

**Community Relations Plan for the
General Oil Site, Redford Charter Township, Michigan
Petroleum Brownfield Cleanup Project**

**Funded by a U.S. EPA
Brownfield Cleanup Grant**

**Michigan Department of Environmental Quality
Remediation and Redevelopment Division**

June 7, 2018

Community Relations Plan for the General Oil Site Redford Charter Township, Michigan

1. Overview

The purpose of the Community Relations Plan (CRP) is to explain the strategies which will address the needs and concerns of the citizens of Redford Charter Township, particularly the residents directly affected by the proposed cleanup of the subject property, located at 12680 Beech Daly Road, Redford Charter Township, Michigan. The CRP outlines how the Michigan Department of Environmental Quality (MDEQ) has involved and will continue to involve affected residents, businesses, and local organizations in the decision-making processes regarding the environmental remediation efforts at the General Oil site.

On-line media and township board meetings will be the best avenues for public interaction and engagement. The MDEQ project manager and grant manager will present information to the board as the project advances. The MDEQ also plans on making use of its own website to provide the most up to date information about the project.

2. Site Background and Environmental Concerns

Ownership: The property (Property ID #79-034-01-0032-003) tax-reverted to Wayne County in 2016 and was transferred, via Michigan Combined Law 211.78(8)(a), via quitclaim deed, to the Michigan Land Bank Fast Track Authority on September 28, 2017.

Location: The location is on the east side of Beech Daly Road, between the Chesapeake and Ohio Railway tracks and Glendale Street in an industrial area.

Site Conditions: The property was previously used as an oil recycling facility, General Oil and then Aevitas Specialty Services. Historically, over 18 above ground storage tanks (ASTs) and an unknown number of underground storage tanks (USTs) were located at the property, which had been used for recycling waste oil and retail sales of the recycled oil. The ASTs were removed from the property by Aevitas between 2012-2014, however at least one UST is still located at the site. Petroleum contamination has been found in the soils at the property. The building is open, dangerous and contains numerous pipes and process tanks.

Environmental Reports: The Analysis of Brownfield Cleanup Alternatives (ABCA) is located as a Microsoft Word document on the MDEQ's web site at: http://www.michigan.gov/deq/0,4561,7-135-3311_29262-224215--,00.html. A Request for Proposal (RFP) Scope of Work, and previous environmental assessment reports are publicly available at the MDEQ's Southeast Michigan District Office, 27700 Donald Court, Warren, Michigan 49009. The RFP Scope of Work and bid specifications produced by the Environmental Professional, as well as other documents related to the

project will be included with the Administrative Record.

Funding Sources: Funding from the state's Refined Petroleum Fund and the U.S. Environmental Protection Agency (U.S. EPA) Brownfield Cleanup Grant program are being used to pay for remediation at the site.

Project Objectives: The site cleanup objectives are to protect the public health and the environment, limit or prevent off-site impacts from petroleum contamination, and facilitate the future redevelopment of the property.

3. Community Involvement Actions

Community Involvement is at the center of a successful brownfield redevelopment project. The petroleum brownfield cleanup will attempt to successfully integrate the needs of the community and the state to address the contamination at the site and allow for a viable and sustainable redevelopment of the property. In anticipation of this grant, MDEQ's brownfield coordinator held a public meeting on October 30, 2017 to discuss the project, timeline, anticipated scope of activities, and to obtain input from the citizens and interest groups that attended the meeting.

The MDEQ placed a notification of the draft ABCA in two places: in the Observer-Eccentric Newspaper on-line on October 16, and in print on October 19 and 22, 2017. The public notification was placed in the MDEQ Calendar on October 17, 2017. The draft ABCA has been available on the MDEQ's website since October 30, 2017. An updated draft ABCA will be posted prior to June 12, 2018.

The MDEQ is scheduled to present information about the proposed scope of work and the draft ABCA and CRP, at the Redford Charter Township Board meeting for additional public comment on June 12, 2018. The MDEQ will respond to comments from affected residents and interested parties regarding the ABCA, during the public comment period starting on June 12, 2018 and through July 11, 2018.

The DEQ will make use of its website, www.michigan.gov/deq to keep the public informed of activities at the site. The web page is located under the Land category, then Land Redevelopment tab, and then Federal Programs tab at: http://www.michigan.gov/deq/0,4561,7-135-3311_29262-224215--,00.html. The web page describes the proposed site cleanup plan, provides a photo of the property, and contact information for the grant manager. Updates will be made on a regular basis as work progresses.

Ensuring additional public information, the MDEQ through its contractors will:

- Post signs at the site in English to inform the public of upcoming activities. Signs will include phone and email contact information for the project manager based in the Southeast Michigan District Office and the grant manager in MDEQ's main office. The signs will also identify the funding sources for the project including

the U.S. EPA and the State of Michigan.

- Inform Redford Charter Township officials, adjacent property owners, and nearby businesses before site work begins.
- Publish notice of grant-funded activities through the MDEQ website, and on the MDEQ Calendar.
- Place a copy of the Health and Safety Plan in the Administrative Record.

4. Documents and Supporting Materials

An Administrative Record will be developed and will continue to be updated as documents related to the remediation project are produced. The Administrative Record will include the CRP, the ABCA, and the Final Action Memo/Decision Document. Other relevant documents, including existing environmental reports will be added to the record as necessary. The Administrative Record will be maintained by the MDEQ grant manager at the Remediation and Redevelopment Division, Constitution Hall, 525 West Allegan Street, Lansing, Michigan 48933. A copy of the Administrative Record will be available at the Redford Charter Township Community Center, 12121 Hemingway, Redford, Michigan 48239 starting on June 13, 2018 until the grant period has ended. It will be updated as new documents are added to the record.

5. Main Contact Persons

MDEQ

Ron Smedley, Grant Manager, 517-284-5153, smedleyr@michigan.gov

Brandon Alger, Project Manager (Environmental), 586-753-3826, algerb@michigan.gov

Redford Charter Township

Michael Dennis, Community Development Director, 313-387-2765,

hcdd@redfordtwp.com

U.S. EPA

Linda Mangrum, Brownfields Project Manager, 312-353-2071, mangrum.linda@epa.gov

6. Schedule for Community Involvement Activities

Activities Completed

May 2, 2018 - MDEQ received notification of the Brownfield Cleanup Grant Award.

May 9, 2018 - MDEQ Grant Manager posted notice of the award on the MDEQ website.

June 6, 2018 - MDEQ Grant Manager submits full Application and Draft CRP to U.S. EPA.

MDEQ Community Relations Plan

June 6, 2018 - Public notice of Draft ABCA and Administrative Record published on MDEQ Calendar and in the Observer-Eccentric on-line.

Actions to Be Conducted and Proposed Timeline

June 11, 2018 - CRP is finalized by MDEQ.

June 11, 2018 - MDEQ Grant Manager to post the Draft ABCA and Community Relations Plan (CRP) to the MDEQ website. The posting will include a request for public comments.

June 12, 2018 - MDEQ Grant Manager will attend the Redford Charter Township Board Meeting and discuss the Final Draft ABCA, project timing, and present CRP to Board.

June 30, 2018 - Cooperative Agreement with U.S. EPA and MDEQ acceptance.

July 11, 2018 - Final Action Memo/Decision Document to be completed by MDEQ at the end of the 30-day public comment period. MDEQ website will be updated to reflect end of period.

July 2018 through July 2019 - Public information will be posted on site. Site work will take place.

July 2019 - Final report completed and the Administrative Record will be compiled. Site information will be updated to ACRES database.