



Warren C. Evans Wayne County Executive

Narrative Information Sheet – Wayne County

1. **Applicant Identification:** Wayne County, Michigan is a local unit of government located in southeast Michigan, with an address of 500 Griswold Street, 28th Floor, Detroit, Michigan 48226, requests consideration of the following Brownfield Assessment Grant proposal.
2. **Funding Requested:**
 - a. **Assessment Grant Type:** Assessment Coalition
 - b. **Federal Funds Requested:** \$1,000,000
3. **Location:** Both the Southwest Detroit Business Associated (SDBA) and the 8 Mile Boulevard Association (8MBA) have geometrics boundaries within Wayne County, Michigan, the geographic boundary of the application, and are non-lead coalition members.
4. **Target Area and Priority Site Information:**
 - a. SDBA Target Area: City of Detroit (48209 and 48217 Zip Codes)
 - i. Census Tract Numbers: 26163524101, 26163524200, 26163524300, 26163524600, 26163523800, 26163524001, 26163984200, 26163983600, 26163523100, 26163523400, 26163523300, 26163523200, 26163984100, 26163524500, 26163524700, 26163524800
 - b. 8MBA Target Area: 8 Mile, City of Detroit
 - i. Census Tract Numbers: 26163505100, 26163503200, 26163503100, 26163500200, 26163505100
 - c. Michigan Avenue Target Area: City of Inkster, Wayne County
 - i. Census Tract Numbers: 26163570500, 26163570400, 26163570200, 26163570100
 - d. Priority Site Addresses:
 - i. SDBA Target Area
 1. Former Detroit Ironworks Company
1600 Beard Street, Detroit, MI 48209
 2. Former YMCA
1601 Clark Street, Detroit, MI 48209
 - ii. 8MBA Target Area
 1. Belaire Shopping Center
8400, 8500, 8600, 10000 and 10100 East Eight Mile Road, Detroit, MI 48234
 2. 15200 Block
15216-15292 East Eight Mile Road, Detroit, MI 48234
 - iii. Michigan Avenue Target Area
 1. Former London Coach Property
25910 Michigan Avenue, Inkster, MI 48141
 2. Former Inkster Post Office
27033 Michigan Avenue, Inkster, MI 48141

Executive Office

500 Griswold Street, Suite 900 ♦ Detroit, MI 48226 ♦ (313) 224-0291 ♦ www.waynecounty.com

5. Contacts:

- a. Project Director:** Ms. Annie Mendoza, Director of the Wayne County Economic Development Division, will serve as the Project Director for this proposal. Ms. Mendoza’s contact information is as follows: Ms. Annie Mendoza, 500 Griswold Street, 28th Floor, Detroit, Michigan 48226, Phone: (313) 496-7068, Email: amendoza@waynecounty.com
- b. Highest Ranking Executive Official:** Mr. Warren Evans, County Executive, is the Highest-Ranking Executive Official for the County. Mr. Evan’s contact information is as follows: Mr. Warren Evans, 500 Griswold Street. Suite 900, Detroit, Michigan 48226, Phone: (313) 224-0291, Email: executive@waynecounty.com

6. Population: The total population of Wayne County is estimated at 1,753,059, according to the American Community Survey (2020, ACS). The population for the cities in which the priority brownfield sites are located: Detroit, MI (672,351) and Inkster, MI (24,398).

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	
The applicant, is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	
The reuse of the priority site(s) will incorporate energy efficient measures	4
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures	4
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B, for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing	

8. Letter from the State or Tribal Environmental Authority: See attached

9. Releasing Copies of Applications: Not applicable, the application does not have confidential, privileged, or sensitive information.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



LIESL EICHLER CLARK
DIRECTOR

October 20, 2022

VIA EMAIL

Annie Mendoza, MCD
Deputy Director of Wayne County Economic Development Division
500 Griswold Street
Detroit, Michigan 48226

Dear Annie Mendoza:

SUBJECT: Michigan Department of Environment, Great Lakes, and Energy (EGLE)
Acknowledgment of a United States Environmental Protection Agency
(U.S. EPA) Brownfield Grant Proposal for 2023

Thank you for your notice and request for a letter of acknowledgment for the Wayne County Coalition's proposal for a U.S. EPA Brownfield Grant. EGLE's Remediation and Redevelopment Division (RRD), encourages and supports community-led environmental assessment and redevelopment efforts and recognizes the coalition's need for funding.

The Wayne County Coalition, consisting of Wayne County, the Southwest Detroit Business Association, and the 8-Mile Boulevard Association, is applying for a \$1,000,000 Community-wide Brownfield Assessment Grant. As a coalition of general-purpose units of local government, the Wayne County Coalition is an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to the Wayne County Coalition, it would allow the Coalition/County to conduct environmental investigations and promote economic development at brownfield sites. If you need further information about potential eligible sites in Wayne County or assistance regarding EGLE's brownfield programs, please feel free to contact me at the number below or by email at SmedleyR@Michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Remediation and Redevelopment Division
517-242-9048

cc: Brittney Nadler, U.S. EPA Region 5

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out1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Coalition Members, Target Areas, and Brownfields

i. Coalition Members

The Coalition includes the Wayne County Brownfield Redevelopment Authority (the County) as the lead agency and applicant, the Southwest Detroit Business Association (SDBA), and the 8-Mile Boulevard Association (8MBA), both of which are non-profit 501(c)3s community-based business associations in Wayne County, Michigan. SDBA is a partnership of businesses within Southwest Detroit that is committed to employing strategies that support existing business and industrial enterprises, enhancing the climate for public and private investment and economic growth, and acts as a vehicle for cooperative ventures that support economic development. 8MBA is comprised of local government staff and officials, business owners, and residents whose mission is to revitalize the 8-Mile Road Boulevard corridor by attracting and retaining new and existing businesses, facilitating beautification projects, and assisting with code compliance with the goal of unlocking the boulevard's regional economic potential. Both organizations lack the administrative staff to apply for and manage a brownfield grant independently. Already shorthanded, they rely on membership dues and monetary donations to maintain their daily operations and do not have the financial capacity to access brownfield grant resources.

ii. Overview of Brownfield Challenges and Description of Target Areas

Wayne County (1,753,059, 2020 ACS), located in southeast Michigan, is the most populated county in the state and is the 19th most populous county in the country. Home to the City of Detroit, Wayne County's economy was built in manufacturing and is the home of the Big 3 automakers (the Ford Motor Company, Chrysler, and General Motors), as well as several automotive suppliers. The County is an intermodal transport hub supporting multinational trade with rail, port, and freeway access, as well as an international crossing into Canada. Following the Great Recession and the bankruptcy of two of the nation's top three automakers, southeast Michigan lost more than 40% of its manufacturing jobs, leading to staggering unemployment rates, property foreclosures, building vacancies, and plummeting property values and tax revenues. In Detroit alone, there were approximately 380,000 vacant properties, of which an estimated 195,000 needed demolition, prompting Wayne County to hold one of the world's largest real estate auctions, offering as many as 20,000 foreclosed properties per year. Although Wayne County's economy has made significant progress toward economic recovery, the County is now faced with new challenges from a changing economy. According to a jobs forecast published by the Southeast Michigan Council of Governments (SEMCOG), **the elimination of an additional 71,000 manufacturing jobs** will occur between 2015-2045 as the result of the transition from production-based industries to knowledge-based industries that focus on the trade of services over physical goods. During the onset of the COVID-19 pandemic, the Wayne County Economic Development Corporation conducted a Strengths, Weakness, Opportunities, and Threats (SWOT) market analysis of commercial business for all of Wayne County's communities (Detroit excluded) to assess the effect of the COVID-19 shutdown on small business. The results of the analysis revealed staggering losses in the small business community, highlighted by an estimated 59.2% reduction in small business revenue growth county wide. In addition, the top issue facing 41.9% percent of Michigan's small businesses in 2022 is severe price increases of up to 40.6% (DBusiness, Nov. 2022).

As part of a continuing, overarching effort to rebuild and grow, the County has established initiatives that focus on the redevelopment of brownfield properties previously impacted by industrial uses, as well as implemented programs that are designed to retain and attract small business. Funding from this grant will be used to conduct environmental assessments that will allow developers to determine the costs of properly managing, mitigating, or cleaning up these sites for redevelopment.

The **SDBA target area** (Southwest Detroit Business Association) is approximately 9-square mile area in southwest Detroit, along the Detroit River that includes 48209 and 48217 zip-codes (41,694, 2020 ACS). The target area was established as intermodal transport hub between the 1930's and 1950's and is home to the Ambassador Bridge, a privately held international crossing into Canada. With the construction of the interstate highway system, the target area became dominated by industrial use, primarily supporting the transportation and logistics, warehousing, and manufacturing sectors. According to the U.S. Department of State, the Ambassador Bridge is one of the busiest border crossings in North America, supporting the largest bilateral trading partnership in world (United States and Canada) which is estimated to be worth \$120 billion annually. Combined with the increase in surrounding suburban development in the 1960s and subsequent relocation of many of the target area residents, the area became isolated from the City of Detroit.

Decades of economic decline have led to a multitude of blighted industrial facilities that are contaminated by carcinogenic metals, petroleum refining byproducts, and lead and asbestos-containing building materials. Although the target area has experienced some degree of recovery, current market indicators indicate a negative economic growth trend. SBDA estimates that there are currently 26 total industrial properties listed for sale totaling approximately 1.1 million square feet, of which 404,000 square feet is vacant. The estimated vacancy rate of these properties is expected to increase by another 200,000 square feet based on recent trends showing declining demand. Since 2021, the demand for industrial space has dropped by 18.2% which is reflected by a drop in total sales from \$24.9 million to \$3.9 in 2022, a decrease of 86.4%. In addition, the average listing duration for available industrial properties has increased to 50 months, an increase of over 60% since 2017. Despite these trends, the long-term economic outlook for the target area is positive. To meet the transportation demands associated with a projected 250% growth in commerce between the U.S. and Canada over the next 20 years, a second border crossing, the Gordie Howe

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International Bridge is being constructed within the target area (late 2024 completion). The \$4.5 billion dollar bridge will act as a catalyst to reverse the economic decline of the target area by generating new demand for in the light manufacturing, logistics and transportation industries which is estimated to deliver an additional \$2 billion of investment from both the public and private sectors.

The **8MBA target area** (8-Mile Boulevard Association) includes the south side of a 4 ¼ mile section of the 8-Mile Road corridor in northern Detroit (14,689, 2020 ACS), between Van Dyke Avenue and Kelly Roads (Census Tracts 5001, 5002, 5031, 5032, and 5051). The 8 Mile Road corridor is one of the regions oldest throughfares dating back to when the boundaries of the region's counties were established. The 8-Mile Road corridor thrived as a commercial and industrial corridor serving residents of four southeast Michigan counties for decades. At the end of World War II, racial and socioeconomic inequality created tension between Detroit and its suburbs which eventually led to the Detroit race riots in the late 1960's. The fallout of these riots started a massive outward migration of the City's white residents into Detroit's northern suburbs. While these areas experienced an influx of new wealth from the white middle class, the remaining communities south of 8 Mile were comprised of lower income, African American residents. Although there has been some racial integration and diversification along both sides of Eight Mile, the racial and economic divide still exists, as the demographics between the areas north and south of the 8-Mile corridor remains strikingly different. In addition, the construction of Interstate 696 in 1990, approximately 4 miles north of the corridor, resulted in a 23.3% decrease of daily traffic volume along the 8-Mile Road corridor, which had a devastating effect on local businesses. Commercial and industrial business were eventually forced to close or relocate elsewhere which created an influx of vacant, obsolete properties that have deteriorated and become blighted. Despite the economic decline of the 8MBA target area, the recent redevelopment of the state fairgrounds (adjacent to the target area) into a 3.8 million square foot Amazon fulfillment center is expected to have a catalytic effect on the economic growth of the target area. The development has already attracted several spin-off developments to the area including a regional grocery store, gym and several small national retailers. Operations are scheduled to start in 2023, adding an estimated 1,200 jobs. In addition, a former shopping mall located approximately one mile east of the target area is being redeveloped into a 1,000,000 square foot industrial warehousing complex that is estimated to create an additional 550 jobs. The availability of property and the location of the target area between these two developments positions the target area for redevelopment opportunities to support the anticipated need for additional multi-family residential housing and mixed-use commercial space to support the incoming workforce.

The **Michigan Avenue** target area (Wayne County) is a 2½-mile stretch of commercial/industrial corridor located along the Michigan Avenue corridor, between Henry Ruff and South Beech Daly Roads in the City of Inkster (24,398, 2020 ACS). As the City's main east-west thoroughfare, the target area is home to 25 local businesses of which 11 are franchises of national companies. During the rise of the automotive industry, Inkster became a destination for blue collar autoworkers due the affordability of Inkster's housing stock. As the manufacturing sector began to decline, Inkster began to experience a population decrease which was exacerbated by the Great Recession of 2008. While the regional economy has rebounded, Inkster's economy never experienced an economic recovery. Since 2012, the City of Inkster has experienced a drop in population of 4.1%, an 8.2% decrease in total households (3.1% increase in Wayne County), a decrease in median household income of 12.3% (19.8% increase in Wayne County), and a rise in poverty of 4.3% (3.7% decrease in Wayne County). As a result of widespread decreases in area property values and plummeting tax revenues, the City was operating in a deficit and was forced to enter into a consent agreement with the State of Michigan in 2012 to avoid the appointment of an emergency financial manager and subsequent takeover by the State. Although the City was released from the consent agreement in 2016, the City is still struggling to recover. According to the SWOT analysis, small business revenues in Inkster decreased by approximately 89% because of the COVID-19 shutdown. Currently, there are an estimated 26 properties along Michigan Avenue within the target area that are suspected to be contaminated, 12 of which have vacant buildings totaling an estimated 60,000 square feet, and 14 properties are vacant with a cumulative total of nearly 23 acres. As an established commercial corridor, the SWOT analysis recommended the prioritization of the target area as an area of focus for the County to allocate resources to encourage redevelopment of the target area to include uses that serve nearby residents.

iii. Description of Priority Brownfield Sites

The following priority brownfield sites have been identified within the target areas by the Coalition partners due to their location within established commercial areas, longstanding vacancy, and potential for redevelopment. In addition to the priority sites, there are several other former commercial and industrial properties that are suspected brownfields located throughout Wayne County that have limited redevelopment potential due to contamination, blight, and/or functional obsolescence.

The **former Detroit Ironworks Company** (SDBA target area) is a 2.42-acre property located within southwest Detroit that is surrounded by residential land uses. The property is occupied by a 111,900 square foot, partial four-story industrial building that has been vacant for approximately 20 years. Over its 100-year history, the property has been occupied by a stamping company, an auto parts manufacturer, iron works company, and a bimetal valve and thermostatic controls manufacturer with tool and die operations. Based on these uses, it is suspected that property is contaminated by volatile organic compounds (VOCs), polynuclear aromatics (PNAs), polychlorinated biphenyls (PCBs) and metals that may be impacting the adjacent neighborhoods. Given the age of the building, it is likely that the building was constructed using asbestos containing building materials. A Phase I and II Environmental Site Assessment (ESA) is needed to evaluate the magnitude of contamination that exists on the site, as well as an asbestos survey to quantify asbestos containing materials.

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The **former YMCA** (SDBA target area) is a 0.733-acre property located in the Mexicantown District within southwest Detroit that is surrounded by residential uses and a large city park. Built in 1925 and vacant for over 20 years, the property is occupied by a 67,018 square foot, five-story, historical building that was operated as an indoor recreation center and dormitory. Given the age of the building, it is likely the building was constructed using asbestos containing building materials. A Phase I ESA is needed to evaluate whether of contamination that exists on the site, as well as an asbestos survey to quantify asbestos containing materials.

The **Belaire Shopping Center** (8MBA target area) is a 40.95-acre commercial retail complex located along the East 8 Mile Road Corridor in the City of Detroit. The property is comprised of five parcels that are occupied by eight single-story buildings totaling over 470,500 square feet. Although the property is currently developed as a strip mall for big-box commercial retail, over 75% of the acreage has been allocated for paved parking, and only 23% of the square footage is occupied by commercial tenants. Prior to the property's use as a commercial retail center, the property was occupied by a drive-in theater and a junk yard. According to state records, a portion of the property has been contaminated by a leaking underground storage tank. Based on these uses, it is suspected that property is contaminated by VOCs, PNAs, and metals. Given the age of the building, it is likely that the building was constructed using asbestos containing building materials. A Phase I and II ESA is needed to evaluate the magnitude of contamination that exists on the site, as well as an asbestos survey to quantify asbestos containing materials that may be present within the buildings.

The **15200 Block** (8MBA target area) is comprised of ten contiguous parcels of 1.05 acres which is located along the 8-Mile Road Corridor in Detroit. The parcels were developed for commercial uses in the 1940's and has most recently been occupied by used car sales lot. The property has had a multitude of commercial uses over its 70-year history that include a salon, restaurant, and automotive repair. Most of the structures on the properties have been demolished, except for a small 1,760 square foot, single-story, vacant building. Based on these uses, as well as the presence of an underground storage tank, these properties are likely contaminated by VOCs, PNAs, PCBs and metals. These properties have frontage along the 8-Mile Road corridor within the target area for entire city block and is adjacent to a major intersection that is an established commercial retail node. A Phase I and II ESA is needed to evaluate the magnitude of contamination that exists on the site.

The **former London Coach Property** (Wayne County target area) is a 0.93-acre property located within the City of Inkster that is adjacent to a single-family residential neighborhood, and a school. Built in 1959, the property is located along Michigan Avenue, the City's most active commercial/industrial corridor, and is occupied by a 14,084 square foot, single-story building. Vacant for approximately 5 years, the property has been used for office space, a jeweler, a bus depot, and a tool company. The property was seized by Wayne County in 2017 through tax foreclosure and was later sold in early 2022. However, the property remains vacant with outstanding unpaid property taxes. According to the state's environmental website, there is a UST present on the site, suggesting that the site may be contaminated by VOCs, PNAs, and metals. It is also likely that the building was constructed using asbestos containing building materials. A Phase I & II ESA is needed to evaluate whether contamination exists on the site, as well as an asbestos survey to identify and quantify asbestos containing materials in the event renovations are needed.

The **former Inkster Post Office** (Wayne County target area) is a 1.41-acre property located within the City of Inkster that is occupied by an 8,844 square foot, single-story building that was built in 1957. Vacant for approximately 9 years, the property is adjacent to a cemetery and residential neighborhood. The building was the location of the US Post Office for the City of Inkster until 2001, when it was converted into a furniture store. The property was seized by Wayne County in 2013 through tax foreclosure and was later sold in early 2015, however there are outstanding property taxes dating back to 2019 that remain unpaid. Given the age of the building, it is likely that the building was constructed using asbestos containing building materials. In addition, VOCs, PNAs, and metals contamination may have migrated from the eastern adjacent site where contamination and a UST have been documented. A Phase I & II ESA is needed to evaluate whether contamination exists on the site, as well as an asbestos survey to identify and quantify asbestos containing materials in the event renovations are needed.

b. Revitalization of the Target Areas

i. Reuse Strategy and Alignment with Revitalization Plans

The City of Detroit has developed Neighborhood Framework Plans for the Delray and West Vernor neighborhoods, both of which are located within the SDBA target area. Although the goals and objectives of each plan slightly differ, both plans identify the rehabilitation, remediation, and reuse of brownfield properties to support existing businesses by enhancing of area streets and public spaces, catalyzing economic growth, and creating opportunities for new housing, retail, and community facilities.

The redevelopment of both the former Detroit Ironworks Company and the former YMCA Building into mixed-use residential developments addresses the need for multifamily housing units, which was identified in both neighborhood framework plans. According to market data, the demand for affordable housing can support up to an additional 500 households within the SDBA target area over the next 5 years (Zimmerman/Volk). A local development group has expressed interest to redevelop the Detroit Ironworks Company site into a multitude of uses that includes affordable studio and one-bedroom apartments on the upper floors, ground floor retail and office space, and approximately 42,500 square feet of indoor agricultural production space that will produce fresh fruits and vegetables. The former YMCA is located less than a block from West Vernor Highway, the main thoroughfare through the Mexicantown District. The property has caught the attention of a local community development group who has expressed interest in acquiring the site with the intention to restore the building for mixed-use that includes ground

floor retail and multifamily apartments on the upper four floors, as well as the reuse of the former gymnasium space as community recreation space. Collectively, the redevelopment of both priority sites achieves the following goals and objectives outlined in both neighborhood framework plans: 1) preserve and rehabilitate old buildings within areas that have connections to existing retail environments, 3) create mature, sustainable retail and residential districts that can spur future demand and reinvestment in adjoining areas, and 4) address the demand for “missing middle” multifamily residential housing that provides housing for a wide range of income levels. Furthermore, the reuse of the former Detroit Ironworks Company for indoor agricultural production coincides with the future redevelopment strategy identified in the Delray Neighborhood Framework Plan of reusing of properties with a prior industrial history for food distribution, packing, and agriculture. Both the former Detroit Ironworks Company and YMCA properties are located near principal neighborhood retail and transit corridors. Their redevelopment into mixed use residential developments will promote residential access to convenient walking, transit, and bike route options, reduce development and occupancy costs related to vehicle parking and ownership, and help support local businesses.

The 8-Mile Boulevard Strategic Plan and Design Guidelines identifies the need for mixed use developments with ground floor commercial retail and office space and multi-family apartments above, as well as commercial developments that avoid “big box” commercial uses. Specifically, the goals and objectives of the plan include: 1) the encouragement of reinvestment in renovation by eliminating obsolete buildings within blighted areas, 2) the establishment of viable and vibrant, high-quality mixed-use developments that include residential uses above first floor retail that connect with the surrounding community, 3) the promotion of rehabilitation strategies that reuse existing commercial buildings that maximize street-level frontage with uses that include retail, grocery, restaurants, and entertainment, and 4) the support of existing and new businesses through incentives to retain, grow and attract new businesses and developers. One of the target area’s biggest needs is “missing middle” housing options which includes condo and townhome developments, duplexes, and other multi-family housing options. According to apartments.com, there are only two multifamily apartment complexes located within a 3-mile radius of the target priority site. In addition, Wayne County census data between 2015 and 2020, indicated a 12.8% increase of citizens that are aged 65 years or older. Local community development organizations are seeking redevelopment of the Belaire Shopping Center to include mixed uses that includes senior independent living and assisted living facilities that accommodate all levels of income. Redevelopment of these properties should include a large, multi-phased mixed-use redevelopment that includes multifamily apartment buildings with ground floor commercial retail and office space, single-family leased townhomes, and outdoor community gathering space that integrates placemaking and streetscape design features that creates a more walkable environment for residents to live, work, and play.

The redevelopment of the 15200 Block into commercial retail and restaurant uses provides an opportunity to reintegrate the property into the surrounding residential areas. *“I’d just like to have a place to go to gather and have a cup of coffee”*, said a Detroit resident at a public meeting. Along this area of the corridor, commercial uses are dominated by used car lots, automotive repair, and pawn shops that do not immediately serve nearby residents. Redevelopment of the 15200 Block into commercial uses that include coffee shops, cafés, corner stores, and retail would appeal to nearby residents, reconnecting them to the 8-Mile Road corridor by establishing a sense of place and community.

The master plan for the City of Inkster indicates the best use for both the former London Coach and the former Inkster Post Office properties address “missing middle housing” type that give residents different market rate alternatives for housing based on their current stage of life. Redevelopment of these properties should include mixed-use, with ground floor commercial retail and office space and multi-family apartments above. The overarching goal of the master plan is to achieve a *“cohesive mix of low-, medium- and high-density residential, convenience retail, office and public uses that include pedestrian friendly environment with sidewalks and pathways, public gathering spaces, large street trees, abundant hardy landscaping, and compatible land uses, to create a lively interactive feeling”*. Redevelopment of the property into a mixed commercial retail/office and residential use addresses several planning initiatives that include: 1) creating a retail destination for existing residents, 2) providing opportunities for existing businesses to grow and new businesses to establish themselves, 3) providing housing options as part of a mixed-income community to insure new neighborhoods are inclusive for all residents, and 4) eliminating nuisances from commercial/industrial zoned property that negatively impact residential neighborhoods.

All the planning documents have highlighted the importance to integrating green infrastructure practices that include use of bioretention planting areas, permeable pavement, streetside raingardens, etc. into the site design process to mitigate stormwater impacts, as well as maximizing the use of energy efficient materials. These practices will be integrated into the redevelopment of these brownfields to the extent possible.

ii. Outcomes and Benefits of Reuse Strategy

The proposed redevelopment of the priority sites will not displace existing residents and business within the community but will improve economic competitiveness and quality of living. The table below summarized the outcomes and benefits of these redevelopments.

Redevelopment Project	Outcomes and Benefits	Tax Implications
Former Detroit Ironworks Company	<ul style="list-style-type: none"> • Creation of 110 new apartment units • An additional 110 new residents • 6,650 square feet of office/retail space 	Est. Taxable Value Increase: \$1.5 million Annual Tax Revenue Increase: \$127,000

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	<ul style="list-style-type: none"> • 42,500 square feet of indoor agricultural production space • Creation of 48 new jobs* 	
Former YMCA	<ul style="list-style-type: none"> • Creation of 50 new apartment units • An additional 180 new residents • 15,000 square feet of retail space • Creation of 22 new jobs* 	Est. Taxable Value Increase: \$2.1 million Annual Tax Revenue Increase: \$179,000
Former Belaire Shopping Center	<ul style="list-style-type: none"> • Creation of 150 new apartment/townhome units • An additional 75 new residents • 92,000 square feet of retail space • Creation of 75 new jobs* 	Est. Taxable Value Increase: \$2.3 million Annual Tax Revenue Increase: \$197,000
15200 Block	<ul style="list-style-type: none"> • 12,500 square feet of retail space • Creation of 20 new jobs* 	Est. Taxable Value Increase: \$244,000 Annual Tax Revenue Increase: \$20,500
Former London Coach Property	<ul style="list-style-type: none"> • Creation of 25 new apartment units • An additional 30 new residents • 10,000 square feet of retail space • Creation of 18 new jobs* 	Est. Taxable Value Increase: \$1.2 million Annual Tax Revenue Increase: \$102,000
Former Inkster Post Office	<ul style="list-style-type: none"> • Creation of 30 new apartment units • An additional 35 new residents • 12,000 square feet of retail space • Creation of 12 new jobs* 	Est. Taxable Value Increase: \$1.6 million Annual Tax Revenue Increase: \$138,000

*According to data provided by the Energy Information Administration

The redevelopment of the priority brownfield sites will achieve the primary goal of these regional and local planning initiatives by diversifying the regional economy, developing communities and workforces that are capable of servicing multiple sectors, and increase the quality of life for new and existing residents.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

There are many incentives that are available to private investors and business owners as part of the County’s established brownfield program that will advance the priority sites toward their eventual remediation and reuse. A few examples of these incentives are listed in the table below.

Leveraging Source & Description
Tax Increment Financing: Michigan enables local governments to issue Tax Increment Financing plans for the cleanup and redevelopment of brownfields. Tax revenue generated from brownfield redevelopment creates the tax increment, which is reimbursed to the developer over time to assist in the cost of demolition, abatement, cleanup activities, site preparation, and infrastructure improvements. All the priority sites are eligible for this funding.
Michigan Department of Environment, Great Lakes and Energy (EGLE) Grant and Loans offer funding for environmental cleanup at properties with known contamination. Local units of government can apply for the funding. Funding is limited to up to \$1 million grant and loan per applicant per year. All the priority sites are eligible for this funding.
EGLE Refined Petroleum Fund (RPF): The RPF establishes an environmental protection regulatory fee that funds cleanup. Eligible properties include properties where soils contaminated by releases from registered underground storage tanks (USTs) exist, non-labile parties, and planned redevelopment in place. These funds could benefit all the priority sites.
Tax Abatements are available to encourage the rehabilitation of obsolete, commercial, and industrial properties. The type, amount and length of the tax abatement is dependent upon the property history and need for assistance. All the priority sites are eligible for this funding.
Michigan UST Authority (MUSTA): Serves Michigan’s petroleum UST owners and operators, local units of government, and country road commissions by managing the UST Cleanup Fund, Legacy Release Program, and Public Highway Cleanup Program. Owners or operators of USTs may apply for cleanup funding upon discovery of a release from the UST system, if certain qualifications are met.

ii. Use of Existing Infrastructure

Wayne County is part of the City of Detroit Metropolitan Area that has an established regional infrastructure providing the target area with a multitude of advantages. All the target areas have access to a world-class transportation network of highways, rail, and waterways. In addition, there is existing availability of utilities such as natural gas, electricity, water, sewer, and fiber that are sufficient to support redevelopment and reuse without significant additional resource investment. Sidewalks are available in all the target areas, however in areas where the need to be improved in conjunction with streetscaping, the County will support these efforts using the leveraged sources previously described. Where priority sites include vacant land and/or vacant buildings, utility infrastructure may simply need to be turned on or new taps created into the existing main infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding

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With several economic challenges, including the fallout of the COVID-19 pandemic and subsequent 3-month shutdown, the County has had to be extremely diligent to maintain a balanced budget. According to the County’s adopted budget for FY2022, expenditures from the County’s general fund have increased by almost 10% due to rising health care and payroll costs, the implementation of COVID-19 related protocols, and increased costs related to debt service. Furthermore, County revenue sources from state revenue share decreased by approximately 29.8%, in addition to a decrease of an estimated \$8.5 million in tax revenue from delinquent properties that have been granted a deferment to offset the economic impact of the pandemic (Wayne County Annual Budget Report, 2022). To compensate for the loss in revenue, the County has been forced to defer several capital improvements projects that were planned to commence this year.

Although housing values throughout the County have generally recovered since the Great Recession, the recent sale values of residential properties within the zip codes of the target areas are well below the County-wide average. Recent home sales averages within the SDBA, 8MBA and Michigan Avenue target areas are 58%, 67%, and 43% below the County’s average (Zillow.com), indicating lower property tax revenue availability. The population within the target areas are of low income with a median household income approximately 27% (SDBA), 33% (8MBA), and 29% (City of Inkster) less than the County and State, have a poverty rate that is at least 6% higher (all target areas) than the rest of the County, and has at least a 13% higher percentage of households receiving public assistance than the County. The low income/high poverty area is exacerbated by the lack of economic growth resulting in many underutilized properties with depressed property values, and less tax contribution to the overall County budget. The County’s revenues are required to maintain existing services, while revenue generated by SDBA and 8MBA is reliant on membership dues and donations which supports their operating expenses. Therefore, the Coalition has does not have other financial alternatives to fund brownfield assessment without EPA Brownfield Grant assistance.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Population

Within all three target areas there is a disproportionate minority and low-income population present in comparison with the rest of the County. The following table shows that children, elderly, and low-income populations are the primary sensitive populations located within the target areas and are most impacted by the priority brownfield sites based on the percentage of minority, low-income, and impoverished populations that are located within a quarter-mile radius of the priority brownfield sites (EPA Environmental Justice Mapper).

Priority Brownfield Site	Percent Minority Population			Percent of Low-Income Population			Percent of Children and Elderly in Poverty		
	¼ Mile of Site	County	State	¼ Mile of Site	County	State	Target Area	County	State
Former Detroit Ironworks Company (Detroit, SDBA)	80%	50.8%	25.5%	73%	58.8%	18.4%	69.8%	24.1%	27.3%
Former YMCA (Detroit, SDBA)	89%			63%					
Former Belaire Shopping Center (Detroit, 8MBA)	85%			70%					
15200 Block (Detroit, 8MBA)	87%			61%					
Former London Coach Company (Inkster, Wayne County)	50%			36%					
Former Inkster Post Office (Inkster, Wayne County)	83%			56%			72%		

The health statistics published from Health County Ranking and Roadmaps (www.countyhealthrankings.org), suggest that a correlation exists between the presence and abundance of environmentally contaminated brownfield sites and Wayne County’s poor public health rating. In all of Michigan’s 83 counties, Wayne County ranked last in the health rankings that account for life expectancy, quality of life, health behavior, socioeconomic, and physical environment. The County exceeds the state average for years of lost life before the age of 75 per 100,000 persons by 70%, preventable hospital stays per 100,000 persons by approximately 47.3%, the daily average density of fine particulate matter (11.7 micrograms per cubic meter compared to 7.4) and has a higher percentage of households with severe housing problems (19% compared to 14%) which includes factors like overcrowding, lack of kitchen facilities and/or plumbing facilities. Furthermore, 21.2% (SDBA), 14.6% (8MBA), and 10.1% (Michigan Ave.) of employed individuals cannot afford, or are not offered health insurance through their place of employment (7.9% County, 5.4% statewide) (ACS). The resulting inadequate medical care, coupled with environmental threats from contaminated sites are contributors to the County’s poor health ranking. Redevelopment of the brownfields within the target areas will reduce environmental and health threats, provide affordable housing options, and create a more competitive job market that offer higher wages and benefits.

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(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Based on the historical uses and age of the priority brownfield sites, contamination from asbestos containing building materials, metals, VOCs, PNAs, and PCBs presents a threat to the adjacent residential areas. These contaminants have been linked to leukemia, cancers of the lung and kidney, asthma, birth defects and central nervous system disorders. Statistics published by the Center for Disease Control Public Health Tracking Network indicate that Wayne County has an incidence rate per 100,000 individuals that are above the state rates for kidney cancer (8.7% above the state), leukemia (4.6% above the state) and lung cancer (11.3% above the state) (CDC). For asthma, the CDC data indicates that the County has a rate of 12.4 hospitalizations per 10,000 individuals in 2019, which is the highest in the state (50.8% above the state). In addition, the County has a higher percentage of elevated lead levels in blood in children under the age of six (7.0%) compared to the state (2.9%), according to data published in the Annual Data Report on Blood Levels in Children in Michigan. In a study conducted by the former Detroit Department of Health and Wellness Promotion and Detroit Public Schools, it was determined that 58% of the 40,000 students tested had elevated blood lead levels, with 4% of the students exceeding federal lead poisoning standards. Detroit children accounted for more than half of the state’s total lead poisoning cases and have a rate of lead poisoning that is more than ten times the national average. The cleanup and redevelopment will contribute to a reduction of the threat of disease and adverse health conditions, resulting from environmental exposures within the target area.

(3) Promoting Environmental Justice

The economic decline of the target areas has significantly impacted the residential areas immediately adjacent to the target areas and brownfield sites. The population of these areas consist of underserved populations, with some of the lowest home values in the County, highest poverty rates, and highest minority populations (refer to statistics provided in prior two sections). The poverty rates within the target areas are further indicative of disproportionate impacts towards individuals of color as the **poverty rate among minority populations is approximately 11.54% (SDBA), 46.6% (8MBA), and 17.9% (Michigan Ave) more than the County average of 52.5% (ACS, 2020)**. According to the Climate and Economic Justice Screening Tool (CEJST), all of the priority sites are located within disadvantaged census tracts based on percentiles under the following criteria:

Priority Brownfield Site	Housing Burden ¹	RMP Facility ²	Asthma ³	Proximity to NPL site ⁴	Proximity to Waste Facilities ⁵	Low Life Expectancy
Detroit Ironworks (Detroit, SDBA)	86 th	95 th	95 th	48 th	83 rd	82 nd
YMCA (Detroit, SDBA)	93 rd	84 th	93 rd	46 th	72 nd	70 th
Belaire Shopping Center (Detroit, 8MBA)	97 th	96 th	99 th	62 nd	75 th	60 th
15200 Block (Detroit, 8MBA)	97 th	96 th	99 th	77 th	60 th	95 th
London Coach Company (Inkster, Wayne County)	80 th	66 th	95 th	44 th	41 st	77 th
Inkster Post Office (Inkster, Wayne County)	85 th	72 nd	95 th	43 rd	40 th	98 th

¹ Low-income households spending more than 30% of income on housing

² Proximity to facilities that have a risk management plan

³ Weighted percent of people told they have asthma

⁴ Proximity of proposed or list NPL (Superfund) site within 5 kilometers

⁵ Proximity of hazardous waste facilities within 5 kilometers

Industries that once served as an economic resource to these communities have created liabilities which unfairly impose health and safety hazards upon minority and low-income populations. This grant will assist the Coalition in eliminating environmental hazards by assessing properties that are contaminated and negatively impacting the health of residents. Once identified, additional financial resources will be sought to eliminate this contamination, reduce exposures and decrease environmental justice impacts.

b. Community Engagement

i. Project Involvement/ii. Project Roles

The table below provides a summary of the roles local organizations and groups that will provide technical assistance to the Coalition to identify additional priority brownfield sites over the course of the grant.

Name of Organization	Point of Contact	Project Role/Assistance Provided
New Economy Initiative (NEI)	Wafa Dinaro, Executive Director Phone: 313-622-7038	NEI’s mission is to grow a culture of entrepreneurship in southeast Michigan by helping underserved small business owners access the capital need to expand and create opportunities in their community. NEI will assist by identifying small business candidates looking to establish or expand operations through brownfield redevelopment.

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Detroit Economic Growth Corporation	Brian Vosburg, Director of Brownfield Development Phone: 313-237-4612 Email: bvosburg@degc.org	DEGC staffs the Detroit Brownfield Redevelopment Authority (DBRA) and can assist with identifying additional brownfield sites that have garnered interest from the development community.
Mohican Regent Residents Association (MRRA)	George Preston, President Phone: 313-715-6206	The MRRA is a neighborhood community group within the 8MBA target area dedicated to revitalizing their community and creating an environment where they live, work and contribute to the quality of life of the neighborhood. MRRA will assist the Coalition with identifying additional brownfield sites within the 8MBA target area and provide input on the preferred reuses by the community, serving as a liaison for residents.
Urban Neighborhood Initiatives (UNI)	Maria Anita Salinas Executive Director Phone: 313-914-5315 Email: maria@cocswtdetroit.com	UNI is a non-profit community organization that aims to make the community a better place for residents, through youth development, education, and land use and economic development. NUI will provide the Coalition with input to identify additional brownfield sites within the SBDA target area that have the highest potential for redevelopment, also serving as a liaison for residents.
Congress of Communities (CoC)	Maria Anita Salinas Executive Director Phone: 313-914-5315 Email: maria@cocswtdetroit.com	CoC is a non-profit community organization that facilitates collaboration between residents, youth and stakeholders in southwest Detroit to foster a vibrant and sustainable community. CoC will provide the Coalition with input on the preferred reuses by the community within the SBDA target area.
City of Inkster	Mara Braciszewski Planning Department Director Phone: 313-563-9760 Email: planning@cityofinkster.com	The planning office will provide local planning expertise during the site selection process for sites located along the Michigan Avenue target area corridor and provide assistance with brownfield reuse strategies.
Crescent Circle Block Club (CCBC)	Tammi Warren, Phone: 734-326-3834	The CCBC is neighborhood group within the City of Inkster that is adjacent to the Michigan Avenue target area. CCBC will provide the Coalition with community input regarding identifying additional brownfield sites and serve as a community voice for the desired reuses for the City's brownfield sites.

iii. Incorporating Community Input

The County will hold regular community meetings to engage area stakeholders that include area non-profit groups, neighborhood and community organizations, economic development corporations, local business and property owners, planning consultants, and local governments. The expertise of these participants will play an integral role in the success of the grant, as well as identify and prioritize brownfield sites for assessments, and aid with cleanup and redevelopment planning.

At a minimum, the County will hold quarterly community meetings at county offices in Detroit, in conjunction with their recurring Brownfield Redevelopment Authority meetings. Additional meetings will be held within the target areas at the offices of the Coalition members throughout the grant as sites are identified and community input is needed. These meetings serve as a forum for the public to receive project updates and offer input on proposed projects and use of grant funds. When appropriate, the County will invite developers to these meetings to present their redevelopment projects and respond to questions. To accommodate complications related to COVID-19, meetings will also be accessible through Zoom, with which the County, project partners, and local citizens have prior experience using. Meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement. Public input will be received at these meetings (or Zoom's chat feature, if necessary) and via email to the project manager so that affected parties' input can be captured and documented for use in decision making when selecting and prioritizing sites. The County will provide project updates at these meetings, solicit ways to improve the use of grant funds, and identify additional brownfield sites that may be hindering economic growth or impacting resident and environmental health. These continued partnerships facilitate the sharing of technical solutions aimed at eliminating environmental and health risks and devising implementable redevelopment strategies, while ensuring that the residents have a voice at the table.

At the beginning of the grant, the County will prepare a presentation that will target the stakeholder groups previously discussed. This will provide an overview of EPA's goals and the County's objectives for the grant, outline the County's application process, provide an overview of the environmental due diligence process in Michigan, and provide a summary of cleanup funding programs and tax abatements that can be leveraged. Prior to the presentation, an infographic will be developed to advertise the event, which will be shared across multiple social media platforms that include Linked In, Facebook, Twitter, and the County's and Coalition members' websites, as well as mass email. To engage the community at large, the County will implement already proven methods to effectively communicate the goals and opportunities of the project that include 1) the creation of infographics and newsletters through Facebook, Twitter and other social media outlets, mass email, and hard copy; 2) the use of visual aids, presentations,

and printed materials; 3) the posting of project information and updates utilizing the County’s GIS and website; and 4) the preparation of announcements in local newspapers. Utilizing these resources proved effective during the County’s current assessment grant, and it is anticipated that these modes of communication will continue to be effective. Input received by the community will help guide the County to effectively identify projects that will provide the maximum benefit to the target area residents.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Grant funding will be used to investigate sites that have environmental contamination which the County has identified and those that may be identified in the future as having a high redevelopment potential. The tasks under this grant and includes: 1) Work plans and Quality Assurance Project Plans (QAPP), 2) Planning and Outreach, 3) Environmental Investigations, and 4) Reporting and Closeout.

Task 1 – Work Plan and QAPP	
i.	Project Implementation - Preparation of a Work Plan and Quality Assurance Project Plan (QAPP) as required under the cooperative agreement. The County’s involvement under this task will comply with 40 CFR 31.36 as an in-kind service.
ii.	Identifying Additional Sites – Not applicable to this task.
iii.	Anticipated Project Schedule – The Work Plan will be completed within 30 days of the County’s completion of the cooperative agreement with EPA. The QAPP will be completed within 60 days of the County’s procurement of an environmental consultant. Work Plan and QAPP completion are anticipated to be fully completed within Quarter 1.
iv.	Task/Activity Lead – Work Plan will be completed by the County while the QAPP will be completed by an environmental consultant with oversight and direct input from the County.
v.	Outputs – Approved EPA Work Plan and QAPP
Task 2 – Community Engagement	
i.	Project Implementation – Quarterly progress updates will be presented to the Wayne County Brownfield Redevelopment Authority and the Board of Directors of the SWBA and 8MBA Coalition members throughout the duration of the grant to track progress and discuss redevelopment projects in need of funding. At the beginning of the project, the Coalition and environmental consultant will prepare and deliver the presentation described in Section 2.b.iii. A grant infographic advertising the grant will also be sent at the beginning of years 2-4 of the grant. A total of five staff (3 County, 1 SWBA, 1 8MBA) will attend the 2023 EPA National Brownfield Conference that will be held in August 2023 in Detroit, Michigan. Over the course of the grant, regular updates will be made to the County’s GIS that will include the assessed sites, target areas, and special areas of concern which can be integrated into the Wayne County Economic Development Corporation and Brownfield Redevelopment websites.
	Identifying Additional Sites – Through the community engagement process previously described, the Coalition will continue to solicit input from residents to ensure the impacted communities can recommend sites for assessment. The public meetings will also serve as a platform to advertise the availability of the grant to assist in continuing to identify sites. The Coalition will evaluate brownfield sites for assessment funding as they are identified through the site selection process to ensure grant outcomes are achieved. Each project/site under consideration will be evaluated using an established site nomination form and evaluation process that was developed during the County’s previous grant. A site nomination form that is available on the Coalition partners’ websites will continue to be distributed to applicants to gather information about a project. The information gathered from the site nomination form includes: <ul style="list-style-type: none"> • Support of the project by the local community/residents and government • Project scope, proposed uses, estimate of total hard cost • Location within the identified target area, degree to which underserved communities are being served (i.e. the Southwest Detroit, 8-Mile Road Corridor and Michigan Avenue target areas)
ii.	<ul style="list-style-type: none"> • Property and building sizes, ownership (seller and buyer) • Site history, and perceived contamination, and previously conducted assessments • Requested environmental assessments • Overview of project financing and status of acquisition • Ability to address specific community needs (i.e. affordable housing, grocery stores, health care, etc.) • Inclusion of placemaking, walkability, low impact goals and green infrastructure • Potential to catalyze additional redevelopment projects • Estimated job creation <p>Once the site nomination form as been completed by an applicant, the Coalition will review the information and score the responses based on the project’s potential to achieve grant outcomes. The scoring will be used to determine whether a project will receive grant funding and the amount of grant funding the project will receive. Site nominations will be accepted throughout the duration of the grant’s cooperative agreement or until grant funding has been exhausted.</p>
iii.	Anticipated Project Schedule - Planning and outreach activities will begin concurrently with Task 1. The grant presentation will be prepared and scheduled within the first 2 quarters of the completion of the cooperative agreement. Quarterly meetings being held throughout the duration of the project. Projects identified through the site selection process will be evaluated for viability and prioritized by the County prior to being approved for funding,

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	and regular updates to the County’s GIS will be made over the course of the cooperative agreement as projects are completed.
iv.	Task/Activity Lead – The County will manage and oversee community engagement activities with support from an environmental consultant.
v.	Outputs – Grant presentation, grant infographic, 20 quarterly meetings (estimated), GIS shapefile of assessed sites.
Task 3 – Site Assessments and Cleanup Planning	
i.	Project Implementation - Conducting Phase I and II Environmental Site Assessments at sites known or suspected to be contaminated by hazardous and/or petroleum substances. Hazardous materials surveys will be conducted at sites with structures that are suspected of containing asbestos, lead or other hazardous building materials. Preparation of baseline environmental assessments and documentation of due care compliance plans will be completed on a site-specific basis. An eligibility determination, procurement of site access, the preparation of a site-specific sampling and analysis plan and health and safety plan for approval by the USEPA project manager (as applicable), and ACRES reporting are included under this task. Assessments will first occur at priority brownfield sites before other, non-priority sites are assessed.
ii.	Identifying Additional Sites – Not applicable to this task.
iii.	Anticipated Project Schedule – Investigations will be conducted throughout the cooperative agreement term once the QAPP has been approved as projects are approved by the County. Assessments will be completed by the end of quarter 15.
iv.	Task/Activity Lead – Identification of sites for assessment activities will be conducted by the Coalition. An environmental consultant will be procured to complete the assessments and associated activities, with review and approval by the County.
v.	Outputs – The anticipated outputs under this task are as follows (includes the assessments needed for the priority sites): <ul style="list-style-type: none"> • 66 Phase I Environmental Site Assessments (6 priority sites) • 40 Phase II Environmental Site Assessments (6 priority sites) • 26 Hazardous Materials Surveys (5 priority sites) • 35 Cleanup Planning (Documentation of Due Care Compliance (DDCC) Reports) (6 priority sites)
Task 4 – Reporting and Closeout	
i.	Project Implementation - Mandatory quarterly progress reports will be completed and submitted to the EPA documenting the utilization of funds, work status and progress, difficulties encountered, accounting of financial expenditures, anticipated activities, and changes of the key personnel involved with the project (if applicable). Additionally, the County will report site-specific accomplishments electronically through the ACRES reporting system. A final project report providing a summary of measurable outputs including the number of assessments completed, contaminants found, acres assessed, redevelopment plans underway, jobs created, and funds leveraged, will be prepared and submitted at the end of the cooperative agreement. Other reporting will include EPA Form 5700-52A for Minority and Women Business Entity Utilization and Federal Financial Reports SF-425.
ii.	Identifying Additional Sites – Not applicable to this task.
iii.	Anticipated Project Schedule – Quarterly reports will be submitted within 30 days after the end of each quarter, throughout the duration of the cooperative agreement. ACRES updates will occur on an ongoing basis as projects are completed. The final project report will be submitted by the end of the cooperative agreement.
iv.	Task/Activity Lead – The County will oversee, review, and approve for submission reports prepared by the environmental consultant. ACRES entries will be completed by the environmental consultant and reviewed by the County as assessment are completed.
v.	Outputs – The anticipated outputs under this task are as follows: <ul style="list-style-type: none"> • 16 Quarterly progress reports • Final Project Report • ACRES submittals as needed, dependent on the number of projects funded • Submittal of EPA Form 5700-52A and SF-425 as required by the cooperative agreement

a. Cost Estimates

The following provides a cost estimate of the tasks and activities described in the previous section, which were determined based on the County’s prior experience.

Task 1 – Work Plan and QAPP - This task is expected to cost \$5,000 (29.5 hours at \$170/hr.) and does not include in-kind services that are provided by County.

Task 2 – Community Engagement – The estimated costs include planning activities, preparing quarterly updates at community meetings, and delivering the grant presentation, which will be supported by the consultant with oversight by the County. Estimated on a per meeting basis, the cost for this task is \$22,000 over 16 meetings (approximately 8 hours at \$170/hr. per meeting). The estimated cost to prepare, advertise and deliver the grant presentation is \$4,000 (approximately 23.5 hours at \$170/hr.). The cost to prepare and deliver the grant flyer for years 2 through 4 of the grant is estimated to be \$4,000 (approximately 23.5 hours at \$170/hour), and the estimated cost to prepare, maintain, and update GIS data for the assessed sites over the course of the entire grant period is \$9,000 (approximately 53 hours at \$170/hr.). Personnel costs incurred by the Coalition will be provided as in-kind services. An additional cost of \$7,000 will be utilized to cover expenses for the Coalition staff to attend the 2023 National Brownfields

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Conference in Detroit, Michigan. The estimated cost includes the registration fees for five County staff (\$350 each), lodging (\$760/person over 4 nights), and per diem costs (\$72/day). Costs for air fare is not necessary, since the 2023 conference will be held in Detroit.

Task 3 – Environmental Investigations – Cost estimates for each of the eligible activities under this task will be prepared by the environmental consultant and submitted to the County for approval. Although these costs are expected to vary, a cost estimate for these activities based on average pricing as experienced by the County’s prior grant is provided below.

Activity	Estimated Total	Average Cost	Total Cost
Phase I ESA (Priority Sites)	6	\$3,000	\$18,000
Phase I ESA	60		\$180,000
Phase II ESA (Priority Sites)	6	\$10,000	\$60,000
Phase II ESA	34		\$340,000
Hazardous Materials Surveys (Priority Sites)	5	\$8,000	\$40,000
Hazardous Materials Surveys	21		\$160,000
Cleanup Planning/DDCC Reports (Priority Sites)	6	\$3,000	\$18,000
Cleanup Planning/DDCC Reports	29		\$87,000

Task 4 – Reporting and Closeout – This task will be overseen by the County, with reporting assistance from the environmental consultant. The estimated cost for this task will not exceed 5% of the total EPA requested funds and is estimated to be \$38,000 over the life of the grant. This cost assumes that twenty quarterly reports will be prepared over the course of the grant, submitting regular updates to EPA ACRES, preparation of a final project report, and additional EPA forms. Costs incurred by the County include environmental consultant support (approximately 223.5 hours at \$170/hours). Personnel costs incurred by the County will be provided as in-kind services.

The following budget table has been prepared based on the cost estimates provided above:

Budget Categories		Task 1	Task 2	Task 3	Task 4	Total
		Work Plan/ QAPP	Planning and Outreach	Environmental Investigations	Reporting and Closeout	
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$7,000	\$0	\$0	\$7,000
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$5,000	\$39,000	\$911,000	\$38,000	\$993,000
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$5,000	\$46,000	\$911,000	\$38,000	\$1,000,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$5,000	\$46,000	\$911,000	\$38,000	\$1,000,000

c. Measuring Environmental Results

The County will track several metrics to evaluate the outputs and outcomes of the grant to determine if the grant is fulfilling its intended purpose. These metrics include: 1) the number of brownfield sites identified, 2) the number of Phase I/II environmental site assessments, baseline environmental site assessments, documentation of due care compliance plans, and hazardous materials surveys conducted, and 3) the number of team and community meetings held. The following outcomes will also be tracked to evaluate the results, effects, and consequences as a direct result of the grant: 1) the amount of funds awarded by project, 2) the total project cost, 3) the ratio of grant funds allocated to total private investment, 4) the estimated number of temporary (construction) jobs created, 5) the estimated number or permanent jobs created or retained, 6) the estimated amount of new taxes created, and 7) the number of acres made ready for reuse. Additional site-specific outcomes may be tracked on a project-by-project basis (e.g. the number of USTs, or cubic yards of contaminated soil removed, or dollars leveraged from private investment); however, it is anticipated that site-specific outcomes generally may not become available until after the cooperative agreement has expired.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i., ii., and iii. Organizational Capacity, Structure, and Key Staff

The project team will be led by *Ms. Annie Mendoza*, the Director of the Wayne County Economic Development Department, who serves as the manager for the Wayne County Brownfield Redevelopment Authority. In her current role, she provides support to local communities to retain, expand and attract new business to the county, and provides support to area developers to redevelop brownfield sites into productive uses. *Ms. Mendoza* has been administering the County’s FY2019 EPA Brownfield Assessment grant (currently in the process of being closed out), as well as multiple Michigan Department of Environment, Great Lakes, and Energy (EGLE) Brownfield Grants. She will be responsible for all grant operations and management of the environmental consultant. *Ms. Darsi Martin*, a Project Manager for the Wayne County Economic Development Department, will serve as the Financial Manager. She will

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be responsible for the processing of invoices and establishing and managing the financial accounts of the program and payment requests and transfers through the Automated Standard Application for Payments (ASAP) system. Under their management, Wayne County's FY2019 EPA Brownfield Assessment grant has leveraged approximately \$22 million of private investment.

Mr. Greg Mangon, serves as a Real Estate Advocate for the Southwest Detroit Business Association who provides services to commercial property and landowners looking for new tenants or assistance to redevelop their properties. He also works with new and existing businesses that are looking for an appropriate space to locate or expand within Southwest Detroit.

Ms. Tami Salisbury is the Acting Director for the 8-Mile Boulevard Association who is responsible for managing over ten core programs within the association that are intended to revitalize and promote the Eight Mile corridor. Over the course of her tenure, she has been successful at cultivated relationships local units of government, foundations, corporate donors, and political leaders throughout the State of Michigan, to advance the Association's mission.

iv. Acquiring Additional Resources

Upon award, the County will qualify consulting firms through a competitive bid process and procure an environmental consultant within the first three months of the cooperative agreement being finalized. Consulting firms will be required to submit documentation that demonstrates their qualifications and experience to conduct EPA assessment grant work. The selected environmental consultant(s) will have demonstrated expertise with setting up and managing brownfield programs, conducting, and maintaining brownfield inventories, administering community outreach, performing environmental assessments (Phase I/II ESAs, etc.), developing Quality Assurance Project Plans, Corrective Action Plans, and working with state regulators regarding brownfield assessment and remediation, and redevelopment planning. The county's staff expertise in addition to the expertise provided by the contracted environmental consultant(s) will ensure the timely and successful expenditure of funds and completion of all technical administrative and financial requirements of the project and grant.

Through management of the previous grants, the County has developed relationships with several knowledgeable environmental consulting firms. As required, Wayne County will qualify consulting firms through a competitive bid process. Consulting firms will be required to submit documentation that demonstrates their qualifications and experience to conduct EPA assessment grant work. We will obtain the services of an environmental consultant that has prior experience with setting up and managing Brownfield programs, conducting Brownfields Inventory, Community Outreach, Phase I and Phase II ESAs, developing Quality Assurance Project Plans, Corrective Action Plans and working with state regulators regarding solid waste and brownfield assessment and remediation, and redevelopment planning. The county's staff expertise and experience along with the county's partnerships and the contracted environmental consultants will ensure the timely and successful expenditure of funds and completion of all technical administrative and financial requirements of the project and grant.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

In 2012 County was awarded a \$1.2 million EPA Revolving Loan Fund grant. The RLF supported the redevelopment of two brownfield sites within the City of Detroit that included 1) the Ars Poetica Bookhouse Project, which involved the cleanup of petroleum contaminated soil and the abatement of asbestos containing building materials within the building, and 2) the abatement of asbestos containing building materials within the Administration Building of the former Packard Plant. In total, \$680,000 of RLF funding were expended as a low interest loan, and \$300,000 was expended as an RLF Subgrant, which leveraged an additional \$394,000 of cleanup funding from private equity sources. The remainder of the RLF funding was not used and returned at the end of the grant period.

In 2019, the County was awarded a \$600,000 U.S. EPA Assessment Grant, of which have been expended. Currently, outputs include: 51 Phase I ESAs, 24 Phase II ESAs, 16 asbestos surveys, and 9 cleanup plans/due care compliance plans. For community engagement, outputs include: 1 press release, 3 community meetings, 1 mass-emailed flier, 1 meeting with state and local units of government, and 4 updates with the Wayne County Brownfield Redevelopment Authority. The final report and closure of the grant is currently in process and on schedule to be completed by the end of 2022. The direct and indirect outcomes of the assessment grant are still being determined as the redevelopment of several projects are still in progress. The assessment grant has assessed 66 sites, leveraged approximately \$21.3 million in private investment within 8 Wayne County communities, and prepared over 42 acres of land for redevelopment reuse. Grant outputs and outcomes have been reported in ACRES and are being updated as projects are completed.

(2) Compliance with Grant Requirements

Grant funds previously awarded to the County have been and are currently being successfully managed and completed. The County has ensured compliance with all grant requirements through on time submission of approved work plans, schedules, quarterly reporting, and ACRES reporting. For the current FY 2019 EPA Grant (C.A. Number BF 00E02726), the grant period started on October 1, 2019, and ended on September 30, 2022. As of November 11, 2022, \$500,348.95 (83.39%) of the grant has been drawn down. The County is scheduled draw down the remaining funds and submit a final report that summarizes the grant's success by the end of 2022.

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Threshold Criteria

1. Applicant Eligibility:

Wayne County, Michigan is a local unit of government.

2. Number of Non-lead Coalition Members and Target Areas:

The Coalition is comprised of Wayne County as the lead coalition member and two non-lead coalition members that include the Southwest Detroit Business Association 501(c)(3) (SDBA) and the 8 Mile Boulevard Association 501(c)(3) (8MBA). The target area for Wayne County is the Michigan Avenue corridor within the City of Inkster. The target area for SDBA is comprised of area of approximately nine square miles in southwest Detroit that includes the 48209 and 48217 zip codes. The target area for 8MBA includes the southern side of a 4 ¼ mile stretch of the 8 Mile Road corridor in northern Detroit. None of the target areas overlap.

3. Eligibility of Non-lead Coalition Members:

Both the SDBA and the 8MBA are nonprofit organizations that have tax-exempt status under section 501(c)(3) of the Internal Revenue Code. Documentation for both organizations is attached. SDBA and 8MBA are not agencies affiliated with Wayne County as the lead coalition member, are not affiliated with each other, and are separate legal entities.

4. Existing Brownfield Grants to Non-lead Members:

SDBA and the 8MBA do not have an open Multipurpose, Assessment, Revolving Loan Fund or Cleanup (MARC) grant, and were not awarded a MARC grant that closed in 2015 or later.

5. Coalition Agreement:

Signed letters, addressed to Wayne County, that indicating the intent of the SDBA and 8MBA to be part of the coalition are attached.

6. Community Involvement:

Wayne County will hold regular community meetings to engage area stakeholders that include area non-profit groups, neighborhood and community organizations, economic development corporations, local business and property owners, planning consultants, and local governments. The expertise of these participants will play an integral role in the success of the grant, as well as identify and prioritize brownfield sites for assessments, and aid with cleanup and redevelopment planning.

At a minimum, Wayne County will hold quarterly community meetings at county offices in Detroit, in conjunction with their recurring Brownfield Redevelopment Authority meetings. Additional meetings will be held within the target areas at the offices of the non-lead members throughout the grant as sites are identified and community input is needed. These meetings serve as a forum for the public to receive project updates and offer input on proposed projects and use of grant funds. When appropriate, the County will invite developers to these meetings to present their redevelopment projects and respond to questions. To accommodate complications related to COVID-19, meetings will also be accessible through Zoom, with which the County, project partners, and local citizens have prior experience using. Meetings will be held at hours agreeable to most schedules to ensure a high level of attendance and involvement. Public input will be received at these meetings (or Zoom's chat feature, if necessary) and via email to the project manager so that affected parties' input can be captured and documented for use in decision making when selecting and prioritizing sites. The County will provide project updates at these meetings, solicit ways to improve the use of grant funds, and identify additional brownfield sites that may be hindering economic growth or impacting resident and environmental health. These continued partnerships facilitate the sharing of technical solutions aimed at eliminating environmental and health risks and devising implementable redevelopment strategies, while ensuring that the residents have a voice at the table.

At the beginning of the grant, the County will prepare a presentation that will target the stakeholder groups previously discussed. This will provide an overview of EPA's goals and the County's objectives for the grant, outline the County's application process, provide an overview of the environmental due diligence process in Michigan, and provide a summary of cleanup funding programs and tax abatements that can be leveraged. Prior to the presentation, an infographic will be developed to advertise the event, which will be shared across multiple social media platforms that include Linked In, Facebook, Twitter, and the County's and Coalition members' websites, as well as mass email. To engage the community at large, the County will implement already proven methods to effectively communicate the goals and opportunities of the project that include 1) the creation of infographics and newsletters through Facebook, Twitter and other social media outlets, mass email, and hard copy; 2) the use of visual aids, presentations, and printed materials; 3) the posting of project information and updates utilizing the County's GIS and website; and 4) the preparation of announcements in local newspapers. Utilizing these resources proved effective during the County's current assessment grant, and it is anticipated that these modes of communication will continue to be effective. Input

received by the community will help guide the County to effectively identify projects that will provide the maximum benefit to the target area residents.

7. Expenditure of Assessment Grant Funds:

Wayne County currently has an active EPA Brownfields Assessment Grant (Cooperative Agreement Number BF-00E02726) that was awarded in FY 2019 in the amount of \$600,000. The County has drawn down \$500,348.95 (83.39%) of the funds, with the remaining funds expected to be drawn down by the end of the grant period. Please refer to the attached report from Automated Standard Application for Payments (ASAP).

8. Contractors and Named Subrecipients:

Wayne County has not procured contractors nor named subrecipients for this grant application.