



# Remediation for Redevelopment R 4 R

Department of  
**Environmental Quality**  
PURE *M*ICHIGAN

Bob Wagner, Chief  
DEQ Remediation and Redevelopment Division  
Michigan Environmental Compliance Conference 2014

# Overview

- *RRD -- Vision and Mission*
- *R 4 R -- Remediation for Redevelopment*
- *Part 201 and Part 213*
- *Cleanup Criteria & Brownfield Stakeholders*
- *Future Funding*



# Vision

*Create a future where Michigan's contaminated properties are reliably managed, revitalized, and the environment is protected.*

# Mission

*Work toward our goals through compliance assistance, partnerships, collaboration, and enforcement.*

*DEQ Remediation and Redevelopment Division (RRD)*

# R 4 R: Remediation for Redevelopment

## DEQ Guiding Principles

- *Environmental Stewardship*
- *Partners in Economic Development*
- *Excellent Customer Service*

# Environmental Stewardship



# Environmental Remediation (Part 201)

946 Sites

62 FTEs

128,000 Hours



*Zephyr Refinery, Muskegon*

# Leaking Underground Storage Tanks (Part 213)

1,261 Sites

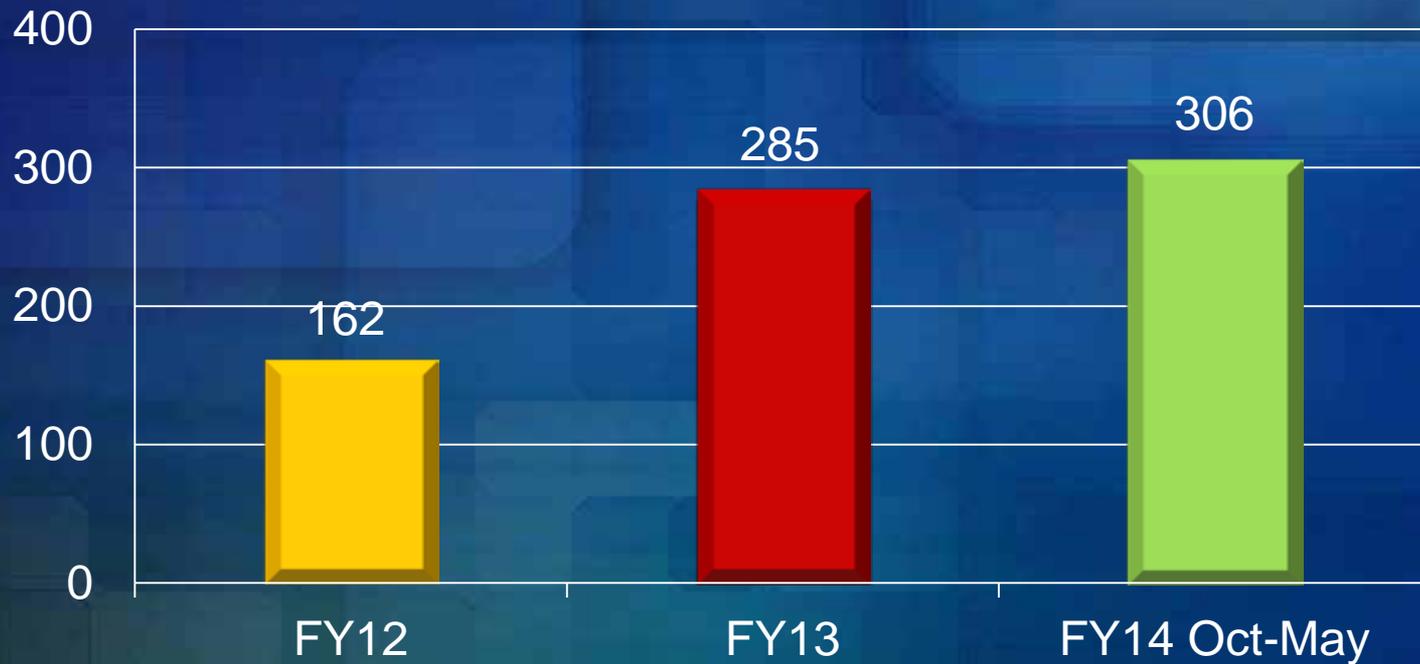
53 FTEs

110,000 Hours



# Part 213

## Leaking Underground Storage Tank Closures



# 2013 statewide triage results

208 Sites Investigated

No known risks exist	Risks are present but not immediate	Risks are present and immediate
100	89	19

# Partners in Economic Development



The Garage Restaurant,  
Northville



# Brownfield Redevelopment Grant and Loan Projects

County	Project #	Totals \$ Awarded
Alger	1	\$75,000
Alpena	4	\$449,500
Barry	1	\$213,000
Bay	10	\$2,949,773
Benzie	1	\$985,387
Berrien	9	\$7,767,246
Branch	1	\$1,000,000
Calhoun	4	\$1,061,500
Cheboygan	1	\$23,500
Chippewa	2	\$335,000
Clare	1	\$416,000
Crawford	1	\$280,000
Delta	3	\$870,000
Dickinson	4	\$404,980
Emmet	1	\$900,000
Genesee	7	\$1,904,435
Gogebic	1	\$183,000
Grand Traverse	8	\$7,722,978
Graiot	1	\$154,000
Houghton	6	\$607,600
Huron	1	\$750,000
Ingham	8	\$5,363,463
Ionia	1	\$100,000
Iron	1	\$734,648
Isabella	2	\$369,690
Jackson	6	\$1,400,965
Kalamazoo	10	\$4,678,805
Kent	10	\$8,202,296
Leelanau	2	\$2,371,875
Lenawee	1	\$100,000
Livingston	1	\$585,000

# and Loan Projects



County	Project #	Totals \$ Awarded
Mackinac	3	\$101,600
Macomb	1	\$1,400,000
Manistee	1	\$818,313
Marquette	5	\$1,266,260
Mason	3	\$1,235,700
Menominee	2	\$323,000
Monroe	5	\$6,960,000
Montcalm	1	\$50,000
Montmorency	1	\$390,000
Muskegon	17	\$10,702,751
Oakland	10	\$2,278,100
Oceana	1	\$279,150
Ogemaw	1	\$60,000
Ontonagon	2	\$751,000
Oscoda	1	\$100,000
Otsego	2	\$1,236,300
Ottawa	4	\$2,820,000
Presque Isle	2	\$278,230
Saginaw	20	\$2,724,833
Saint Clair	3	\$582,000
Saint Joseph	3	\$2,865,700
Sanilac	1	\$138,000
Schoolcraft	2	\$700,000
Shiawassee	5	\$1,931,000
Tuscola	1	\$50,000
Van Buren	3	\$2,428,500
Washtenaw	7	\$3,228,410
Wayne	34	\$19,687,285
Wexford	4	\$1,999,721

**TOTAL 334 \$190,215,000**

# Detroit Riverfront – Wayne Co.



# Uniroyal Property – Wayne Co.

R4R = Remediation for Redevelopment = Success



# Harbor Shores – Berrien/St. Joe Co.



PGA Seniors' Championship

LEADERS	TODAY	HOLE	TOTAL	LEADER
WICKI LAUS	-1	17	-16	DENT
RA...ON	-3	17	-10	THOMPS
HA...S	-1	18	-6	COLBER
RO...R	+1	17	-5	PLAYER
LA...S	-1	18	-5	MOODY



Harbor Shores – Benton Harbor/ St. Joseph

# Lemon Creek Winery – Ottawa Co.



Lemon Creek Winery -  
Grand Haven



# Downtown Market – Kent Co.



Downtown Market -  
Grand Rapids



# Grand Traverse Commons – Grand Traverse Co.



Grand Traverse  
Commons -  
Traverse City



# Four Corners, Traverse City

Remediation and redevelopment of 4 gas station sites at one intersection!

Before



After



# Excellent Customer Service

- *Compliance assistance*
- *Partnerships*
- *Financial and technical assistance*
- *Response time*

# R 4 R: Engagement

## 1. *Call first!*



## 3. *Purposeful outreach!*



## 2. *Plain talk!*

keep it  
simple.



# Response Time at Mi Scorecard

Department Name: DEQ		Green	90% or greater of target			
Executive/Director: Dan Wyant		Yellow	>=75% to <90% of target			
Period: FY14 Jan - March		Red	less than 75% of target			
Upload Date:						
Metric	Status	Target	Current	Previous	Frequency	Metric Definition
DEQB912 Average number of calendar days to process Brownfield grants and loans.	Yellow	75	79	28	Quarterly	The target is applied to all grant and loan projects to foster an efficient and responsive Brownfield Redevelopment Program. Timely issuance of these grants and loans can have a positive impact on Michigan businesses and economy.
DEQB1213 The average number of calendar days to review an Act 381 Workplan.	Green	60	28	23	Quarterly	Act 381 Workplan approvals are critical for Brownfield Redevelopment proposals to proceed in a timely manner and get financing necessary to support the project.
DEQB1313 The average number of calendar days to review Part 201 and Part 213 submittals selected for review/audit.	Green	120	72	79	Quarterly	The average number of days that RRD takes to review Part 201 and Part 213 submittals that are selected for review. Not all submittals will be selected for review.

[www.michigan.gov/deq](http://www.michigan.gov/deq) *lower left, click on Scorecard*

# Part 201 Amendments

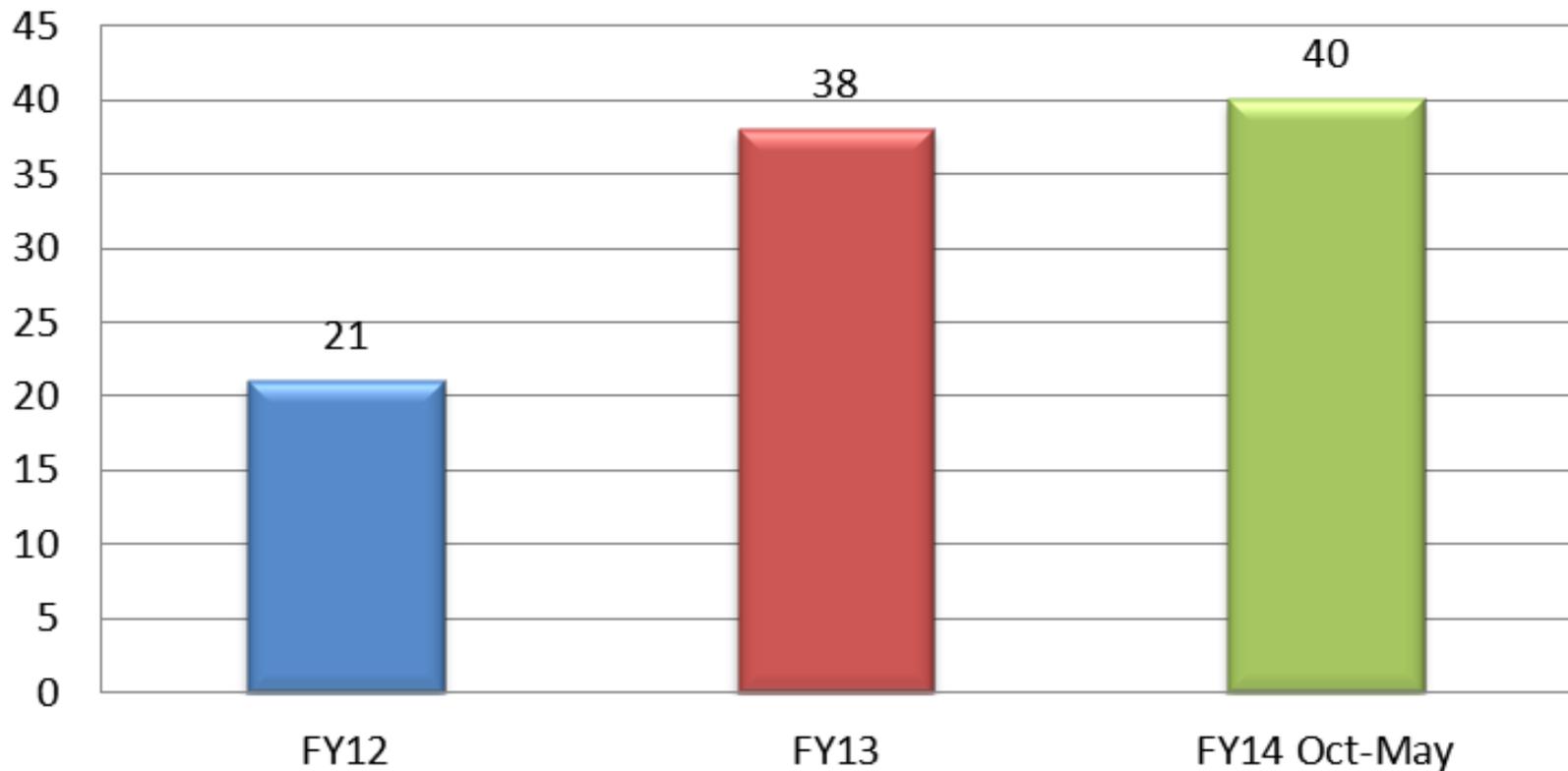
- 2010
- 2012

# Part 201 Amendments: 2010

- Response activity plans
- No further action reports (NFA)
- Response activity review process
- Response activity review panel
- Site specific criteria
- Baseline environmental assessment (BEA) process
- Due care

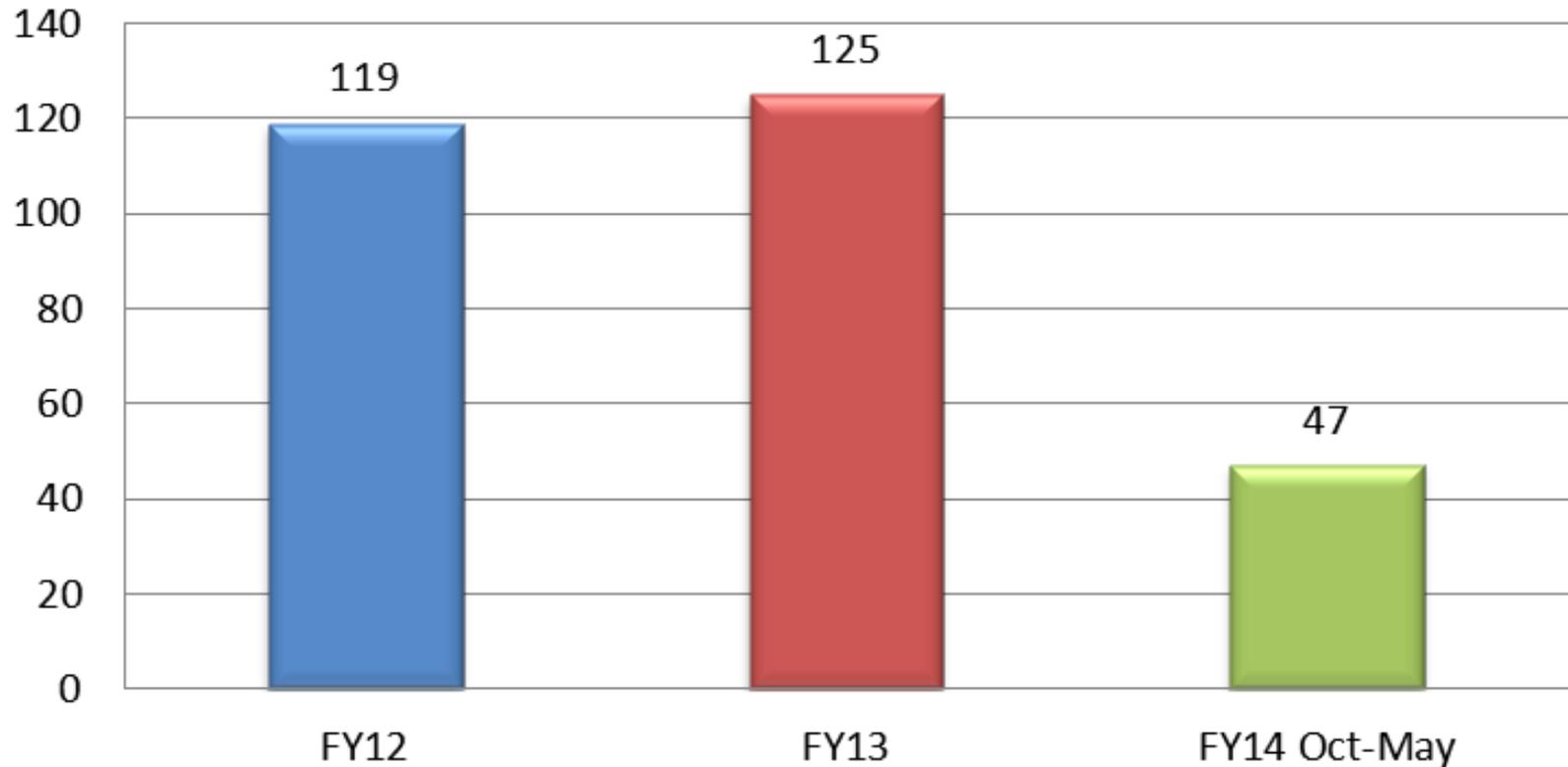
# Managing Environmental Risks

## No Further Action Reports



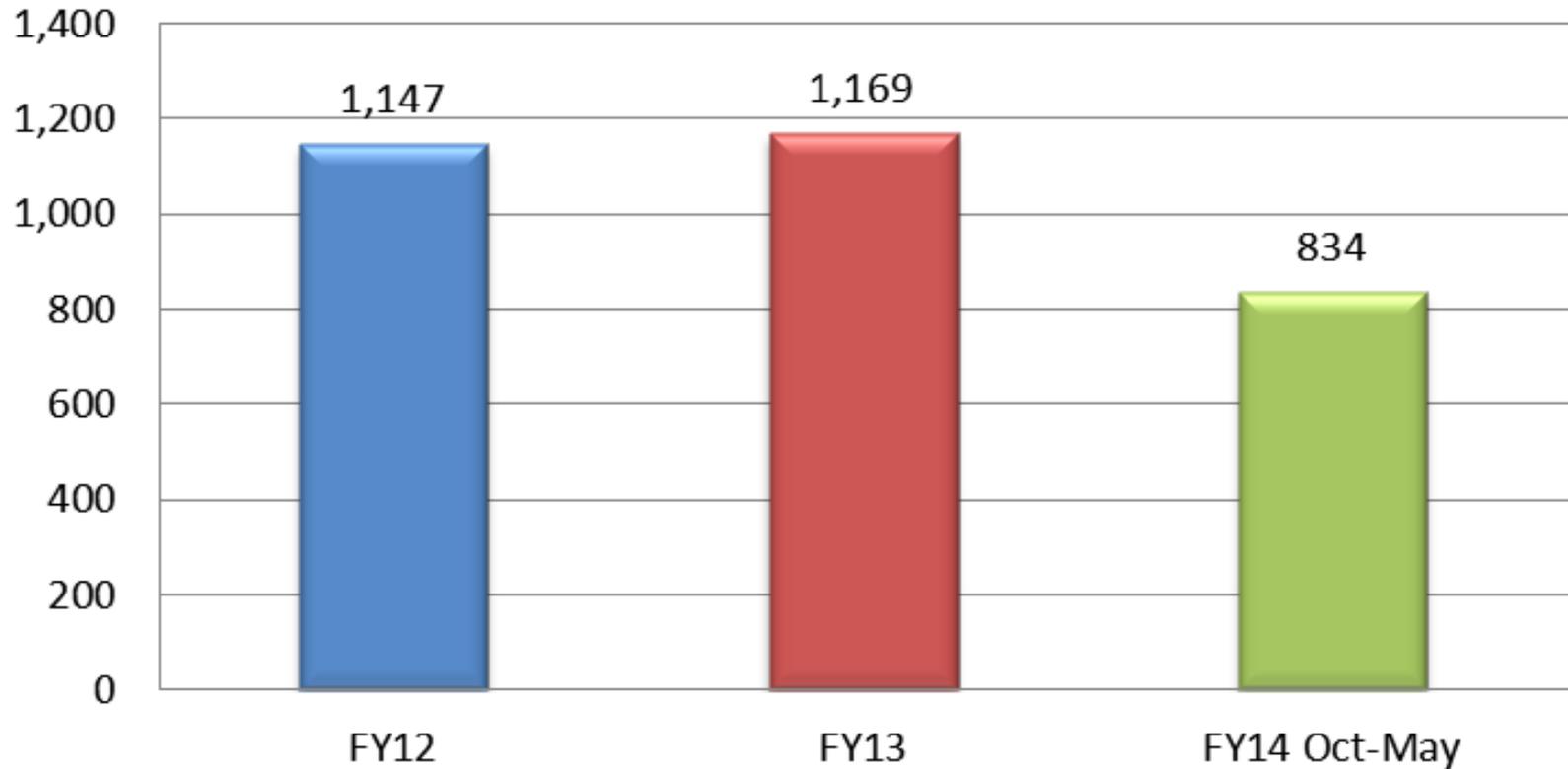
# Risk Assessment & Management Actions

## Response Activity Plans



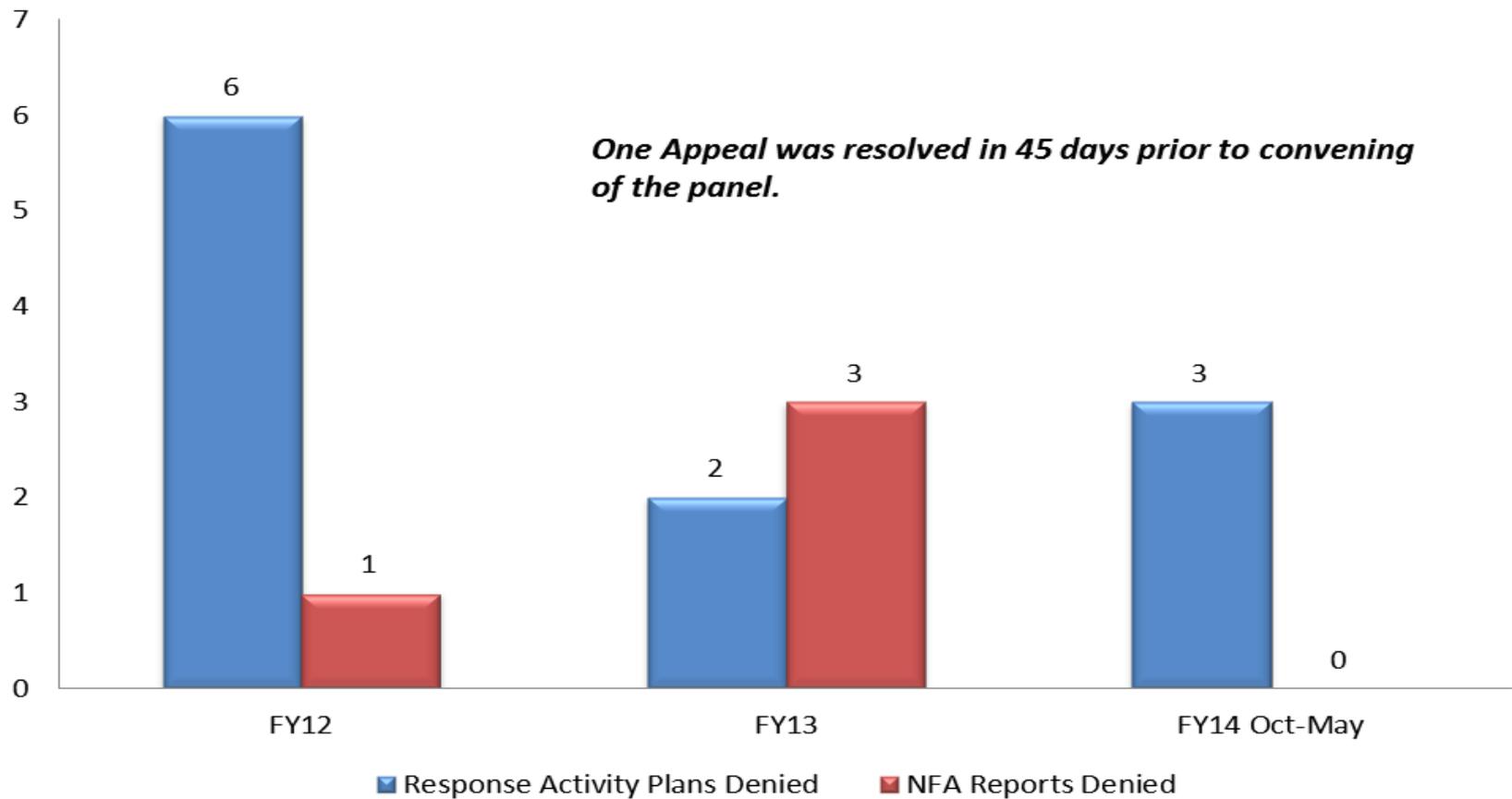
# Property Transactions

## Baseline Environmental Assessments



# Appeals

## Response Activity Plan Review Panel

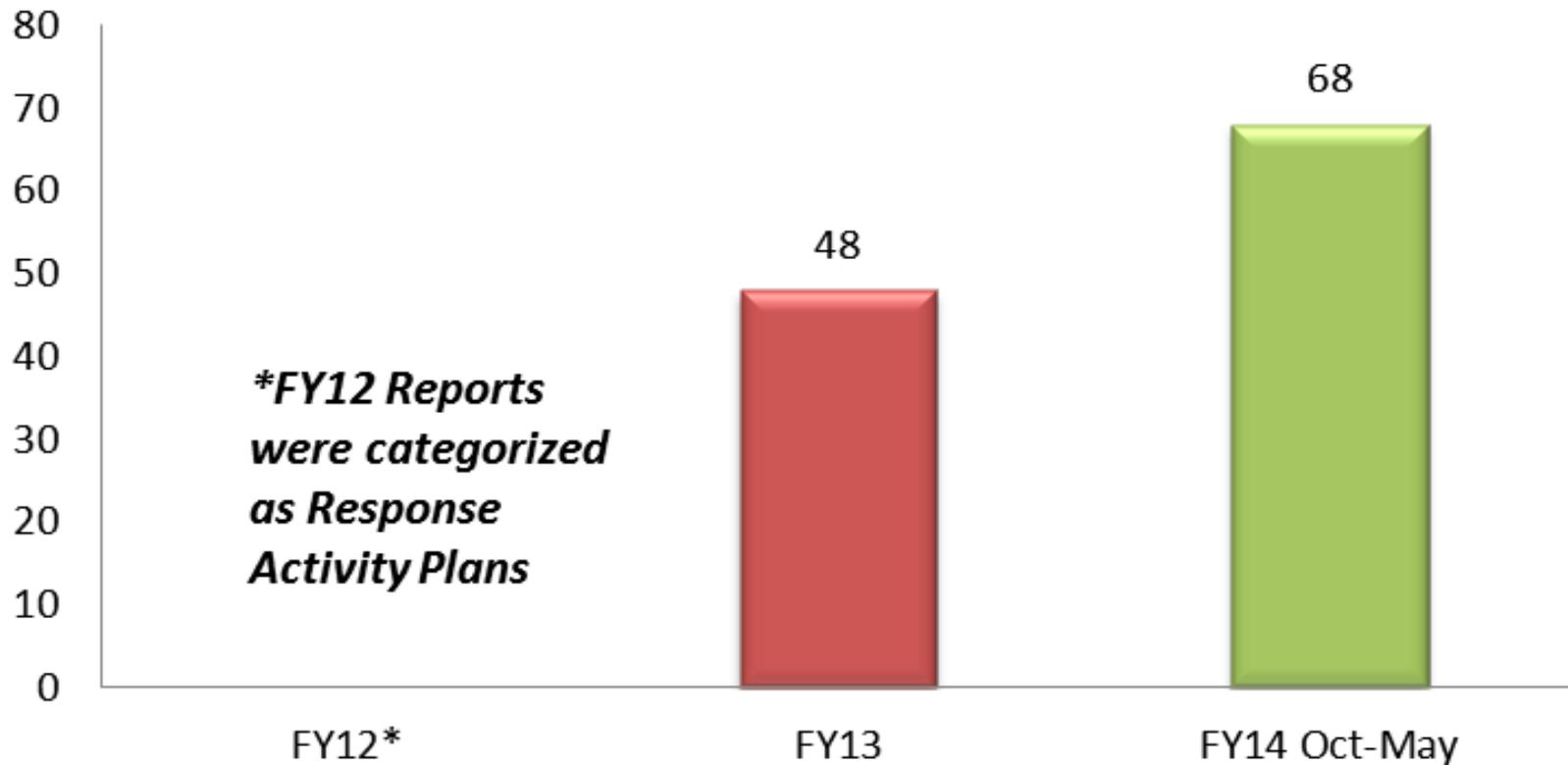


# Part 201 Amendments: 2012

- No further action (NFA) reports may address all or a portion of contamination at a facility
- Certificate of Completion
- Documentation of Due Care Compliance

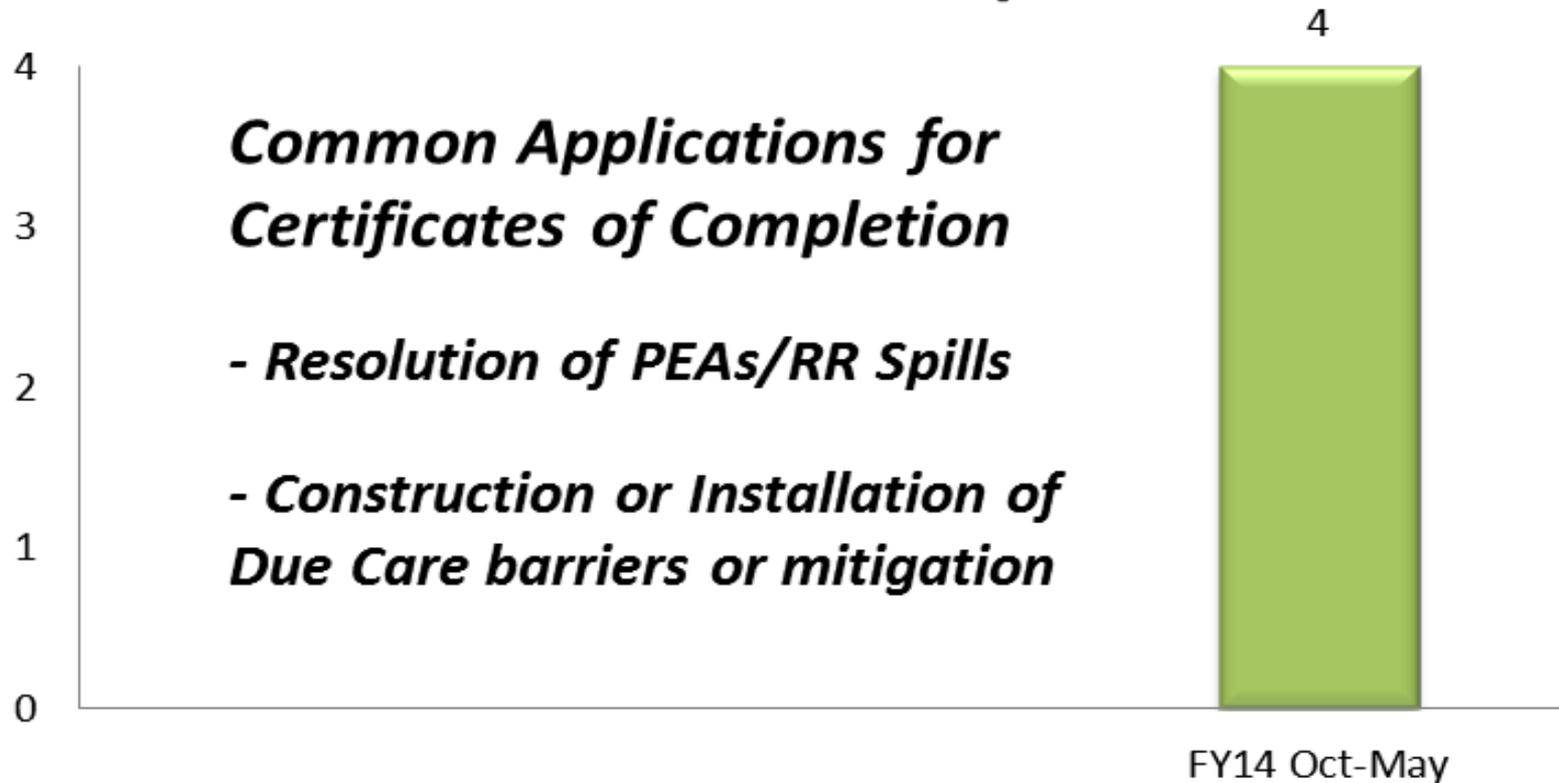
# Risk Management Actions

## Due Care Compliance Reports



# Acknowledgment of Completions

## Certificates of Completion



# Stakeholder Process

- Cleanup criteria
- Brownfield redevelopment

# Cleanup Criteria

- Current criteria originally promulgated in 2002
- Part 201 amendments of 2010 and 2012 directed DEQ to update the criteria:
  - Current research
  - Best practices from other states
  - Reasonable and realistic conditions
  - Sound science

# Criteria Stakeholder Advisory (CSA) Workgroup

Charge to the CSA:

- Identify guiding principles to be used as basis to update the criteria
- Apply guiding principles in selection of assumptions and algorithms for updating the criteria
- Provide recommendations to DEQ Director

# CSA Workgroup

## Members:

- Industry (auto, energy, chemical, mining)
- Environmental consultants, advocates
- Public health (State, County, City)
- Academia

# CSA Workgroup

## Four Issues:

- Physical-Chemical Properties, Toxicity Values
- Exposure Assumptions
- Vapor Intrusion
- Process for Updating

# CSA Workgroup

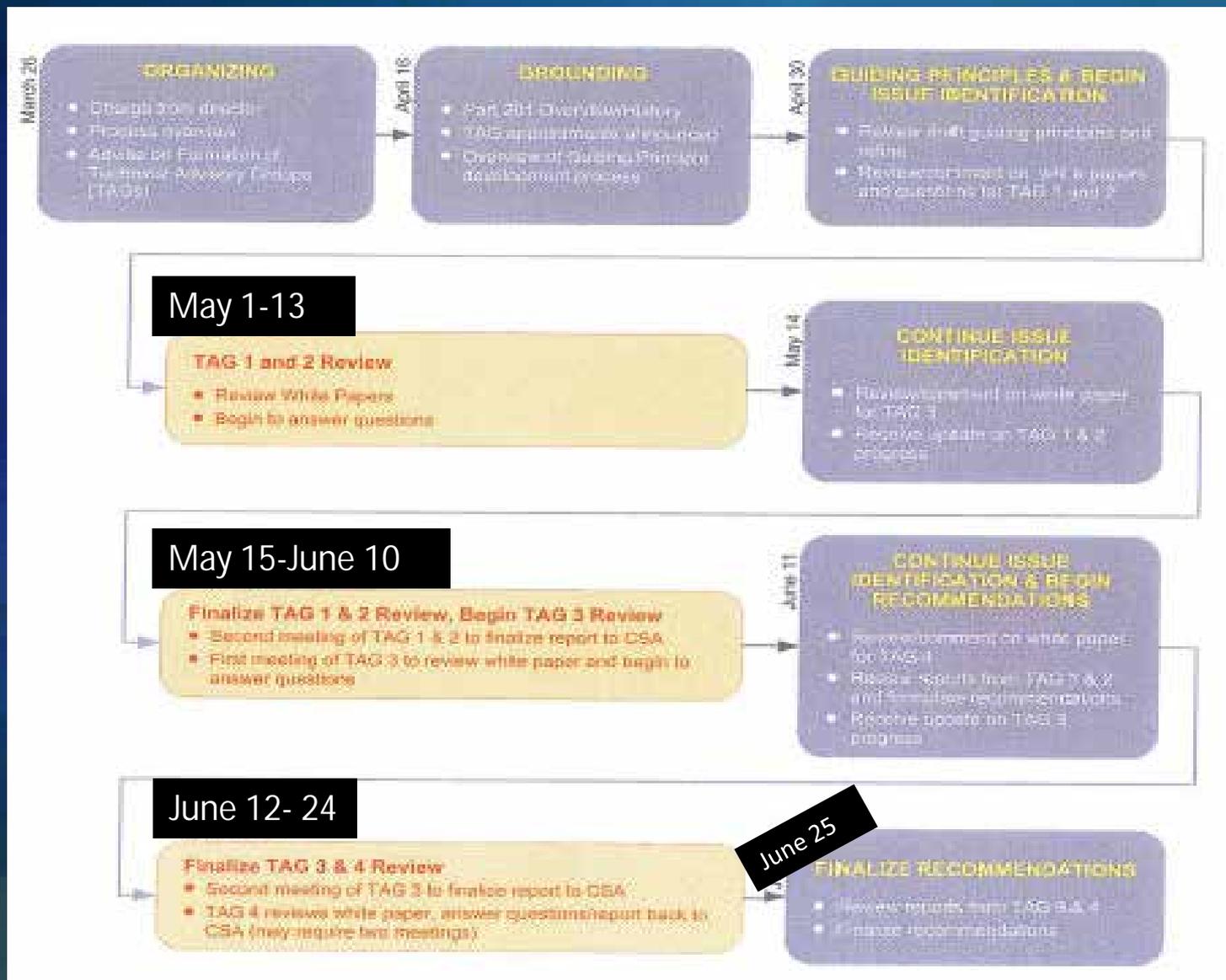
## 4 Technical Advisory Groups (TAG):

- Physical-chemical properties, toxicity values
- Exposure assumptions
- Vapor intrusion
- Legal

## Process:

- CSA: white paper
- TAG: review, research, and recommendations
- CSA: provide DEQ Director with recommendations

# DEQ Part 201 Stakeholder Process



# Cleanup Criteria (CSA) Website

[www.michigan.gov/deqrrd](http://www.michigan.gov/deqrrd)

The image shows a screenshot of the Michigan Department of Environmental Quality (DEQ) website. The main header features the DEQ logo and the text "Department of Environmental Quality". Below this is a navigation menu with links for "Michigan.gov Home", "DEQ", "Online Services", "Permits", "Programs", "Contacts", "Site Map", and "Locations". A search bar is also present. The page is titled "Remediation and Redevelopment Division".

In the navigation menu, the "Workgroups" link is circled in red, with a red arrow pointing to it from the right. Below the navigation menu, there are links for "Office Map", "Staff Contacts", "Alphabetical Section", and "TAPS Teams".

The main content area displays the "Criteria Stakeholder Advisory Workgroup" page. The page title is "Criteria Stakeholder Advisory Workgroup". Below the title, it lists contact information: "Contact: DEQ - Susan Erickson 517-284-5091" and "Public Sector Consultants - Mark Coscarelli 517-371-7461". The "Workgroup Charge" section states: "Director Wyant has requested the Criteria Stakeholder Advisory (CSA) Workgroup evaluate the current Cleanup Criteria and provide him with recommendations for updating the criteria, taking into account best practices from other states, reasonable and realistic conditions, and sound science. The workgroup was charged to:"

- Identify guiding principles to be used for updating the criteria; and
- Apply the guiding principles in the selection of assumptions and algorithms to be used in updating the criteria

Below the charge, there are sections for "Workgroup Members" and "Meeting Summaries and Agendas". A photograph of a body of water is visible at the bottom of the page.

At the bottom right of the screenshot, there is a large red arrow pointing towards the "Workgroups" link in the navigation menu.

# Brownfield Redevelopment

## Brownfield Continuous Program Improvement (CPI)

### CPI Stakeholder Process

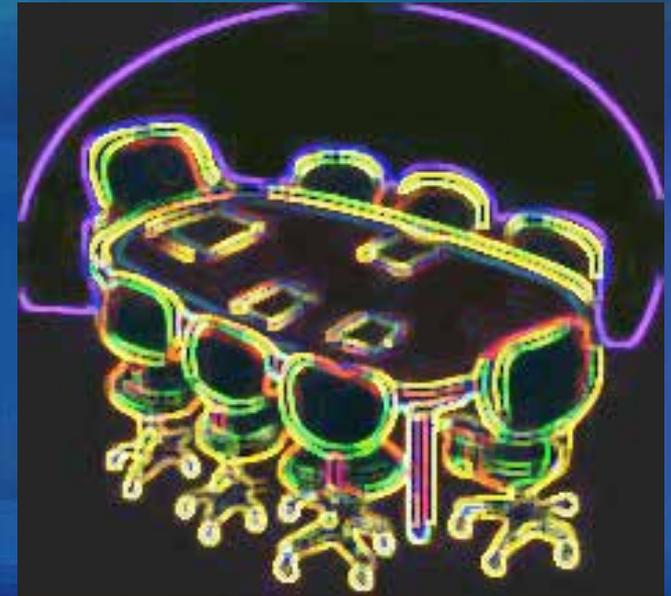
- 20+ organizations invited
- Individual representatives identified
- MI Chapter NBA managing
- First meeting – 2/10/14
- Process complete – 7/14



# Brownfield CPI Stakeholders

## CPI Sub Committees

- Legislative
- Site Rec Rules
- Liability
- Core Communities & Placemaking
- Demo, Lead & Asbestos, Dredging
- Program Implementation



# Brownfield CPI Stakeholders

Progress to date:

- Incorporate all grant and loan legislation into one location - Part 196 (CMI)
- Elimination of rules



# Brownfield CPI Stakeholders

Progress to date:

- Identified areas of statute needing clarification
  - Ability to abolish brownfield plans prior to 5-year time frame
  - Various questions on what and when funds can be captured into a LSRRF
  - Part 213 “sites” vs “facilities”

# Brownfield CPI Stakeholders

Progress to date:

- Consideration of additional activities:
  - Lead and asbestos abatement
  - Industrial cleaning
  - Placemaking activities
  - UST removal
  - Energy efficiency



# Brownfield CPI Stakeholders

Progress to date:

- Liability considerations for grant, loan and Act 381 being reevaluated



# Brownfield CPI Stakeholders

Progress to date:

- Simplify administrative processes
  - Application process
  - Reporting
  - DEQ/MEDC split activities



# Brownfield CPI Website

[www.michigan.gov/deqrrd](http://www.michigan.gov/deqrrd)

DEQ Department of Environmental Quality

MICHIGAN.GOV Michigan's Official Web Site

Michigan.gov Home | DEQ | Online Services | Permits | Programs | Contacts | Site Map | Search

Locations

About the DEQ | print friendly | email this page | Like | Tweet

Contact DEQ

## Remediation and Redevelopment Division

updated - subscribe to RRD News and Info

Office Map | Staff Contacts | Alphabetical Section | TAPS Teams

**Workgroups**

DEQ Department of Environmental Quality

MICHIGAN.GOV Michigan's Official Web Site

Michigan.gov Home | DEQ | Online Services | Permits | Programs | Contacts | Site Map | Search

Locations

print friendly | email this page | Like | Tweet

## Brownfield Continuous Program Improvement Workgroup

Contact: [Carrie Gever](mailto:Carrie.Gever@deq.state.mi.us) 517-284-5182

**Workgroup Charge:** The Brownfield Continuous Program Improvement (CPI) Workgroup is being convened to consider potential program updates, evaluate pending Collaborative Stakeholder Initiative recommendations, and review draft policies related to the MDEQ Brownfield Redevelopment Program. Legislation, rules, and policies governing the program will be evaluated to determine how to simplify and align the various program requirements and outcomes.

[Workgroup Members](#)

[Meeting Summaries and Agendas](#)

[Subcommittees, Related Documents and Recommendations](#)

Land  
Oil, Gas, and Minerals  
Geology in Michigan  
GeoWebFace  
**Land Remediation & Redevelopment**  
Enforcement & Response Activity  
Leaking Underground Storage Tanks Program  
**Site Investigation and Remediation**  
Superfund Program  
Brownfield Redevelopment Authorities  
Brownfield Grants and Loans  
Brownfield Basics  
Collaborative Stakeholders Initiative

# Brownfield CPI Stakeholders

Get Involved!

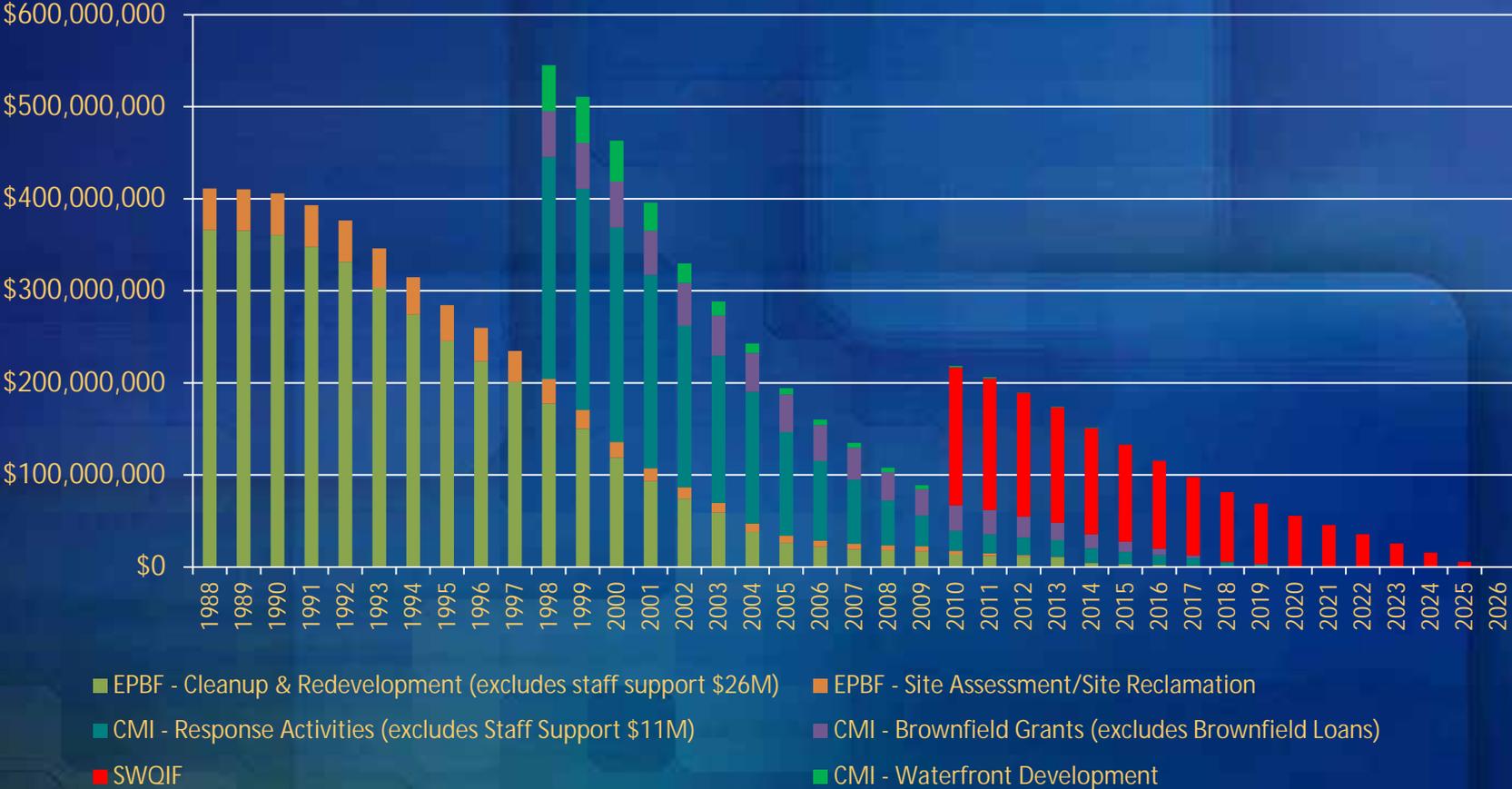
**Brownfield CPI Subcommittee Assignments**

	Legislative Committee	Core Communities	Site Reclamation Rules	Policy Issues on Demo, Lead, Asbestos, and Dredging	Policy Issues on Liability	Program Implementation Issues
<b>Committee Chairs</b>	Arthur Siegal	Jim Tischler Katherine Czarnecki	Carrie Geyer	Anthony Pecchio	John Byl	Jean Derenzy
	Jim Enright	Marc Hatton	Jim Enright	Pete Bosanic	Edward Eickhoff	Jennifer Kanalos
	Andy Such	Nikole Brown	Bhushan Modi	Eric Helzer	Jeffrey Furton	Anne Giroux
	Kara Wood	Eric Helzer	Jeff Hawkins	Steve Willobee	Bhushan Modi	Meg Coughlin
	Sarah Rainero	Steve Willobee		Dan Wells	Grant Trigger	Jeff Hawkins
	Anne Jamieson			Kurt Brauer		
<b>DEQ Rep</b>	Ron Smedley/ Carrie Geyer	Anne Couture	Susan Wenzlick	Jeff Hukill/ Carrie Geyer	Anne Couture/ Carrie Geyer	Susan Wenzlick

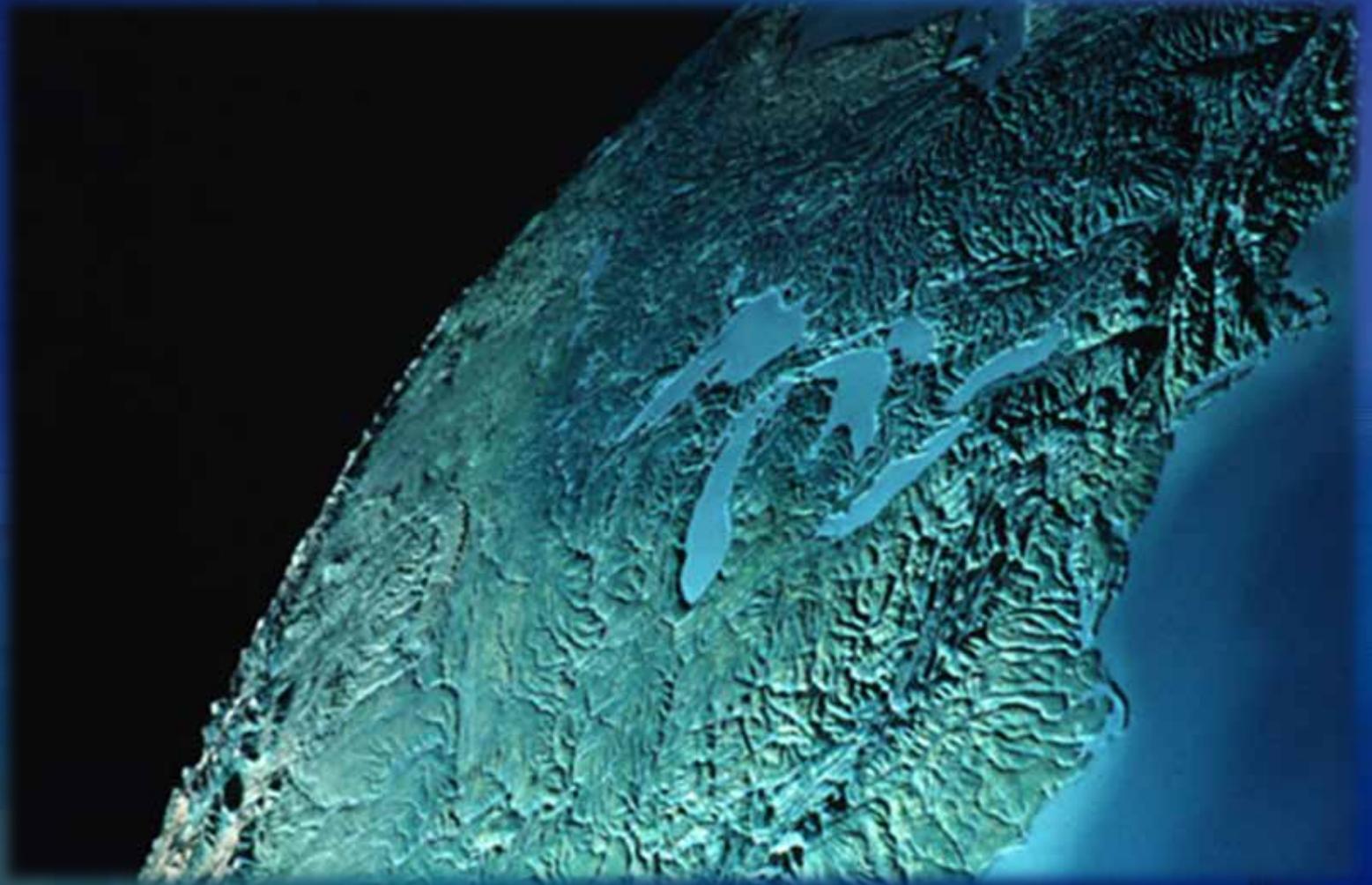
Steering Committee: Anne Couture, John Byl, Carrie Geyer

# Future Funding

RRD Bond Balances  
Based on Expenditures  
(excludes funds reserved for projects)



# R 4 R -- Leaving the State a Better Place ...



# Thank you!

Bob Wagner, Chief  
DEQ Remediation and Redevelopment Division

[www.michigan.gov/deqrrd](http://www.michigan.gov/deqrrd)

[wagnerr1@michigan.gov](mailto:wagnerr1@michigan.gov)

517-284-5144

Department of  
**Environmental Quality**  
PURE *M*ICHIGAN