

**Community Relations Plan for the  
Pullman Industries Site, Bloomingdale 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 21, 2017**

## **Community Relations Plan for the Pullman Industries Site Bloomingdale 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 Bloomingdale Township, particularly the residents directly affected by the proposed cleanup of the subject property, located at 40677 County Road 388, Bloomingdale. The CRP outlines how the Michigan Department of Environmental Quality (MDEQ) has involved and will continue to involve affected residents, the Township of Bloomingdale, and local organizations in the decision-making processes regarding the environmental remediation efforts at the Pullman Industries site.

Because of the rural nature of the township, print 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 in order to provide the most up to date information about the project.

### **2. Site Background and Environmental Concerns**

**Ownership:** The property (Property ID #80-05-016-011-01) tax-reverted to Van Buren County in 2015 and was transferred, via Michigan Combined Law 211.78(8)(a), via quitclaim deed, to the Michigan Land Bank Fast Track Authority on December 17, 2015.

**Location:** The location is on the south side of County Road 388, running adjacent to the Kal-Haven Trail in a largely rural area.

**Site Conditions:** The property contains abandoned above ground storage tanks and has confirmed petroleum contamination in the soils and shallow groundwater. Groundwater is entering an adjacent drain/stream. The site has been investigated by and is being remediated by the MDEQ.

**Environmental Reports:** The Analysis of Brownfield Cleanup Alternatives (ABCA) is located as a Microsoft Word document on the DEQ's web site at: [http://www.michigan.gov/deq/0,4561,7-135-3311\\_29262-224215--,00.html](http://www.michigan.gov/deq/0,4561,7-135-3311_29262-224215--,00.html). A Remedial Investigation and Focused Feasibility Study, a Revised Scope of Work, and Bid Specifications are publicly available at the MDEQ's Kalamazoo District Office, 7953 Adobe Road, Kalamazoo, Michigan 49009. These documents will be included with the Administrative Record.

**Funding Sources:** Funding from the state's Surface Water Quality Initiatives 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 allow for 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 immediately surrounding 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 Kalamazoo District Brownfield Coordinator met with the Bloomindale Township Board on November 16, 2016 to discuss the project, timeline, anticipated scope of activities, and to obtain input from the citizens and interest groups that attended the meeting.

As part of the Brownfield Cleanup Grant Proposal, the MDEQ initiated contacts with both the Friends of the Kal-Haven Trail and the Bloomingdale-Hudson Masonic Lodge #221 Free and Accepted Masons in order to enhance community support for the project. The MDEQ contacted both organizations via email after the grant had been awarded, thanking the organizations for their support. The MDEQ grant manager will continue to inform them and other identified groups of major activities such as the start of on-site activities, public meetings, and completion schedules via email.

The MDEQ placed notification of the ABCA in two places: in the Courier-Leader Newspaper on November 18, 2016 and in the MDEQ Calendar on November 28, 2016. The draft ABCA was posted at the Bloomingdale Township Hall on November 16, 2016 and has been available on the MDEQ's website since November 18, 2016. The MDEQ accepted and responded to comments from affected residents and interested parties regarding both the ABCA and the proposal, during the public comment period and up to the date of the public meeting which was held at the Paw Paw District Library, 609 West Michigan Avenue on December 1, 2016.

The MDEQ is scheduled to present information about the proposed scope of work and the final draft ABCA, at the Bloomingdale Township Board meeting for additional public comment on June 21, 2017. At that meeting, the MDEQ will also present a copy of the draft CRP.

The MDEQ will make use of its website, [www.michigan.gov/deq](http://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](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 and Spanish to inform the public of upcoming activities. There are 207 Spanish speakers located in Census Tract 101 which includes the township. Signs will include phone and email contact information for the project manager based in nearby the Kalamazoo District Office and the grant manager in MDEQ's main office.

- Inform adjacent property owners and nearby businesses before site work begins.
- Advise trail users of on-site work at the nearest road crossings.
- Publish notice of grant-funded activities through print media, likely the Courier-Leader.
- Post a Health and Safety Plan for viewing by residents.

#### **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 Bloomingdale Township offices from June 21, 2017 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](mailto:smedleyr@michigan.gov)

David Harn, Project Manager (Environmental), 269-567-3526, [harnd@michigan.gov](mailto:harnd@michigan.gov)

##### **Bloomingdale Township**

Richard Stone, Township Supervisor, 109 East Kalamazoo Street, PO Box 11, Bloomingdale, Michigan 49026, 269-521-3800, [bdaletwp@btc-bci.com](mailto:bdaletwp@btc-bci.com)

##### **Van Buren County**

Edward VanderVries, Director of Equalization, Land Services, Planning & Economic Development, Van Buren County, 269-657-8243, [vandervriese@vbco.org](mailto:vandervriese@vbco.org)

##### **U.S. EPA**

Linda Mangrum, Brownfields Project Manager, 312-353-2071, [mangrum.linda@epa.gov](mailto:mangrum.linda@epa.gov)

#### **6. Schedule for Community Involvement Activities**

##### ***Activities Completed***

November 16, 2016- Provided copy of the Draft ABCA to the Bloomingdale Township

Clerk and discussed the project at the Bloomingdale Township Board meeting.

November 18, 2016- Public Notification of Draft ABCA and public meeting in Courier-Leader newspaper.

November 28, 2016- Public Notification of Draft ABCA and public meeting in MDEQ Calendar.

December 1, 2016- Public meeting and discussion about Draft ABCA, proposed site work and schedule.

November-December 2016- The MDEQ received three public comments via email and one public comment via phone regarding the draft ABCA and the proposed project.

- The first public comment via email came from Garret Ellison, Environment Reporter for MLive/Grand Rapids Press, regarding the availability of the ABCA. The MDEQ responded to the inquiry by providing a link to the website and the location of the hard copy at the township offices.
- The second public comment via email came from Nicholas Marcelletti, of Arch Environmental Group in Farmington Hills. He commented that he lived near the site as a youth and wanted the updated information on the site. The MDEQ responded to him via email with a link to the website and the contact information for the District project manager who could provide updated assessment information to him.
- The third public comment was from Sharon Ryan, Controller for Micro-Bac International, of Round Rock, Texas. She shared information regarding the company's proprietary bioremediation system using microbes. The MDEQ responded to her via email that we would like to see the company's information on how the system works. She provided the information and it was shared with the project manager.
- The fourth public comment via phone call came from the Bloomingdale Village President, Tom Rock, regarding the project timeline and scope and how it may affect the village.

The MDEQ responded to his inquiry, both from the brownfield coordinator and the project manager. The project manager provided an overview of the project and proposed timeline, as well as information regarding the grant proposal. Mr. Rock was satisfied with the response.

May 31, 2017- MDEQ received notification of the Brownfield Cleanup Grant Award.

June 5, 2017- MDEQ Grant Manager posted notice of the award on the MDEQ website.

June 21, 2017- MDEQ Grant Manager attended Bloomingdale Township Board Meeting

and discussed the Final Draft ABCA, project timing, and presented CRP to Board.

June 21, 2017- MDEQ Grant Manager posted Final Draft ABCA and Community Relations Plan (CRP) to MDEQ website. The posting includes a request for public comments.

***Actions to Be Conducted and Proposed Timeline***

June 22, 2017- MDEQ Grant Manager submits full Application and CRP to U.S. EPA.

June 24, 2017- CRP is finalized by MDEQ.

June 26 and July 10, 2017- Public notice of Draft ABCA and Administrative Record published on MDEQ Calendar.

July 21, 2017- Final Action Memo/Decision Document completed by MDEQ at the end of the 30-day public comment period. MDEQ website updated to

July 24, 2017- Cooperative Agreement with U.S. EPA and MDEQ acceptance.

July 25, 2017- Information regarding the completion of the public comment period and Action Memo/Decision Document published on MDEQ website. Possible public notice in the Courier-Leader.

July 26 through October 1, 2017- Public information posted on site. Site work takes place.

October 1, 2017- March 1, 2017- Final report completed and Administrative Record compiled. Site information updated to ACRES database.