTD Building, City of Jackson	\$18,466.16
Ultimate Auto, City of Jackson	\$25,977.70
504 S. West Avenue (former KD's Tire and Automotive), City of Jackson	\$42,878.48
Former Michigan Industrial Holdings Property (MIHI), Blackman Township	\$16,855.51
Jackson Gospel Hall Church, City of Jackson	\$3,000.00
Former Walton's Sawmill, City of Jackson	\$15,842.84
8500 E. Michigan Avenue (former Janx), Parma	\$29,005.89
Recycled Pallet, 2314 Tyson Street, City of Jackson	\$18,546.44
CPFCU, 200 N. Main Street, Brooklyn	\$26,495.72
Armory Arts Commons Senior Residences, City of Jackson	\$22,048.75
2703 W. Michigan Avenue, City of Jackson	\$26,491.02
195 Irwin Street, Brooklyn	\$9,035.00
108 W. Michigan Avenue, Grass Lake	\$9,128.81

## 1.2 Outputs

- 13 Phase I Environmental Site Assessments were prepared. Outputs included the Phase I ESA Report and AAI checklist for each project. One miscellaneous output created was a CD of an environmental data review. 12 Phase I ESAs were conceived in the grant work plan.
- 14 Phase II Environmental Site Assessment projects were conducted. Outputs included one QAPP, 14 Sampling and Analysis Plans, 14 Health and Safety Plans, and 17 Phase II ESA reports, including Hazardous Material Building Surveys, i.e., asbestos surveys, one vapor intrusion sampling report, and one UST closure report. 12 of these projects also required Baseline Environmental Assessments (BEAs). Eight of these projects required Due Care documentation to be prepared. Outputs anticipated in the grant work plan included one QAPP, 12 Sampling and Analysis Plans, 12 HASPs, 12 Technical Reports of Field Investigations, Work Plans and Liability Protection Documents.
- Task 3, Brownfield Plans and Cleanup Planning, outputs created included one Brownfield Plan and one summary of previous environmental investigations. Two other projects involved brownfield analysis but did not result in the creation of a brownfield plan. One of these two projects also involved cleanup planning. The grant work plan anticipated the need to create up to five technical documents outlining conceptual cleanup, redevelopment plans and financial resources to be deployed.

## 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)
- Jackson County was able to utilize all of the \$400,000 allocated grant funds. The assessment activities leveraged \$14,258,740 in new investment into the community. For every dollar of U.S. EPA funds, Jackson County was able to leverage \$35.65 of private investment, greater than the national average of \$18 leveraged for every U.S. EPA dollar.
- Actual projects assessed using grant funds were more small businesses requiring due diligence assessments and not large tax increment generating redevelopments. Therefore, more Phase I and Phase II assessment projects were realized and less Brownfield Plans were created than anticipated in the grant work plan.

Table 2 on the following page shows the investment leveraged by the various projects.

**Table 2: 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	
ATA		\$300,000	
<b>GRAND TOTAL:</b>	<b>\$2,500</b>	<b>\$14,256,240</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
ATA	4	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>151.5 – 154.5</b>	<b>101-111</b>

**ATTACHMENT A**

**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 Travel</b>				\$1,328.62	\$ 1,328.62
<b>Actual Contractual</b>	\$ 24,141.12	\$ 142,275.39	\$25,071	\$ 7,183.83	\$ 198,671.38
					\$ 200,000.00
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 Travel</b>				1328.63	\$ 1,328.63
<b>Actual Contractual</b>	\$ 16,430.07	\$ 149,184.56	\$ 20,488.91	\$ 12,567.83	\$ 198,671.37
					\$ 200,000.00