

# Brownfields Cooperative Agreement Quarterly Performance Report

The Small Business Liability Relief and Brownfields Revitalization Act (SBLRBRA) was signed into law on January 11, 2002. The Act amended the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended, by adding Section 104(k). Section 104(k) authorizes the U.S. Environmental Protection Agency (EPA) to provide funding to eligible entities to inventory, characterize, assess, conduct planning related to, remediate, or capitalize revolving loan funds for, eligible brownfield sites. The Brownfields Utilization, Investment, and Local Development (BUILD) Act of March 2018 reauthorized and amended the Brownfields provisions of CERCLA. Pursuant to these provisions, EPA conducts annual Brownfields grant competitions. Recipients are selected from proposals prepared in accordance with the "Proposal Guidelines for Brownfields Multipurpose, Assessment, Revolving Loan Fund, and Cleanup Grants" and submitted in a national competition. The Jackson County was selected for Assessment funding in the FY FY2020 competition. This quarterly report provides an update on this project and progress toward achieving the anticipated outputs and outcomes.

**CA Name:** Jackson County

**CA Number:** BF00E02885

**CA Type:** Assessment

**State:** MI

**POP Start date:** 10/01/2020 **POP End date:** 09/30/2023

**Properties Associated:**

- 119 N Lake St.
- 137 W Main Street
- 2000 W Parnall Rd
- American 1 Credit Union Event Center
- Armory Arts
- Art 634
- Commercial Exchange
- Former Acme Industries
- Former Fletcher's Garage
- Future Biggby Coffee
- Lost Railway Museum
- Machining Momentum
- Michigan Psych/Messenger
- National Fire Safety Council Storage Building
- RTD
- Zimmer Marble

**Reporting Period:** 10/01/2023 - 12/31/2023

**Submitted By:** Logan Mulholland **Date Submitted:** 01/23/2024

**Approved By:** **Date Approved:**

## Project Progress

Task	Summary of the Progress this Quarter	Status
Cleanup Planning	Armory Commissary/Storage Bldgs (100 Armory Ct): A Vapor Intrusion Assessment was completed on January 8, 2023. The results of the quarterly sampling events at the garage building demonstrate that the VI risk is not likely to exist at the garage building, and no further action is required regarding vapor intrusion at the garage building. Based on the current condition of the commissary building and its roof collapse in August 2023, VIAP SLs are not applicable to the property, and no future development or construction of an enclosed structure is proposed at this time at the location of the commissary building. Therefore, no further assessments are proposed to be conducted at the	In Progress

	<p>property at this time, and the design of the SSD system will be halted until further notice from the property owner.</p> <p>MI Psych/Messenger (2532 Spring Arbor Road): Cleanup planning is anticipated to be initiated in the next quarter.</p>	
Phase I and II Environmental Assessments	<p>Jackson District Library (137 W. Main Street): A Health and Safety Plan (HASP) and Sampling and Analysis Plan (SAP) for soil gas were completed in September 2023 and were approved by the EPA on October 12, 2023. A Baseline Environmental Assessment (BEA) was completed on November 15, 2023, and submitted to EGLE. A Due Care Documentation is anticipated to be completed in the next quarter.</p> <p>Lost Railway Museum: Sub-slab soil gas assessment activities were conducted on December 19, 2023. A Sub-slab soil gas sampling summary report is underway and is anticipated to be completed in the next quarter.</p> <p>Machining Momentum: A Site Eligibility Determination was submitted and accepted by the EPA. A Phase I Environmental Site Assessment will be initiated upon approval.</p> <p>Former Acme Industries: A Due Care Documentation was prepared on December 20, 2023.</p>	In Progress
Programmatic and Community Engagement	Completion of Quarterly Report.	In Progress

### Budget and Overall Project Status

The grantee has engaged an Environmental Professional Services Provider; a QAPP has been developed and approved; at least 16 projects have been initiated or completed. In quarter 1 the grantee has expended a total of \$243,674.33 to date. We believe this level of activity demonstrates that the Grantee has made sufficient progress as required by the Cooperative Agreement.

### Modifications to the Workplan

No modifications to the workplan at this time.

### Funds Expended

### Summary Costs for Funding

	Initial	Current		Costs	
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	Approved Budget	Approved Budget	Costs Incurred this Quarter	Incurred to Date	Total Remaining
Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$2,000.00	\$2,585.82	\$0.00	\$2,585.82	\$0.00
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contractual	\$298,000.00	\$297,414.18	\$17,565.05	\$241,088.51	\$56,325.67
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$300,000.00</b>	<b>\$300,000.00</b>	<b>\$17,565.05</b>	<b>\$243,674.33</b>	<b>\$56,325.67</b>

## Property Specific Information

Data Element	119 N Lake St.	137 W Main Street	2000 W Parnall Rd	American 1 Credit Union Event Center
ACRES Property ID	250795	255140	255141	249795
Eligibility Approval, or Acceptance Date	07/19/2021	02/15/2023	02/09/2023	06/02/2021
Site Reuse Planning Start Date				
Site Reuse Planning Completion Date				
Site Reuse Planning Funding Expended				
Phase 1 Start Date	09/20/2021	02/15/2023	02/09/2023	
Phase 1 Completion Date	11/03/2021	02/24/2023	03/31/2023	
Phase 1 Funding Expended	\$1,847.50	\$3,000.00	\$3,144.75	
QAPP Addenda or SAP Approval Date	09/14/2021	08/24/2023	07/03/2023	06/02/2021
Phase 2 Start Date	09/20/2021	08/24/2023		06/17/2021
Phase 2 Completion Date	11/03/2021			07/30/2021
Phase 2 Funding Expended	\$18,642.24	\$18,202.24		\$24,631.49

<b>Supplemental Start Date</b>			02/09/2023	
<b>Supplemental Completion Date</b>			07/05/2023	
<b>Supplemental Funding Expended</b>			\$21,960.35	
<b>Cleanup Planning Start Date</b>				
<b>Cleanup Planning Completion Date</b>				
<b>Cleanup Planning Funding Expended</b>				
<b>Total Funding Expended</b>	\$20,489.74	\$21,202.24	\$25,105.10	\$24,631.49
<b>Total Assessment Leveraged Funding</b>				
<b>Total Cleanup Leveraged Funding</b>				
<b>Total Redevelopment Leveraged Funding</b>				\$6,400,000.00

<b>Data Element</b>	<b>Armory Arts</b>	<b>Art 634</b>	<b>Commercial Exchange</b>	<b>Former Acme Industries</b>
<b>ACRES Property ID</b>	122286	28181	252227	122285
<b>Eligibility Approval, or Acceptance Date</b>	09/14/2012	01/17/2022	08/17/2021	01/17/2022
<b>Site Reuse Planning Start Date</b>				
<b>Site Reuse Planning Completion Date</b>				
<b>Site Reuse Planning Funding Expended</b>				
<b>Phase 1 Start Date</b>		01/17/2022		01/17/2022

<b>Phase 1 Completion Date</b>		02/01/2022		02/01/2022
<b>Phase 1 Funding Expended</b>		\$2,874.92		\$2,874.92
<b>QAPP Addenda or SAP Approval Date</b>	01/17/2023		01/17/2022	04/08/2022
<b>Phase 2 Start Date</b>	01/01/2023		01/17/2022	
<b>Phase 2 Completion Date</b>	03/08/2023		03/04/2022	
<b>Phase 2 Funding Expended</b>	\$10,000.00		\$19,103.20	
<b>Supplemental Start Date</b>				04/25/2022
<b>Supplemental Completion Date</b>				06/05/2022
<b>Supplemental Funding Expended</b>				\$15,425.64
<b>Cleanup Planning Start Date</b>	03/08/2023			
<b>Cleanup Planning Completion Date</b>	01/08/2024			
<b>Cleanup Planning Funding Expended</b>	\$17,801.30			
<b>Total Funding Expended</b>	\$27,801.30	\$2,874.92	\$19,103.20	\$18,300.56
<b>Total Assessment Leveraged Funding</b>				
<b>Total Cleanup Leveraged Funding</b>				
<b>Total Redevelopment Leveraged Funding</b>				

<b>Data Element</b>	<b>Former Fletcher's Garage</b>	<b>Future Biggby Coffee</b>	<b>Lost Railway Museum</b>	<b>Machining Momentum</b>
<b>ACRES Property ID</b>	253095	249525	256560	258485
<b>Eligibility Approval, or</b>				

<b>Acceptance Date</b>	06/24/2022	04/19/2021	04/13/2023	01/15/2024
<b>Site Reuse Planning Start Date</b>				
<b>Site Reuse Planning Completion Date</b>				
<b>Site Reuse Planning Funding Expended</b>				
<b>Phase 1 Start Date</b>		03/17/2021		01/15/2024
<b>Phase 1 Completion Date</b>		04/30/2021		
<b>Phase 1 Funding Expended</b>		\$2,500.00		\$614.00
<b>QAPP Addenda or SAP Approval Date</b>	06/24/2022	04/26/2021	08/10/2023	
<b>Phase 2 Start Date</b>	06/13/2022	04/08/2021	05/25/2023	
<b>Phase 2 Completion Date</b>		06/04/2021		
<b>Phase 2 Funding Expended</b>	\$9,589.45	\$18,339.28	\$18,086.25	
<b>Supplemental Start Date</b>				
<b>Supplemental Completion Date</b>				
<b>Supplemental Funding Expended</b>				
<b>Cleanup Planning Start Date</b>		06/01/2021		
<b>Cleanup Planning Completion Date</b>		07/21/2021		
<b>Cleanup Planning Funding Expended</b>		\$3,604.44		
<b>Total Funding Expended</b>	\$9,589.45	\$24,443.72	\$18,086.25	\$614.00

<b>Total Assessment Leveraged Funding</b>		\$2,500.00		
<b>Total Cleanup Leveraged Funding</b>				
<b>Total Redevelopment Leveraged Funding</b>		\$350,000.00		

<b>Data Element</b>	<b>Michigan Psych /Messenger</b>	<b>National Fire Safety Council Storage Building</b>	<b>RTD</b>	<b>Zimmer Marble</b>
<b>ACRES Property ID</b>	257652	251443	44941	12075
<b>Eligibility Approval, or Acceptance Date</b>	09/25/2023	08/21/2021	08/16 /2021	01/17 /2023
<b>Site Reuse Planning Start Date</b>				
<b>Site Reuse Planning Completion Date</b>				
<b>Site Reuse Planning Funding Expended</b>				
<b>Phase 1 Start Date</b>				
<b>Phase 1 Completion Date</b>				
<b>Phase 1 Funding Expended</b>				
<b>QAPP Addenda or SAP Approval Date</b>		08/17/2021	08/16 /2021	
<b>Phase 2 Start Date</b>		08/12/2021	08/10 /2021	
<b>Phase 2 Completion Date</b>		10/15/2021	11/30 /2021	
<b>Phase 2 Funding Expended</b>		\$5,564.36	\$7,674.81	
<b>Supplemental Start Date</b>				

<b>Supplemental Completion Date</b>				
<b>Supplemental Funding Expended</b>				
<b>Cleanup Planning Start Date</b>	09/25/2023			07/01/2022
<b>Cleanup Planning Completion Date</b>				
<b>Cleanup Planning Funding Expended</b>	\$743.00			\$3,862.50
<b>Total Funding Expended</b>	\$743.00	\$5,564.36	\$7,674.81	\$3,862.50
<b>Total Assessment Leveraged Funding</b>				
<b>Total Cleanup Leveraged Funding</b>				
<b>Total Redevelopment Leveraged Funding</b>				

## Narrative

### Site-Specific Deliverables

Machining Momentum, Site Eligibility Determination, December 18, 2023  
 137 W. Main Street, Baseline Environmental Assessment, November 15, 2023  
 Former Acme Industries, Due Care Documentation, December 20, 2023

### Resources Leveraged

None this quarter.