

Five Part 213 Closures

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Introduction – who we are

DEQ-RRD

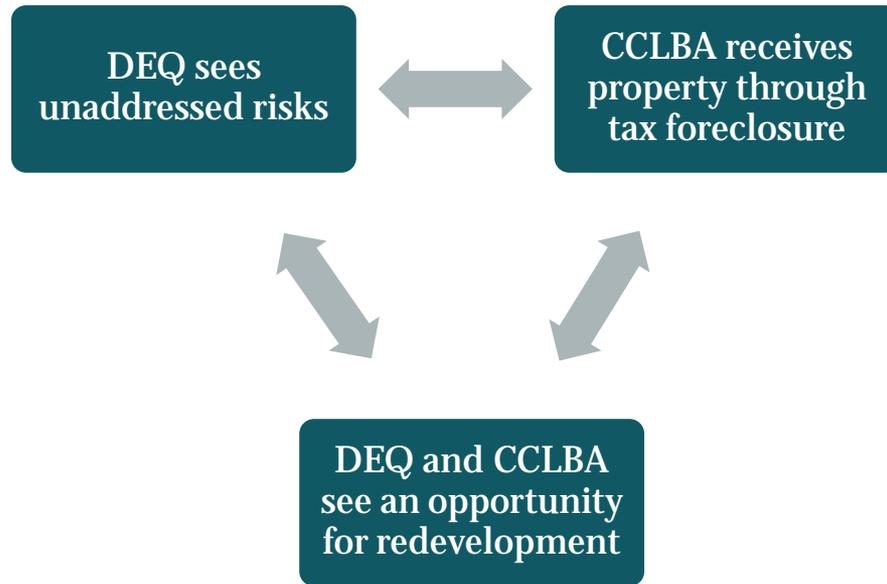
- Manage risks
 - Compliance assistance
 - Enforcement
 - State-funded cleanups
- Promote redevelopment

CCLBA

- Manage properties
- Seek/manage grants
- Foster partnerships
- Promote stabilization and redevelopment



Introduction – how we fit together



Five Part 213 Sites in Calhoun County

All properties owned by CCLBA through the tax foreclosure process:

- No viable liable party
- 4 State-funded cleanup sites
- 1 Triage site

Authority for State-funded cleanups

Section 20 of Part 213 To protect public health, safety, welfare, or environment

- Where liable party is not financially viable or readily identifiable
- Where liable party has not implemented corrective actions
- To facilitate brownfield redevelopment

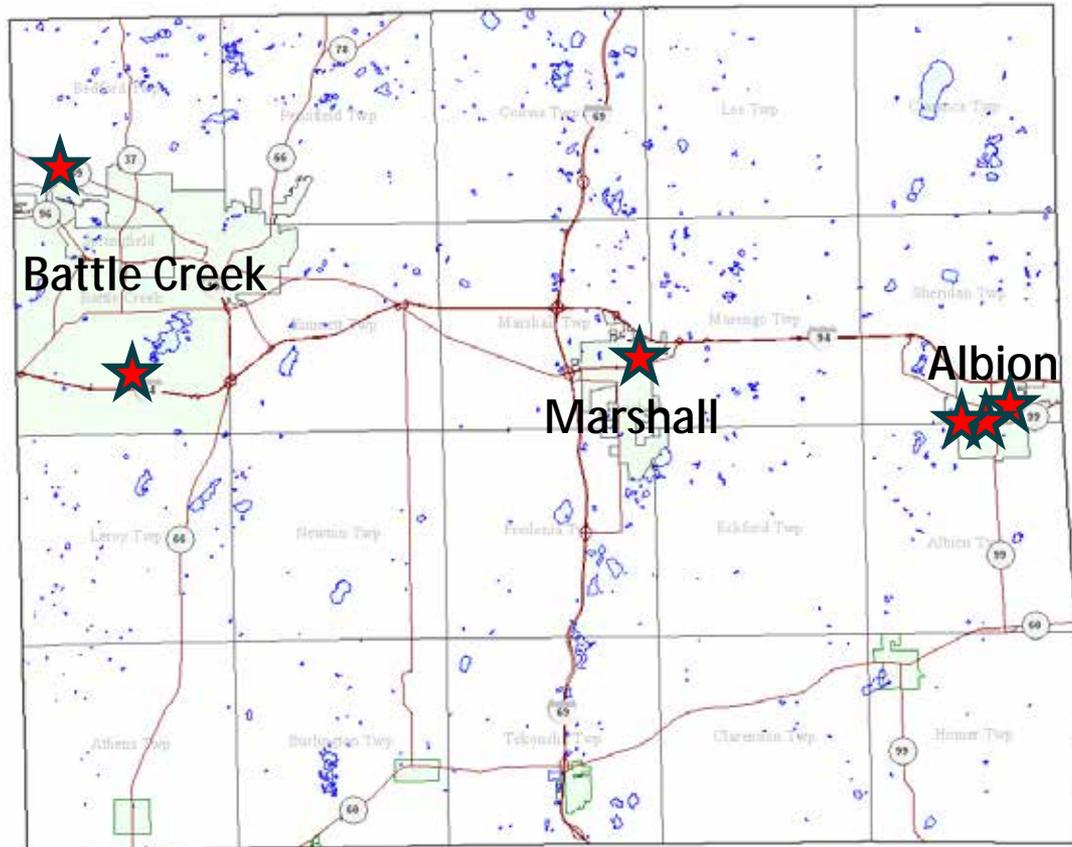
State-Wide Expanded Triage

- \$2 million per year
- 1 scope of work/contract
- 200 site investigations per year
 - Orphan sites
 - Unknown conditions
 - Permission to access properties

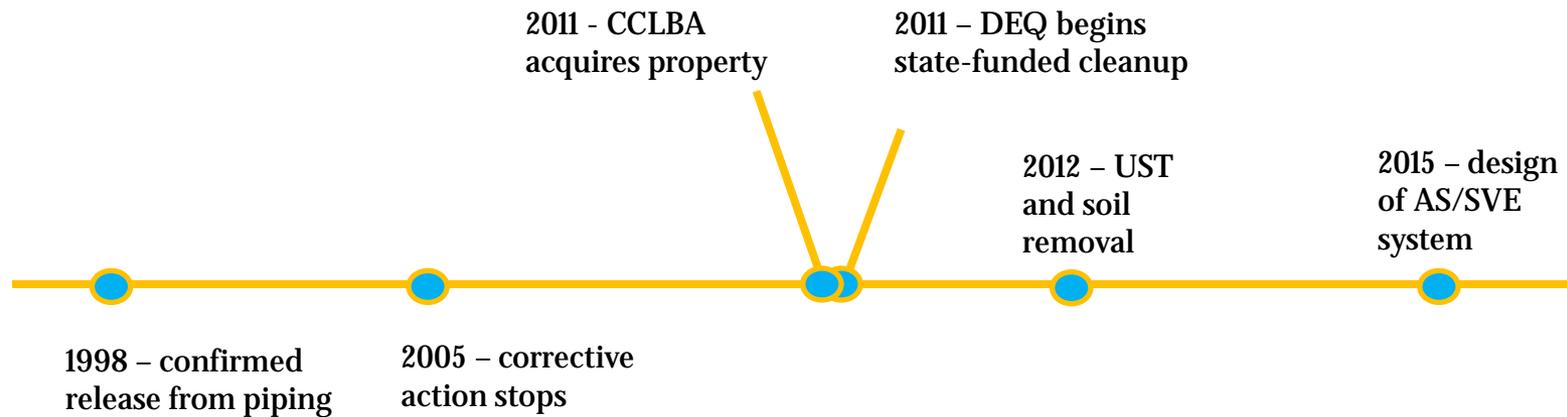
DEQ's Goal for State-funded cleanups

- Joint cleanup goals
 - Eliminate immediate/worse risks
 - Work toward Approved Project Completion
 - Make site more attractive for redevelopment
- Restrictive covenants
 - RRD perspective
 - CCLBA perspective

Six sites in Calhoun County



Helmer I-94 Inc., Battle Creek - Timeline



Helmer I-94 Inc. – 2011: abandoned site



Helmer I-94 Inc. – Demo and excavation



Helmer I-94 Inc. – Tank Removal



Helmer I-94 Inc. – Excavation



Helmer I-94 Inc. – 2015: site photo



Helmer I-94 Inc. – Agency Benefits

– DEQ

- Public ownership benefits
 - Flexibility of cleanup methods
 - Flexibility of cleanup time schedule
 - Ability to record a restrictive covenant to address remaining risks

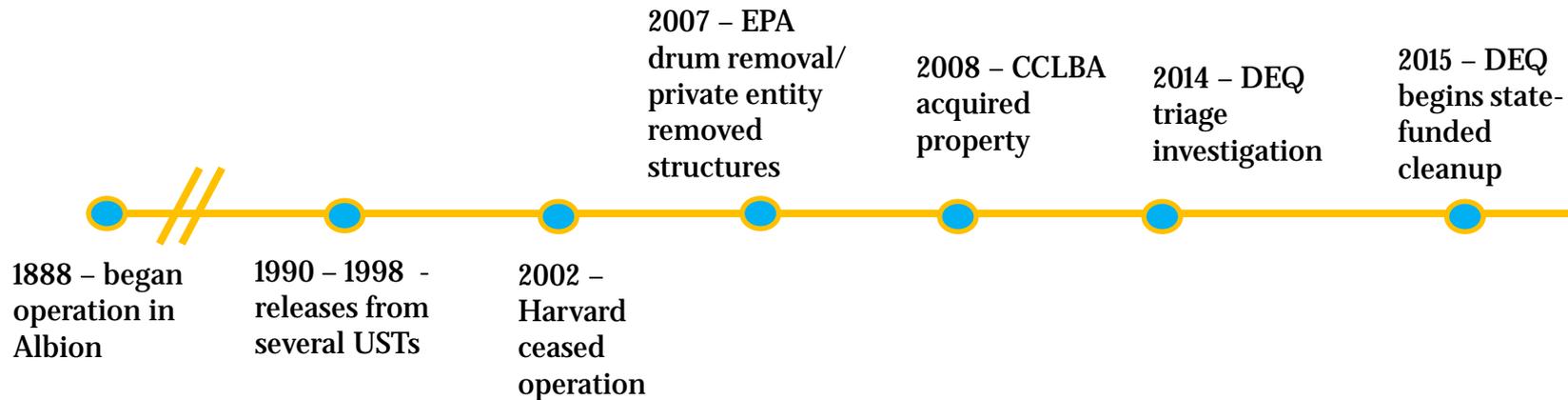
– CCLBA

- Remediation resulted in a more marketable site
- Demolition removed an attractive nuisance and improved safety

Harvard Industries, Albion



Harvard Industries, Albion



Harvard Industries, Albion



Harvard Industries – 2007: metal scrapped



Harvard Industries – 2015: vacant



Harvard Industries – 2015: vacant



Harvard Industries – the future

- State-funded excavation – 2016
- Record restrictive covenant
- Market to industrial developer

Harvard Transportation, Albion



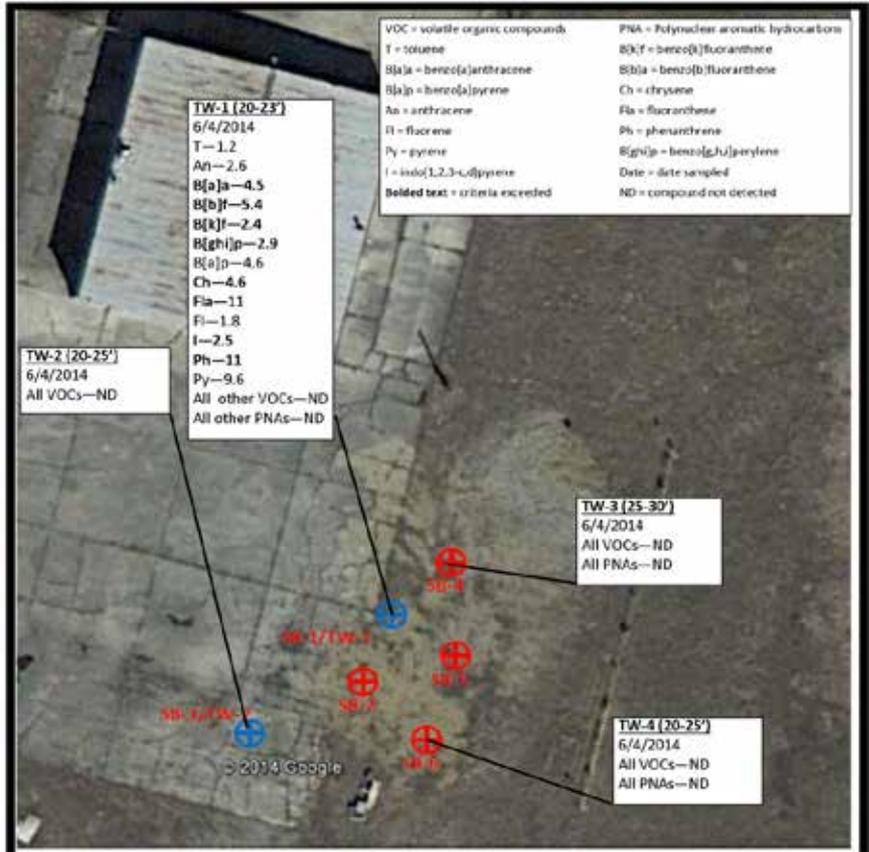
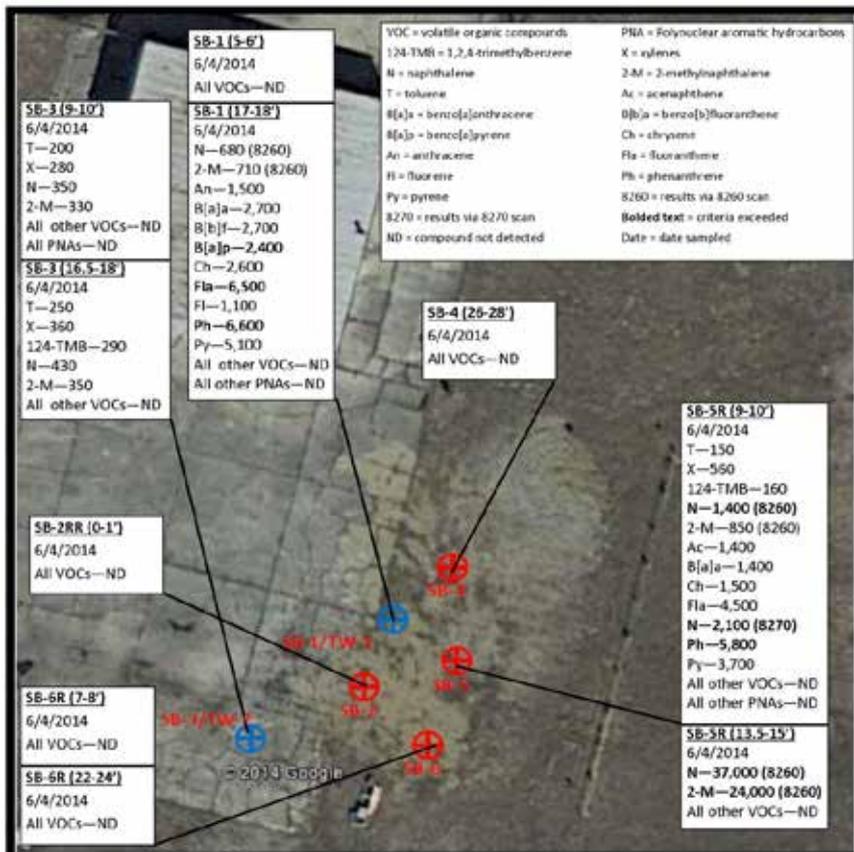
Harvard Transportation - 2015



CALHOUN COUNTY
LANDBANK
AUTHORITY



Harvard Transportation



Harvard Transportation– Agency Benefits

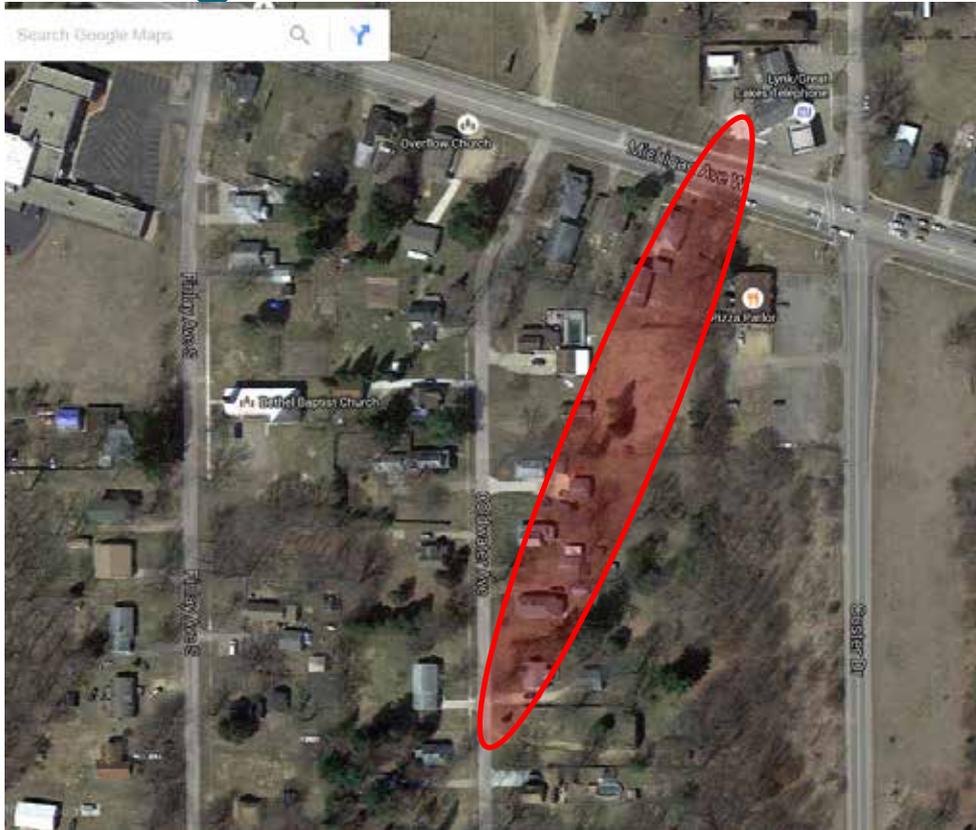
– DEQ

- Access to property
- Obtaining a restrictive covenant
- Close release under Part 213

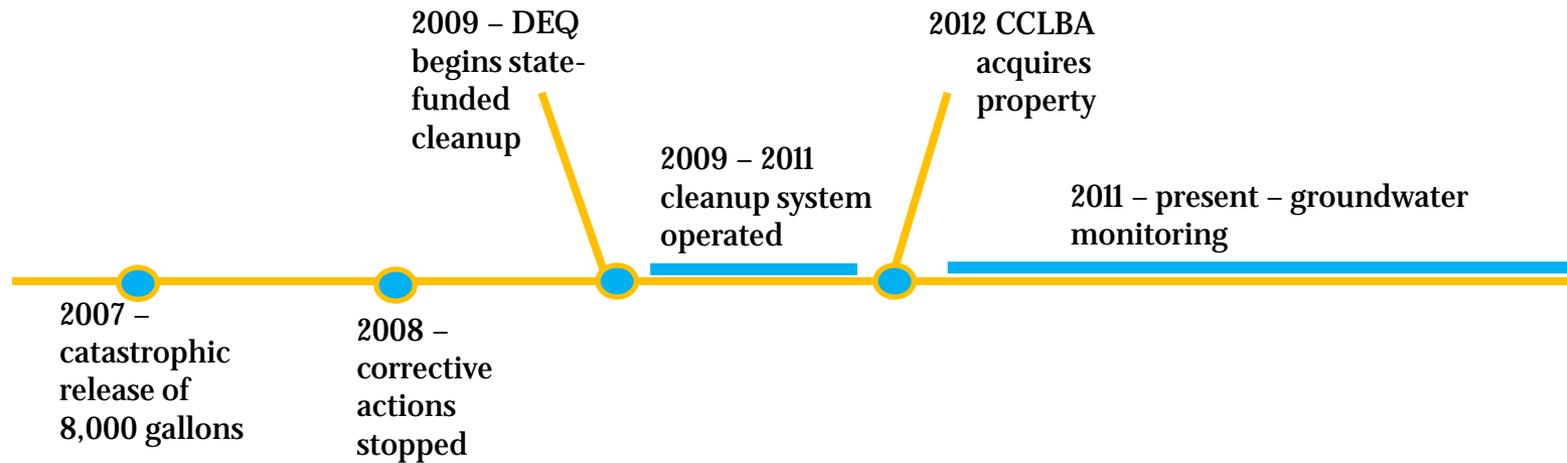
– CCLBA

- Contamination/risk identified
- Data reduces concerns
- Restrictive covenant ensures future compliance

Logan's Gas & Deli, Bedford Twp.



Logan's Gas & Deli



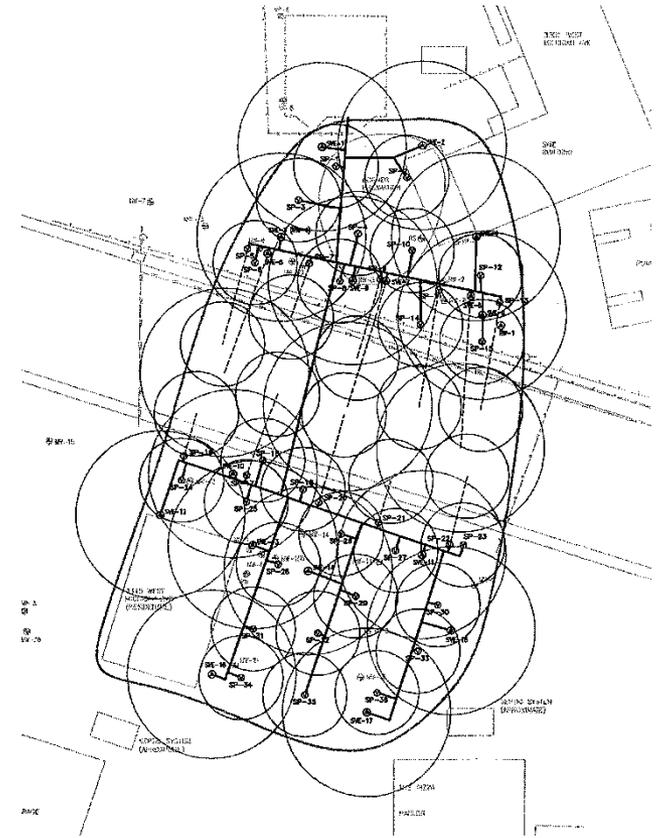
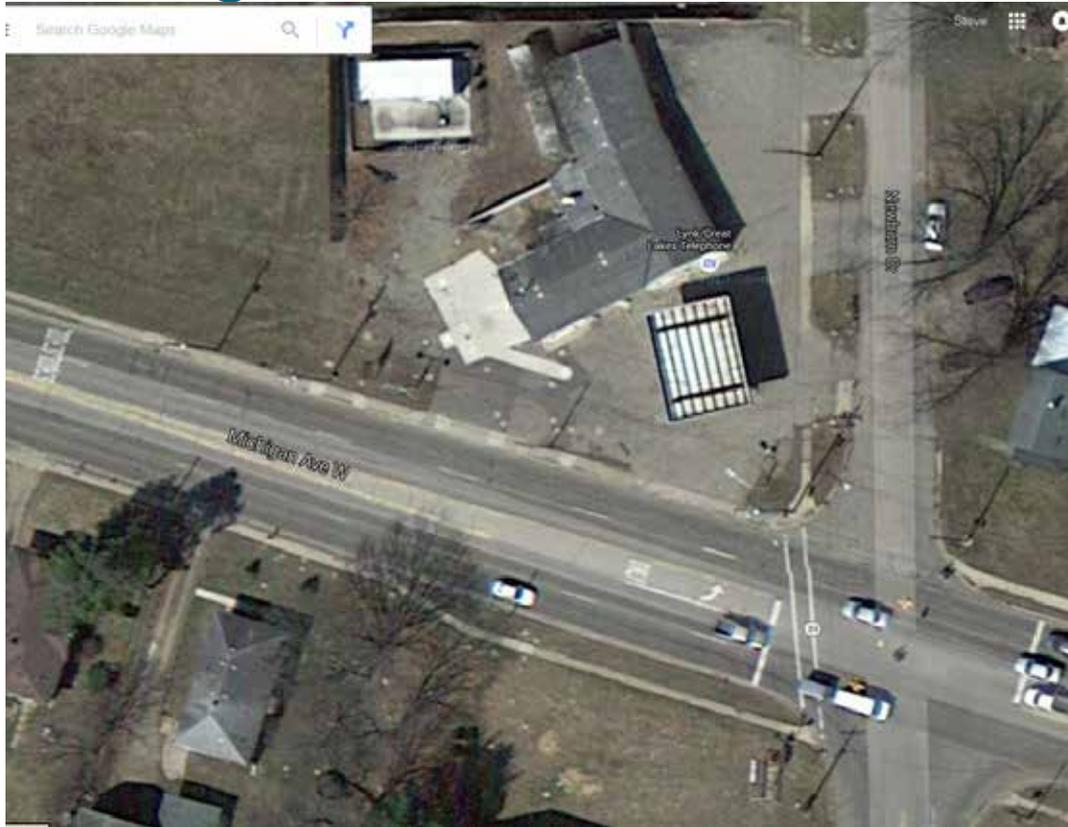
Logan's Gas & Deli – tank pull



Logan's Gas & Deli



Logan's Gas & Deli – AS/SVE system

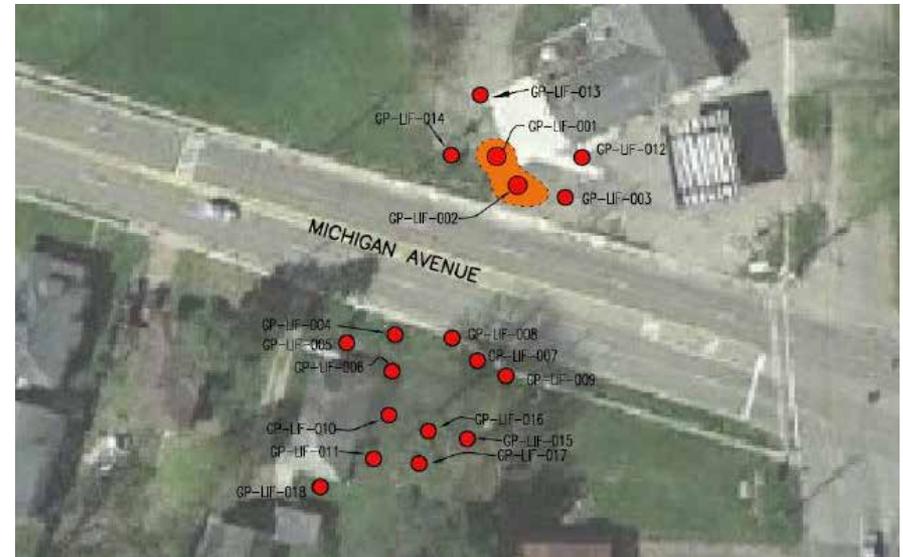


Logan's Gas & Deli - Contamination

NAPL footprint – 2009



NAPL footprint – 2012



Logan's Gas & Deli - Contamination

Site Identification	Date Sampled	Benzene	Toluene	Ethylbenzene	Total Xylenes	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Naphthalene	2-Methylnaphthalene
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
MW-15	11/20/2007	FP (0.02')	FP (0.02')	FP (0.02')	FP (0.02')	FP (0.02')	FP (0.02')	FP (0.02')	FP (0.02')
MW-15	4/8/2008	12000	18000	810	4200	570	140	160	ND
MW-15	7/23/2008	14000	27000	1400	5500	1000	230	160	ND
MW-15	2/17/2009	36000	36000	2300	10500	2200	560	ND	ND
MW-15	12/16/2009	35000	38000	4300	20200	4000	1000	ND	ND
MW-15	4/14/2011	ND	65	51	900	270	110	74	ND
MW-15	11/10/2011	ND	ND	1.1	5.5	41	18	ND (X)	7.3 (X,5)
MW-15	2/15/2012	ND	ND	ND	1.2	2.9	1.1	ND (X)	ND (X)
MW-15	7/17/2012	ND	ND	ND	0	ND	ND	-	-
MW-15	7/17/2012	ND	ND	ND	0	ND	ND	-	-
MW-15	11/28/2012	ND	ND	ND	0	1.3	1.5	-	-
MW-15	11/28/2012	ND	ND	ND	0	1.5	1.4	-	-
MW-15	2/26/2013	ND	-	ND	0	ND	ND	-	-
MW-15	7/10/2013	ND	1.5	ND	2	2.2	0.97 (T)	-	-
MW-15	9/18/2013	1.7	ND	1.3	0	1.9	ND	-	-
MW-15	12/16/2013	ND	ND	ND	0	ND	ND	-	-
MW-15	2/25/2014	ND	ND	ND	0	ND	ND	-	-
MW-15	5/14/2014	1.2	18	54	89	54	5.9	100 (X)	ND (X)
MW-15	7/9/2014	ND	2.6	16	18.3	4.8	5.0	36 (X)	5.9 (X)
MW-15	12/8/2014	1.3	7.9	170	400	100	71	100 (X)	13 (X)

Logan's Gas & Deli – going forward

– DEQ

- State-funded cleanup began while site was privately owned
- Lien on property
- Restrictive covenant

– CCLBA

- Negotiate lien
- Record covenant to ensure compliance
- Market property for reuse as a gas station

Clark #768, Albion – 2013



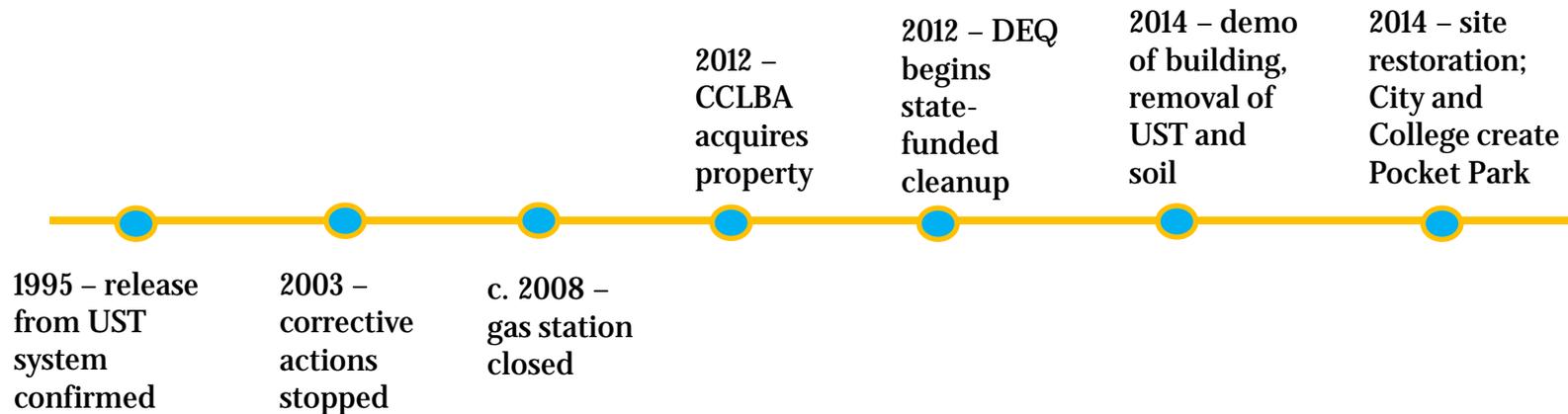
Clark #768 – 2015: Pocket Park

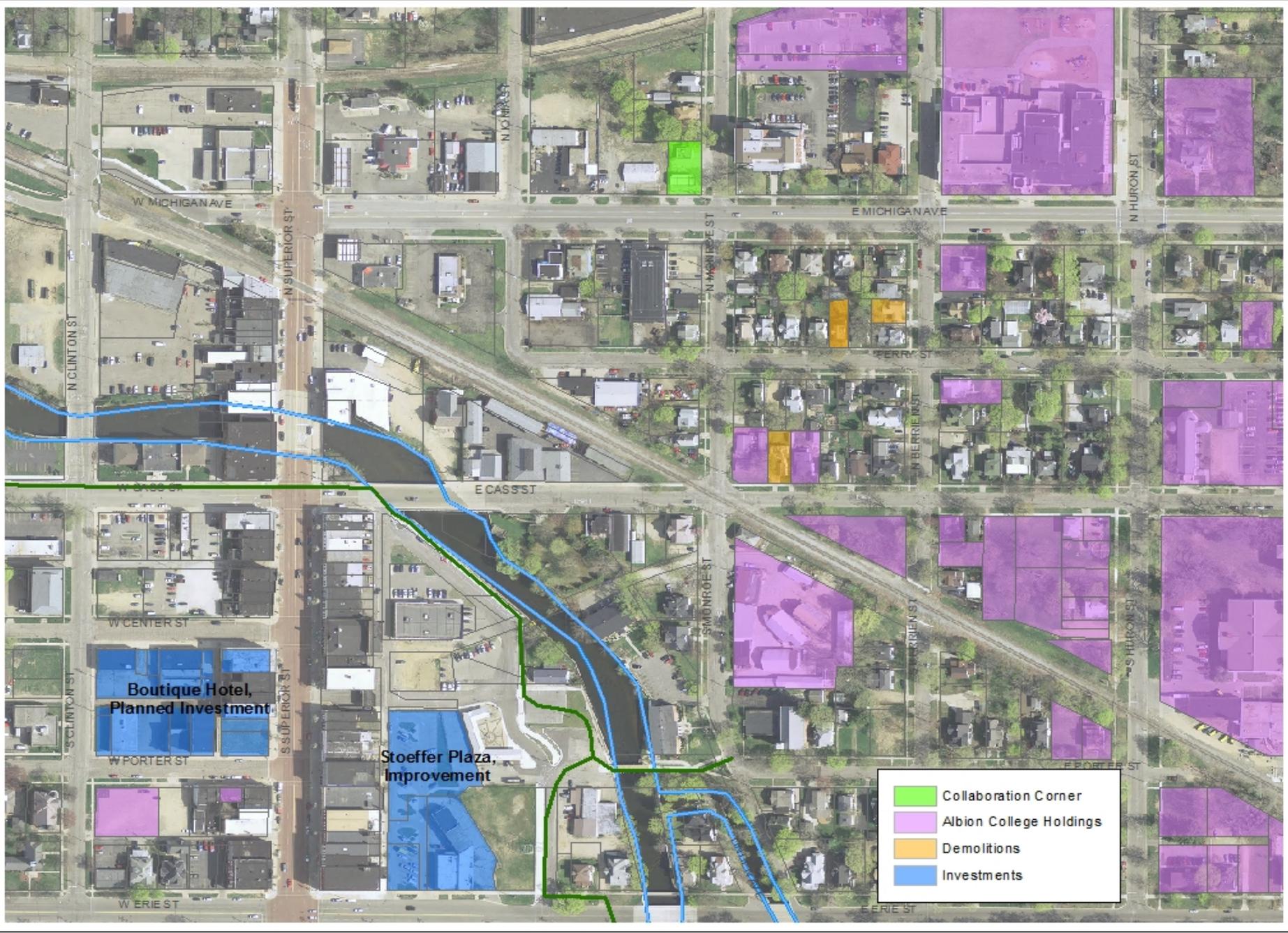
Community Partners

- DEQ
- Calhoun County Treasurer
- Calhoun County Land Bank Authority
- City of Albion
- Albion College



Clark #768, Albion





**Boutique Hotel,
Planned Investment**

**Stoeffler Plaza,
Improvement**

- Collaboration Corner
- Albion College Holdings
- Demolitions
- Investments

Clark #768 - Excavation



Clark #768 (Albion) – dedication ceremony



Clark #768 – Agency Benefits

– DEQ

- Public ownership benefits
 - Allowed DEQ to remove building and canopy
 - Allowed recording of restrictive covenant

– CCLBA

- Contamination remediated
- Demolition of building removed a attractive nuisance
- Partnership resulted in community asset that continues to grow

Conclusion Overall Partnership Benefits

– DEQ

- Access to properties
- Property owner shares the DEQ's goals for property
- Flexibility in remediation methods and timing
- CCLBA holds property until DEQ is finished
- Restrictive covenants

– CCLBA

- Leverage resources for community improvement
- Improve contaminated sites
- Support redevelopment initiatives
- Ensure long-term compliance via a recorded covenant

Michigan Department of Environmental Quality

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