

## **2016 Cleanup Grant Proposal- Kinneville Service Station Site**

### **1. Community Need**

#### **a. Targeted Community and Brownfields**

The project will benefit the small village of Kinneville, located in Onondaga Township, Ingham County, Michigan. Kinneville is home to fewer than 200 residents. The township is largely rural, with many family farms, and interspersed with small communities. There are only a few known sites of contamination in Onondaga Township, but these sites have a disproportionate impact on the rural community. Kinneville's sole gas station, closed since the early 1970s, left behind contaminated soil and a Leaking Underground Storage Tank (LUST) that is threatening its neighbors' drinking water. In a town with only 42 homes, no parks, schools, or commercial development, this vacant lot with its pile of concrete demolition debris is an attractive nuisance for Kinneville's youth.

The former Kinneville Service Station is located in the northeast corner of Onondaga Township. Kinneville sits on the west bank of the Grand River, which flows northward. The community is located five miles southeast of the city of Eaton Rapids and two miles north of the community of Onondaga, the township's center. Kinneville is completely residential. Until the early 1970s, the Kinneville Service Station was the only location residents and the area's farmers could buy fuel. The site is a vacant lot with a broken concrete foundation and two vent pipes sticking up out of the ground above at least one known underground storage tank (UST), which remains buried on site. It is adjacent to homes on Kinneville Road and Silver Street.

There are other brownfield sites nearby, including Clone's Country Store at 4720 Onondaga Road and Camp Highfields at 5123 Old Plank Road, which are closed LUST sites. The State Police Post at 5200 Kinneville Road, in Onondaga is a liquid industrial waste generator, as is the Pride Energy site in Onondaga, about two miles away.

Onondaga Township has a small population. The local unit of government does not have the staff to oversee a federal grant or the ability to provide effective cleanup oversight. As a result, the Michigan Department of Environmental Quality (MDEQ) has submitted this application for United States Environmental Protection Agency (USEPA) funding to eliminate this risk to public health and the environment.

#### **Demographic Overview**

Onondaga Township's per capita income is on par with county, state, and national averages. The township is within commuting distance to Michigan's state capital, Lansing, and to Michigan State University. Its rural environment and the Grand River have attracted middle-income, white-collar residents. However, there are pockets of lower-income residents in the township. One of these pockets exists adjacent to the project site.

The neighborhood immediately adjacent to the project site is generally working-class, lower income residents. Residents live in small ranch-style or manufactured homes with dirt driveways and few amenities. The MDEQ's primary concern at this site is their health and

safety, and the impacts of adjacent, potentially migrating groundwater contamination on these lower-income residents' property values.

	Targeted Community – Onondaga Township	Ingham County	State	National
Population	3,146	281,531	9,886,095	311,536,594
Unemployment Rate	N/A	3.6%	5.0%	5.2%
Poverty Rate	9.8%	13.1%	16.8%	15.4%
Median Household Income	\$61,636	\$45,321	\$48,411	\$53,046
Per Capita Income	\$25,304	\$24,754	\$25,681	\$28,155
Percent Minority	3.2%	23.5%	20.7%	36.7%
Data presented above is from the 2009-2013 5-Year American Community Survey (via the American Fact Finder) for demographic information, and from the U.S. Bureau of Labor Statistics, and <a href="#">Michigan Department of Management and Budget September 2015 unemployment rates</a> .				

The U.S. Census Bureau data from the 2009-2013 5-Year American Community Survey (via the American Fact Finder) for Onondaga Township estimated 3,146 residents in 2013. There were 1,104 total households in Onondaga Township in 2013, averaging 2.72 persons per household. Kinneville's share of the township's population is estimated at 2.73 people per household, or 115 people in 42 homes.

Approximately 32 percent of the township's households have children under age 18 living in them. Approximately 10.9 percent of the population is over 65 years of age. Nearly 93 percent of the residents age 25 or older have at least graduated high school, but less than 18 percent have a bachelors or higher degree. Almost twice as many township residents (2.7 percent for the township compared to 1.4 percent of the state as a whole) work in the agricultural, forestry, fishing and hunting, and mining industries.

Over 25% of children in households in Ingham County, where Onondaga Township is located, lived in poverty in 2013. This rate rose to 54.4 percent of children living in single-mother households. Approximately 161 such female-headed households are in Onondaga Township, or 19.2 percent of families whose income was below poverty level for the previous 12 months.

A high percentage of Onondaga Township housing units, 88.7 percent, are owner-occupied. Property owners, especially low-income owners, can be more negatively impacted by surrounding brownfield sites through reduced housing values, and they have less flexibility to relocate if their wells are impacted by contaminants or their property is near a blighted brownfield site.

**b. Impacts on the Targeted Community**

Kinneville is disproportionately impacted from brownfields by having an abandoned UST and a historic release of petroleum in a low-income residential area without a public drinking water supply. It is more impacted than other locations within the county, because residents in Kinneville depend on groundwater for the drinking water. An abandoned gas station and LUST site may have impacts from petroleum vapors, direct contact to soils, or contaminated private drinking water wells.

Based on a site investigation conducted by the MDEQ, the primary risk to the residents, including sensitive groups within Kinneville, is from groundwater contamination from the Kinneville Service Station's LUST, and from historic releases to the soil that may have impacted the neighboring properties. Based on data collected in our assessment of the property, the LUST may have impacted groundwater on the subject site and adjacent properties. In addition, the property is blighted, which has been proven to be a strong deterrent to economic investment and a threat to public safety.

**c. Financial Need**

i. Economic Conditions

Onondaga Township does not have the ability to manage this grant on its own. Township officials are all part-time and most have other full-time jobs in addition to their township responsibilities. The township has a limited tax base to pay for the cleanup. Because the State of Michigan owns the property, the MDEQ is responsible for protecting the public from the historic release. We have the staff and experience to manage the proposed cleanup. The MDEQ has already conducted the assessment at the site, allocated matching state financial resources, and analyzed brownfield cleanup alternatives. The cleanup grant will allow the MDEQ address this site immediately, rather than leaving it in a queue with dozens of other contaminated properties throughout the state. The MDEQ can pay for cleanup at these sites with state funds, but is limited in the number of sites it can address each year. USEPA funding for this site would allow it to be addressed immediately and utilize state funds at other sites.

ii. Economic Effects of Brownfields

A recent study by Rock Ventures and the Skillman Foundation, [Demolition Impact Report](#), determined that the value of Detroit homes within 500 feet of blighted structures increased by 4.2 percent after blight conditions were removed with Hardest Hit Funds. Other studies have indicated that surrounding property values increased as blight and brownfield conditions were addressed. A [study from the University of Cincinnati](#) published in the March 2013 issue of *The Journal of Environmental Assessment Policy and Management* measured the impact of 87 brownfield sites in the city of Cincinnati. The study found that the value of property within 2,000 feet of a brownfield site declined by .1 percent for each 1 percent nearer to the brownfield. This translated to a \$92.09 impact for every 12 feet of distance to a brownfield site, given a market average of \$103,108. Based on this data, it is quite likely that the adjacent properties and most others within the community have lower market values due to the presence of the former gas station.

## **2. Project Description and Feasibility of Success**

### **a. Project Description**

#### **i. Existing Conditions**

The .16 acre property is located at 3989 Silver Street / 0 Kinneville Road, Eaton Rapids, Ingham County. The site is at the southwest corner of a residential neighborhood of small ranch-style and manufactured homes with dirt driveways and few improvements compared to other nearby residences. All of the homes are served by on-site wells and septic systems. There are family farms to the west and south of the site.

The Kinneville Service Station dispensed gasoline from a UST in the 1960s. The business was closed by the early 1970s. All buildings on the property were demolished and there is a pile of concrete near the middle of the property. At least one UST remains on site. Two UST vent pipes are located in the middle of the pile of concrete rubble. Residential drinking water wells are within 100 feet of the site and there are two residential properties immediately adjacent on the east and north sides. The Grand River is 1,000 feet to the east.

Soil contamination exceeds soil saturation screening levels for 1,2,4-trimethylbenzene, as well as Michigan's Drinking Water Protection, Groundwater Surface Water Protection, Soil Volatilization to Indoor Air, and Groundwater Contact Protection criteria. Groundwater at the site was not sampled but based on soil conditions, the Drinking Water, Groundwater Surface Water, Groundwater Contact, and Groundwater Volatilization to Indoor Air pathways are at risk. The Grand River is about 1,000 feet downgradient of the site and is a potential receptor.

#### **ii. Proposed Cleanup Plan**

The MDEQ plans to reduce risks to a level that protects human health and the environment, and will leave no impediments to future site redevelopment. Our objective is to mitigate the ongoing release from the UST and remove impacted soil. The proposed activities include UST and contaminated soil removal, and off-site disposal at a licensed landfill. Clean fill will be brought in to replace the contaminated soils. These actions are designed to allow the property to be safely redeveloped.

In the event that drinking water supplies have been impacted by the release, the MDEQ and the Ingham County Health Department will collaborate on a drinking water quality investigation. MDEQ staff members coordinate toxicological assessments of identified chemical exposure, assist in drafting health advisory notices, and develop drinking water quality monitoring programs. If drinking water supply replacement, bottled water, treatment devices, or well abandonment are necessary to protect public health, MDEQ is responsible for those tasks.

This structured approach will meet our objectives by protecting the human health and environment and leaving the site ready for future redevelopment. The cleanup plan meets remedial objectives by addressing the source materials in the most efficient and cost-effective manner. Removal of the UST and soil will reliably eliminate the exposure pathways now present at the site. The MDEQ, using state funding, will monitor groundwater for two years after the site work is completed.

The MDEQ will ensure that a Health and Safety Plan is developed by the environmental professional and that this plan is adopted through contracts with subcontractors. Contractors will be required to implement greener cleanup best management practices as possible in order to minimize air pollution and surface water runoff. The Health and Safety Plan will identify potential off-site impacts caused by the cleanup and will develop alternatives to minimize impacts through use of best management practices. Response activities will be conducted during times in which most residents are not at home.

**b. Task Descriptions and Budget Table**

**i. Task Descriptions**

Project tasks will be performed by MDEQ employees, contracted qualified environmental professionals, and construction / demolition contractors. An MDEQ project manager will coordinate the technical aspects of the cleanup, and an MDEQ grant manager will administer the USEPA grant, coordinate public outreach, and provide general oversight and coordination. Tasks include: management and oversight of the project; development of required documents including the outputs listed below; public outreach; and site remediation.

The outputs for the project will be: 1) a community involvement plan that will specify the activities to be conducted that will allow for public involvement; 2) a final Analysis of Brownfield Cleanup Alternatives (draft attached) that will analyze cleanup options; 3) a final cleanup plan that addresses the requirements for site closure; 4) a cleanup completion or closure report; and 5) an administrative record file.

MDEQ staff will track and measure the progress of project outcomes and specific outputs using the state's Environmental Response Networked Information Exchange database. This database allows both the project manager and the grant manager to estimate start and finish dates, document milestones, and track estimated and actual costs. The project manager will develop a comprehensive site cleanup plan, including timelines for retaining environmental and construction services, bidding, on-site work, and post cleanup reporting. Activities will be tracked within an overall project timeline that includes the outputs, up to and including the administrative record file creation. The project timeline will be developed prior to the cooperative agreement being signed in order to immediately proceed with the project.

ii. Budget Table

Budget Categories	Project Tasks \$ (programmatic costs only)				
	Project Management and Oversight	Development of Required Documents	Public Outreach Activities/ Meetings	Site Cleanup	Total
Personnel	\$25,000	\$ 5,000	\$1,000		\$ 31,000
Travel			\$1,000		\$ 1,000
Response Activities (Contract Services)		\$10,000		\$108,000	\$118,000
<b>Total Federal Funding</b>	\$25,000	\$15,000	\$2,000	\$108,000	\$150,000
Cost Share	\$ 5,000	\$ 3,000	\$ 400	\$ 21,600	\$ 30,000
<b>Total Budget</b>	\$30,000	\$18,000	\$2,400	\$129,600	\$180,000

**c. Ability to Leverage**

The MDEQ will not request any additional funds to complete the cleanup of the site. The cost-share funds come from the state’s Refined Petroleum Fund and have been allocated to this site. Should the cost share not be adequate to complete some portion of the cleanup, the MDEQ may allocate additional funding during the next fiscal year in order to complete the project. Other sources of leverage for the redevelopment of the site may include tax increment financing for due diligence actions by a new owner. Brownfield tax increment financing is a state-local cost share between the State of Michigan and the local brownfield redevelopment authority. Should the site be utilized as a park or public space, the township will apply for grants from the state or other sources for site improvements.

**3. Community Engagement and Partnerships**

**a. Plan for Involving the Targeted Community/Stakeholders and Communicating Progress**

MDEQ staff will maintain constant two-way communication with the residents of Kinneville and Onondaga Township before and during the proposed project. The communication of progress to the community and the citizens should be relatively short in duration, as pre-cleanup, cleanup, and post-remediation efforts should take no more than six months.

Prior to initiation of response activities: The MDEQ placed a legal advertisement in the local Eaton Rapids paper announcing a public meeting, held on December 1, 2015 to discuss the proposed grant and cleanup options as presented in the draft Analysis of Brownfield Cleanup Alternatives. A sign will be posted on the site prior to initiation of cleanup activities identifying funding sources used for environmental response activities, and contact information for the project manager and grant manager. The sign will remain at the property from the start of the project to sale or redevelopment of the property.

The MDEQ requires contractors to post notices of on-site work with all neighboring property owners and residents, and will ensure that this requirement is part of the construction and or the environmental services contract. Project manager and grant manager contact information will be included on notices.

During response activities: The primary method of communicating progress will be on the MDEQ's web site through a link to a site progress report. The progress report will be updated by the grant manager every month and at specific milestones. Findings and results of the cleanup will be reported. Future work at the site, if any, will be described. The MDEQ will also reach out to residents at site meetings while work is taking place.

The MDEQ grant manager and the township supervisor (Kinneville's local unit of government is Onondaga Township) will be in regular contact regarding the schedule of activities, upcoming work at the site, and residents' questions and concerns. The MDEQ grant manager and project manager will address residents' health or safety concerns.

Contractors will provide alternate transportation routes to homes in the neighborhood when conducting site work.

#### **b. Partnerships with Governmental Agencies**

Onondaga Township is our most important partner in the project. As described above, MDEQ and the township supervisor will be in regular communication about project progress. The Ingham County Health Department will be advised of site work as needed. Should private wells need to be sampled, the MDEQ will consult with the health department to ensure that samples are properly conducted and analyzed. The Onondaga Township board supports this cleanup proposal as evidenced by its letter of support.

#### **c. Partnerships with Community Organizations**

Upon announcement of the grant award, the MDEQ grant manager will identify community organizations in the area, contact them, and determine whether they have interest in the planning and implementation of the cleanup.

### **4. Project Benefits**

#### **a. Health and/or Welfare and Environmental Benefits**

##### Health and/or Welfare Benefits

The primary benefit to the health and welfare of the community will be the removal of a LUST and contaminated soil that is impacting the residential properties adjoining the former gas station. The soil contamination, which exceeds soil volatilization and many other criteria, could be a source of petroleum vapor intrusion and a direct contact risk, and is the likely source of groundwater contamination. The residents of Kinneville get their drinking water from on-site wells and there is no other source of publicly supplied water for the community. The risk of vapor intrusion to surrounding residences is a health concern, particularly for vulnerable

populations, especially young children and elderly residents who spend much of their time indoors.

#### Environmental Benefits

Soil and UST removal, reduction of the threat to groundwater, and treatment of groundwater impacted by petroleum are the expected environmental benefits. Non-aqueous phase liquids, if present, will be removed from the water table and monitoring wells will be placed in areas of potential future contamination. The removal of source contamination will prevent additional contamination and allow natural attenuation to further degrade the petroleum constituents. Finally, the Grand River will be protected from possible groundwater-surface water impacts that could negatively affect benthic organisms, adjacent homeowners, and recreational users including anglers and kayakers who regularly utilize this stretch of the river.

#### **b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

##### Policies, Planning, or Other Tools

The MDEQ has a Sustainable Reuse Policy to promote sustainability principles in brownfield redevelopment projects. The policy includes best management practices such as using innovative storm water management, such as rain gardens, cisterns, and permeable pavement; reusing building materials; practicing deconstruction instead of demolition; generating alternative energy; and using existing infrastructure. In this case, the MDEQ will seek reuse for the concrete pile on site as a parking area sub-base. As the site is likely to remain open space in the near term, it will be vegetated with native plant species in order to limit excess runoff.

##### Integrating Equitable Development or Livability Principles

The opportunities for equitable development at this site are somewhat limited due to its size. However, there is the need for a small neighborhood park in Kinneville. When remediated and cleared of the former building foundation, UST, and contaminated soil, the site would be safe for a small playground, a farm market stand, community garden, or passive recreation area. A small community garden would allow residents to grow their own vegetables and fruits, providing additional fresh food options in the area. This or a small farm stand for the area's agricultural producers, could improve the options for selling locally-grown produce and provide some additional income for families. The impacts for Kinneville residents would be that fresh food would be within walking distance of their homes. Based on the location of the site it could also be used for a school bus stop.

#### **c. Economic and Community Benefits**

##### Economic or Other Benefits

The primary long term economic benefit will be the improvement of surrounding property values, by eliminating a source of contamination and cleaning up the surface conditions at the site. Property values closest to the site are likely to rise the most, but other surrounding residents will benefit from blight removal. The overall appearance of the community will improve and encourage investment in property improvements.

Cleanup of the site will lead to small but notable community benefits. The projected use of the site is likely neighborhood park/open space, or residential depending on the extent of contamination. If sold for residential property, the redevelopment would add to the township's tax base and improve neighborhood stability. If the site is reused as a neighborhood park, the community, which has no public open space, will benefit from a gathering place for neighbors and a safe place for children to play. The nearest park is two miles south in Onondaga. Reuse of the site for recreation would align with the community development strategy for Ingham County and Onondaga Township. Even left undeveloped, the community will benefit from the removal of the concrete pile, an attractive nuisance for neighborhood children. Adjoining property owners and the community will benefit from increased property values and improved health.

#### Job Creation Potential

The proposed uses of the site would not result in long-term job creation. Improvements for a park or residential use would create short-term construction jobs. There are no current efforts to promote local hiring for the cleanup of this site. Local contractors will be included as potential bidders in the contract procurement stage provided they are eligible under the state's contracting program, run by the Department of Management and Budget, and eligible to work under a federal grant.

### **5. Programmatic Capability and Past Performance**

#### **a. Programmatic Capability**

The MDEQ has developed a streamlined and efficient approach to managing USEPA brownfield grants. The MDEQ's organizational structure supports the administrative, legal and environmental requirements for brownfield redevelopment, including contractor selection, oversight, billing, invoice reviews, payments to contractors, technical and site knowledge, data analysis, and site closures. Technical, administrative and financial requirements of the grant project will be conducted completely in-house, by MDEQ employees.

Financial Management: The cleanup grant will be administered by the MDEQ's Federal Aid Office. The Remediation and Redevelopment Division will manage the grant and ensure that all grant requirements are followed. Financial management and oversight is conducted by a senior grants financial analyst who manages all federal grants, including the Part 128(a) grant, site-specific Superfund grants, and the LUST grant.

Contracting: The MDEQ will follow its state contracting process which is in compliance with federal procurement regulations. The contracting process is operated by the Remediation and Redevelopment Division's Administration Section and the Michigan Department of Technology, Management and Budget, which holds all state contracts.

Project Management and Technical: The MDEQ will manage the grant and oversight of environmental professionals and contractors. Two key staff members will implement this project. The project manager, James Innes, has over 20 years of experience with the MDEQ and

expertise in both hazardous substances and petroleum site remediation planning and implementation. James will have the primary authority over the site activities and ensure that all site-specific activities are conducted according to the cleanup plan and state regulations.

The grant manager, Ronald Smedley, has over 15 years of experience in managing petroleum site assessment and cleanup projects, manages the federal 128a grant for the department and has managed five USEPA brownfield grants.

Using this collaborative approach, the MDEQ has implemented its other USEPA brownfield grants successfully over the years. Two recent grants for petroleum site cleanups, with a 20 percent match of state funds, were successfully used to remediate contaminated soils and remove abandoned USTs that were impeding reuse of former gas stations in the city of Detroit. These grants allowed the MDEQ to achieve closure of two LUST sites.

The MDEQ has the capability and expertise to manage this grant effectively. Because the grant will be handled by a team of qualified individuals, there are ample checks and balances to ensure that all the Cooperative Agreement requirements are followed and the project progresses as designed. Should staff changes be made, the division's management will ensure that adequate personnel will operate the grant throughout its life.

#### **b. Audit Findings**

The MDEQ is included in the State of Michigan Statewide Single Audit, which is completed annually. The most recent audit covered the period of October 1, 2013 through September 30, 2014 and was completed June 30, 2015. The audit included one major program managed by the MDEQ, Clean Water State Revolving Fund. MDEQ was found to be in compliance with the Federal Cash Management Improvement Act and had no material weaknesses related to internal control over federal programs. There were no findings related to the financial statements and financial schedules of federal programs. There were no questioned costs.

#### **c. Past Performance and Accomplishments**

##### Has Received an EPA Brownfield Grant

The MDEQ has received five USEPA brownfield grants. The grants are listed below with descriptions of our compliance with work plans, schedules, and terms and conditions of cooperative agreements. Our successful partnerships with state and local agencies are noted. The MDEQ achieved the expected results of each grant in a timely manner, and provided quarterly performance reports and Assessment, Cleanup and Redevelopment Exchange System (ACRES) reporting. Site conditions were accurately reflected in ACRES at the time of the reporting.

**2002** - USTfield Redevelopment Grant (#LP975970-01) from the Office of Underground Storage Tanks. The \$200,000 grant was awarded on July 9, 2003. The MDEQ funded site assessments and cleanups at two LUST sites in Kalamazoo and at four LUST sites in Detroit. All semi-annual project reporting and annual financial status reporting was up-to-date. The reports reflected

the achievements expected for the grant. One site in Kalamazoo achieved a residential closure and now is used for single family housing. Two sites in Detroit were sold to private parties for commercial redevelopment. At closeout in 2005, \$17,802 was returned to USEPA thanks to strict cost controls and efficiencies in contractors' schedules, and proximity of the sites.

**2003** - Brownfield Revolving Loan Fund Grant (#BF96522301), Cooperative Agreement signed October 24, 2003. A change in division management resulted in compliance with a revised grant work plan, revised schedule, and terms and conditions. Timely and accurate quarterly reports reflected the results expected for this grant, including developing a loan agreement, negotiating with potential applicants, and developing comprehensive cleanup work plans. Financial reports were also brought up-to-date in 2005 and were timely until the grant closeout. The property profile form was updated at the end of the grant period reflecting the status at that time. The grant allowed the MDEQ to create a loan program to clean up sites under redevelopment. One \$999,608 loan was made to our partners at the Berrien County Brownfield Redevelopment Authority in March 2007 for cleanup at a former foundry in Benton Harbor, leveraging an additional \$200,000 in local funding for the match and a \$1 million loan from the MDEQ for other activities. The remaining \$392 in grant funds were returned to the USEPA and the grant was closed out in January 2008. The site has been successfully redeveloped as a golf course and planned unit development. The Berrien County Brownfield Redevelopment Authority is repaying the loan under a 15-year reimbursement agreement.

**2004** - Brownfield Assessment Grant (#BF965559-01), Cooperative Agreement signed October 15, 2004. The MDEQ received a Brownfield Site Assessment Grant to perform Phase 1 and Phase 2 Environmental Site Assessments and project completion reports at seven rural brownfield locations. A \$200,000 grant was used to assess six petroleum sites and a \$50,000 grant was used to assess one hazardous substances-contaminated site. Remaining funds in the amount of \$18,519 was returned to the USEPA at closeout in June 2007 due to effective project oversight, contractor efficiencies, and proximity of locations. All quarterly reports were submitted on time in accordance with the Cooperative Agreement and reflected the achievement of the project expectations, including developing community contacts and support for the projects, providing information to the community about residual contamination and due care obligations, and helping further local redevelopment efforts. All financial reports were submitted accurately and on time until the grant closeout. Seven property profile forms were regularly updated including at the end of the grant period. This grant focused on assessing rural brownfield sites and leveraged \$647,000 in state funds to remove contaminated soil, groundwater, and USTs. Four grant-funded properties were purchased by private parties. Communities encouraged redevelopment, improved their taxable valuations, and protected their residents' drinking water.

**2005** - Brownfield Cleanup Grant (#BF965926-01), Cooperative Agreement signed October 20, 2005. The MDEQ received \$200,000 to clean up a hazardous substance site, the former Hoff Industries plating facility in Grand Rapids, Michigan. The site had initially been assessed by the MDEQ's Brownfield Redevelopment Assessment program staff. The MDEQ developed a streamlined work scope and well-defined cleanup plan resulting in the project being completed

under budget while protecting public health. The MDEQ returned \$37,153 to the USEPA upon grant closeout in August 2007. Cleanup activities took place in August and September 2006. All quarterly reports were submitted on time, and accurately described project achievements and results, including implementing neighborhood outreach, developing a public input process, and removing a hazardous building and contaminated soil. All financial reports were submitted accurately and on-time until the grant closeout. The property profile form was regularly updated including at the end of the grant. Additional state funding of \$47,000 was leveraged for this cleanup. MDEQ and its state and local partners, the MLBFTA, city of Grand Rapids, and the Right Place, Inc. are marketing the sites for non-residential redevelopment.

**2007 - Brownfield Cleanup Grants (#BF00E805-01), Cooperative Agreement** was combined for two sites and signed January 21, 2009: pre-approved work began in October 2008. USEPA funds in the amount of \$220,000, and \$44,000 in matching state funds, were used for cleanup at petroleum-contaminated sites in Detroit. Strategic development of the scope of work and bid packages along with vigilant oversight of contractor expenses enabled the MDEQ to return \$46,196.85 to the USEPA. All quarterly reports including project updates and financial reporting were accurate and on-time, reflecting achievement of the results expected for the project. Achievements included a public notification and input process, removal of contaminated soil, removal of LUSTs, and creation of greenspace. Information about the sites was regularly updated in ACRES including at the end of the grant. On-site work was completed in October 2009 and the grant was closed out in June 2010. The MDEQ cleaned up these two sites after being awarded the grant later than other cooperative agreement recipients had been awarded. The MDEQ met all of the outputs in the work plan. The MDEQ is continuing to collaborate with the MLBFTA and the city of Detroit to market these properties and explore redevelopment opportunities.

### **Other Factors**

This project includes a fair distribution of funds between urban and non-urban areas because the grant would result in cleanup of a property in a township with a population of under 3,200. The community of Kinneville itself has fewer than 200 people.

Funding this project would lead to the distribution of funds to one of EPA's ten Regions, Region 5 and to the State of Michigan. From 2000 to 2009, Michigan lost 805,900 jobs, a 17.2 percent reduction in employment, according to an October 6, 2014 article on the Michigan Capitol Confidential website, "Michigan's 'Lost Decade' Was Historic." This led to historically high rates of unemployment, reaching 14.9 percent in June of 2009 according to U.S. Bureau of Labor Statistics data, and loss of taxable value for industrial, commercial, and residential properties, resulting in economically strained municipalities and state government. These effects were felt equally in Onondaga Township as well as the rest of the state.

The project is in compliance with the 25 percent statutory petroleum funding allocation as the site is petroleum-contaminated.