

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 FY2020 competition. This quarterly report provides an update on this project and progress toward achieving the anticipated outputs and outcomes.

Jackson County

Cooperative Agreement#: BF00E02885

Cooperative Agreement 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

Michigan Psych/Messenger

National Fire Safety Council Storage Building

RTD

Zimmer Marble

Reporting Period: 07/01/2023 - 09/30/2023

Submitted By: Logan Mulholland **Date Submitted:** 10/24/2023

Approved By: **Date Approved:**

Project Progress

Task	Summary of the Progress this Quarter	Status
Programmatic and Community Engagement	Completion of Quarterly Report. The Jackson County Brownfield Redevelopment Authority (JCBRA) staff attended the National Brownfield Conference in the City of Detroit.	In Progress
	Jackson District Library (137 W. Main Street): A Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) were completed in August 2023 and were approved by the EPA on August 24, 2023. A	

Phase I and II Environmental Assessments	<p>Phase II ESA was completed on September 13, 2023 and was submitted to the EPA. The sampling results indicate that soil contamination exists on the Subject Property, as defined by Part 201 Environmental Remediation of NREPA, P.A. 451 of 1994, as amended, based upon identification of select VOCs in soil in excess of Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 201 Generic Residential Cleanup Criteria (GRCC). Select VOCs also exist in soil at concentrations exceeding Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs). Further assessment is anticipated in the next quarter. A SAP and HASP were completed in September 2023 and have been submitted to the EPA for review.</p> <p>B & H Machine (2000 Parnall Road): A Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) were completed in June 2023 and approved by the EPA on July 3, 2023. A Baseline Environmental Assessment (BEA) was completed on July 5, 2023 and submitted to EGLE.</p> <p>Lost Railway Museum: A Baseline Environmental Assessment (BEA) was conducted for the property on June 15, 2023 and was submitted to EGLE in August. A Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) were completed in August 2023 and approved by the EPA on August 10, 2023 for soil gas vapor sampling.</p>	In Progress
Cleanup Planning	<p>Armory Commissary/Storage Bldgs (100 Armory Ct): A conceptual vapor intrusion mitigation system design is underway and will be completed in the following quarters.</p> <p>MI Psych/Messenger (2532 Spring Arbor Road): A Site Eligibility Determination was submitted and approved by the EPA on September 25, 2023. Cleanup planning is anticipated to be initiated in the next quarter.</p>	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 14 projects have been initiated or completed. In quarter 3 the grantee has expended a total of \$226,109.28 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

The grantee submitted a request for an extension, which was approved on September 6, 2023. The project period has been extended to September 30, 2024. The grantee also submitted a notification of budget amendment in October as the total travel costs for the National Brownfield Conference in August were higher than anticipated. The budget amendment is less than the 10%

threshold and is reflected in this quarterly report.

Funds Expended

Summary Costs for Funding

	Initial Approved Budget	Current Approved Budget	Costs Incurred this Quarter	Costs 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	\$2,585.82	\$2,585.82	\$0.00
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contractual	\$298,000.00	\$297,414.18	\$45,481.57	\$223,523.46	\$73,890.72
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$300,000.00	\$300,000.00	\$48,067.39	\$226,109.28	\$73,890.72

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	\$9,778.14		\$24,631.49
Supplemental Start Date			02/09/2023	
Supplemental Completion Date			07/05/2023	

Supplemental Funding Expended			\$21,960.35	
Cleanup Planning Start Date				
Cleanup Planning Completion Date				
Cleanup Planning Funding Expended				
Total Funding Expended	\$20,489.74	\$12,778.14	\$25,105.10	\$24,631.49
Total Assessment Leveraged Funding				
Total Cleanup Leveraged Funding				
Total Redevelopment Leveraged Funding				\$6,400,000.00

Data Element	Armory Arts	Art 634	Commercial Exchange	Former Acme Industries
ACRES Property ID	122286	28181	252227	122285
Eligibility Approval, or Acceptance Date	09/14/2012	01/17/2022	08/17/2021	01/17/2022
Site Reuse Planning Start Date				
Site Reuse Planning Completion Date				
Site Reuse Planning Funding Expended				
Phase 1 Start Date		01/17/2022		01/17/2022
Phase 1 Completion Date		02/01/2022		02/01/2022
Phase 1 Funding Expended		\$2,874.92		\$2,874.92
QAPP Addenda or SAP Approval Date	01/17/2023		01/17/2022	04/08/2022
Phase 2 Start Date	01/01/2023		01/17/2022	
Phase 2 Completion Date	03/08/2023		03/04/2022	
Phase 2 Funding Expended	\$10,000.00		\$19,103.20	
Supplemental Start Date				04/25/2022
Supplemental Completion Date				06/05/2022
Supplemental Funding Expended				\$14,698.14
Cleanup Planning Start Date	03/08/2023			

Cleanup Planning Completion Date				
Cleanup Planning Funding Expended	\$11,739.60			
Total Funding Expended	\$21,739.60	\$2,874.92	\$19,103.20	\$17,573.06
Total Assessment Leveraged Funding				
Total Cleanup Leveraged Funding				
Total Redevelopment Leveraged Funding				

Data Element	Former Fletcher's Garage	Future Biggby Coffee	Lost Railway Museum	Michigan Psych/Messenger
ACRES Property ID	253095	249525	256560	257652
Eligibility Approval, or Acceptance Date	06/24/2022	04/19/2021	04/13/2023	09/25/2023
Site Reuse Planning Start Date				
Site Reuse Planning Completion Date				
Site Reuse Planning Funding Expended				
Phase 1 Start Date		03/17/2021		
Phase 1 Completion Date		04/30/2021		
Phase 1 Funding Expended		\$2,500.00		
QAPP Addenda or SAP Approval Date	06/24/2022	04/26/2021	08/10/2023	
Phase 2 Start Date	06/13/2022	04/08/2021	05/25/2023	
Phase 2 Completion Date		06/04/2021		
Phase 2 Funding Expended	\$9,589.45	\$18,339.28	\$17,216.50	
Supplemental Start Date				
Supplemental Completion Date				
Supplemental Funding Expended				
Cleanup Planning Start Date		06/01/2021		09/25/2023

Cleanup Planning Completion Date		07/21/2021		
Cleanup Planning Funding Expended		\$3,604.44		\$280.00
Total Funding Expended	\$9,589.45	\$24,443.72	\$17,216.50	\$280.00
Total Assessment Leveraged Funding		\$2,500.00		
Total Cleanup Leveraged Funding				
Total Redevelopment Leveraged Funding		\$350,000.00		

Data Element	National Fire Safety Council Storage Building	RTD	Zimmer Marble
ACRES Property ID	251443	44941	12075
Eligibility Approval, or Acceptance Date	08/21/2021	08/16/2021	01/17/2023
Site Reuse Planning Start Date			
Site Reuse Planning Completion Date			
Site Reuse Planning Funding Expended			
Phase 1 Start Date			
Phase 1 Completion Date			
Phase 1 Funding Expended			
QAPP Addenda or SAP Approval Date	08/17/2021	08/16/2021	
Phase 2 Start Date	08/12/2021	08/10/2021	
Phase 2 Completion Date	10/15/2021	11/30/2021	
Phase 2 Funding Expended	\$5,564.36	\$7,674.81	
Supplemental Start Date			
Supplemental Completion Date			
Supplemental Funding Expended			
Cleanup Planning Start Date			07/01/2022
Cleanup Planning Completion Date			
Cleanup Planning Funding Expended			\$3,862.50

Total Funding Expended	\$5,564.36	\$7,674.81	\$3,862.50
Total Assessment Leveraged Funding			
Total Cleanup Leveraged Funding			
Total Redevelopment Leveraged Funding			

Narrative

Site-Specific Deliverables

137 W Main Street, Phase II ESA, September 13, 2023
137 W Main Street, SAP, August 2023
137 W Main Street, HASP, August 2023
137 W Main Street, SAP, September 2023
137 W Main Street, HASP, September 2023

2000 Parnall Road, BEA, July 5, 2023

Lost Railway Museum, BEA, June 15, 2023
Lost Railway Museum, SAP, August 2023
Lost Railway Museum, HASP, August 2023

MI Psych/Messenger (2532 Spring Arbor Road), Site Eligibility Determination, September 25, 2023

Resources Leveraged

None this quarter.