Subject: FY2022 USEPA Brownfield Community-Wide Assessment Grant Application
City of Bay City – Bay City, Bay County, Michigan

To Whom it May Concern:

The City of Bay City (“Bay City”) located in Bay County, Michigan is providing this proposal for consideration of the US Environmental Protection Agency (EPA) Community-Wide Assessment Grant for $500,000. Bay City will serve as the grant recipient. Grant funds would be used to assess brownfield sites located within the City of Bay City, Bay County, Michigan. Bay City is a port city located on the southern shorelines of Lake Huron. Bay City was founded because of its location, on the Saginaw River and Lake Huron, as an industrial community. As such, we have a long history of connectivity with Michigan’s Great Lakes. Bay City has been working rigorously to improve the social and economic climate for our residents, as well as the environmental quality of our Great Lakes waters. We sincerely appreciate your consideration and are committed to successfully implementing these funds to improve all aspects of ours and surrounding communities.

The City of Bay City has a proven track record of successfully implementing US EPA grant funds to facilitate redevelopment and has leveraged millions of dollars in private investment for the community. An exemplary example of this is the Uptown Bay City property. This site was assessed and cleaned up using US EPA Brownfield Grant and Loan funds. This redevelopment, which would have not been possible without US EPA support, has resulted in at least $50 million in private investment and private investment of $100 million. To date, it has created over 500 permanent full-time jobs. This waterfront brownfield site represents only one of our critical waterfront and downtown situated brownfield sites. With additional resources, we would continue the momentum of success in redevelopment, community and environmental quality improvement demonstrated by this success, which epitomizes the spirit and purpose of the US EPA Brownfield Grants.

Bay City has successfully received and implemented four EPA Brownfields Grants since 2002. The three most recent grants are: 2009 $400,000 Assessment Grant ($200,000 Hazardous / $200,000 Petroleum), successfully closed out; 2010 $1,000,000 Site Specific Revolving Loan Fund Capitalization Grant, successfully closed out; and 2012 $400,000 Brownfield Multi-Purpose Pilot Grant, successfully closed out. Based on past grant results, in conjunction with identified redevelopment opportunities and the number of available prioritized sites, It is estimated that the 2022 Assessment Grant could leverage over $200 million in investment that will result in over 1,500 jobs (retained/generated and temporary) and $4.5 million in new tax revenue.

The financial shortfall for Bay City has limited their ability to respond to deterioration in their communities. In order to preserve this green space and revitalize the communities, brownfields must be redeveloped. Environmental assessment; effective, aggressive planning and marketing by the communities; and economic incentives to new businesses that redevelop these sites are critical to revitalizing brownfields. Environmental assessments are one of the first key steps. Each municipality recognizes that by pooling expertise and resources they can have more success on a regional basis than by trying to compete individually for the limited Brownfield grant funds.

Applicant information for this grant is as follows:
1) **Applicant Identification**
City of Bay City
301 Washington Avenue, Bay City, Michigan 48706
DUNS Number: 066201844000

2) **Funding Requested**
   a) **Assessment Grant Type**: “Community-wide”
   b) **Federal Funds Requested**:
      i) $500,000
         (1) Contamination: $200,000 Hazardous Substances and $300,000 Petroleum
         ii) Site-specific Assessment Grant waiver is not being requested

3) **Location**
   a) Bay City, b) Bay County, and c) Michigan

4) **Target Area and Priority Site/Property Information**
   a) **Community-wide Assessment Grant applicants, other than tribes**:
      i) 501 Morton Street - Former Prestolite Factory-22.4-acre vacant light industrial property is located along the shoreline of the Saginaw River containing 11 vacant commercial and light industrial buildings, which have been vacant since 1988.
      ii) 75 Niagara Street, - 13.99-acre vacant light industrial property is located on the shoreline of the Saginaw River, immediately adjoining the above property to the south and adjacent to a single-family residential neighborhood. This property in conjunction with the above represents the largest contiguous vacant waterfront tract of land in the entire region.
      iii) 1311 North Jefferson Street - Vacant brownfield site is centrally located in Bay City’s business district and contains 23,380 square foot vacant commercial building, which was constructed in 1900.
      iv) Census Tracts within the target areas include Tract 2810 (501 Morton Street),Tract 2810 (75 Niagara Street) Tract 2865 (1311 North Jefferson Street).

5) **Contacts**
   a) **Project Director**:
      Ms. Shelli Thurston
      Economic Development, Marketing Manager
      Office: (989) 894-8227; Cell: (989) 770-7815
      SThurston@baycitymi.org
      301 Washington Avenue, Bay City, MI 48706
   b) **Chief Executive/Highest Ranking Elected Official**:
      Ms. Kathleen L. Newsham
      Mayor and City Commission
      Office: (989) 894-8189
      KNewsham@baycitymi.org
      301 Washington Avenue, Bay City, MI 48706

6) **Population**
   If you are a city/town, provide the population of your jurisdiction. Population data can be found at www.census.gov

   Based on the US Census Bureau (2020 Data), the population of the city of Bay City is listed below.

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bay City</td>
<td>32,661</td>
</tr>
</tbody>
</table>

7) **Other Factors**
   Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed
If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect.

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td></td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td></td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td></td>
</tr>
<tr>
<td>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).</td>
<td>2,3,5,6</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2,3,5,6</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td></td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>2,3,6</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>2,3</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td></td>
</tr>
</tbody>
</table>

8) **Letter from the State or Tribal Environmental Authority**
   A letter from the Michigan Department of Environment, Great Lakes and Energy (EGLE) is Attached.

9) **Releasing Copies of Applications**
   This section is not applicable.
November 18, 2021

Ms. Shellene Thurston
Economic Development Marketing Manager
City of Bay City
301 Washington Avenue
Bay City, Michigan 48706

Dear Ms. Thurston:

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 2022

Thank you for your notice and request for a letter of acknowledgment for the city of Bay City’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 Bay City’s need for funding.

The city of Bay City is applying for a $500,000 Community-wide Brownfield Assessment Grant. As a general-purpose unit of local government, Bay City is an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to Bay City, it would allow the city to conduct environmental investigations and promote economic development at brownfield sites. If you need further information about potential eligible sites in Bay City 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
Section IV.E. Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

The City of Bay City is a core community with an expansive industrialized history. Originally established in 1837, the industrial growth of Bay City was spurred as the community’s deep-water port on the lower portion of the Saginaw River, bisecting the community. Original industries included lumber production and treatment, as well as ship construction. The area was the home to large ship builders that built several types of big water vessels for private shipping, as well as for the United States Navy and Royal Australian Navy. These industries attracted the talented work force and infrastructure that made for an easy transition to the automotive manufacturing industry, which resulted in General Motors and associated tier II manufacturers selecting Bay City as primary operating community. This industrial legacy has resulted in numerous brownfields throughout this community. The City of Bay City has extensive experience successfully managing and deploying State and Federal funds to conduct eligible assessment activities at Brownfields. Now, more than ever, a reliable funding source in the form of a USEPA Area-Wide Brownfield Assessment Grant is essential to continue the reinvigoration of the community and quantify the unknowns presenting potential risks to Great Lakes water quality.

1.a.i. Background and Description of Target Area

The City of Bay City (“Bay City”) is a port community centrally located in Michigan, along the shoreline of the Saginaw River, adjacent to Lake Huron and comprises of an 11.3-square mile urban footprint. Bay City is a general-purpose unit of local government in the State of Michigan, and as such is an Eligible Applicant. Bay City has a historical manufacturing legacy dating back to the early 1800s, including timber product production, ship building, automotive and heavy equipment manufacturing that was intensely focused along the shoreline of the Saginaw River. These manufacturing-based activities resulted in a burgeoning economy that was extremely susceptible to the manufacturing decline that began in the 1970s. The decline of our manufacturing-based economy has resulted in the loss of thousands of manufacturing jobs and the abandonment of an estimated 41% of our industrial facilities along Bay City’s riverfront and in the core of its community. Bay City’s industrial legacy affected the quality of the Saginaw River water, now impacted by polychlorinated biphenyls (PCBs), Per- and polyfluoroalkyl substances (PFAS), heavy metal (arsenic, chromium, lead, and mercury), dioxins, and other industrial contaminants. This impact to Bay City’s surface water quality has resulted in state and federal advisories against eating game fish from its waterways. Contaminated properties comprised of abandoned gas stations, factories, and other industrial operations, in conjunction with the blighted condition and/or located in several of the keystone areas within its community, have diminished the aesthetic and recreational value of our water resources, reducing the quality of life of Bay City’s community members and associated viability of attracting new residents, businesses, and visitors. Bay City is primed to continue to successfully facilitate and support the tangible improvement of the community’s economy and environmental quality. Characteristics of Bay City, include: (1) small, consolidated footprint, (2) centralized navigable waterway, (3) growing business presence, (4) well planned mixed residential and commercial business districts, epitomize potential for centralized work, livability, and play lifestyle, and (5) existing infrastructure capacity to collectively support growth and sustain a thriving community. Bay City has been afforded past USEPA grant funds and with experience and achievements in cleanup and redevelopment, is confident that future funds will leverage significant projects in the community. Bay City has extended a great deal of vision planning and market sustainability studies to promote the attraction and retention of residents and job creating industries. The innovative enactment of these studies has been methodically undertaken to create a highly desirable community to residents and investors.

1.a.ii. Description of the Priority Brownfield Site(s)

The following brownfield sites have been prioritized for assessment, based on their redevelopment potential, potential effect on area-wide revitalization, and severity of threats posed to nearby sensitive receptors. These vacant or vastly underutilized sites are only a small sample of the numerous brownfield sites located throughout Bay City targeted for assessment, many of which are located near disadvantaged residential neighborhoods and/or important ecological resources. Remediation and redevelopment of these properties would be paired with developers and projects to bring jobs and economic stimulation to the area.
In addition to these three prioritized sites, Bay City, through years of inventory and stakeholder interaction, has in excess of 20 additional prioritized brownfield sites. Bay City has the staff and experience to prioritize and implement assessing based on evaluation of various metrics to ensure selected sites minimize adverse impact to the environment and sustainably improve the social and economic climate of the community.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

Bay City has targeted numerous areas/sites for assessment based on their deteriorated condition, the severity of threats posed to nearby sensitive receptors, their site-specific reuse potential, and potential area-wide revitalization impacts. Our project would involve expending USEPA assessment funding to conduct eligible assessment activities within our target area of prioritized sites. Our efforts would primarily focus on Phase II Environmental Site Assessments (ESAs) to allow a quantitative evaluation of risk and support cleanup planning. In many of our top priority sites, Bay City has funded preliminary investigations. Bay City maintains a data library with all available information associated with our inventoried sites and markets of the properties. In most cases, the developers do not have the resources, or economic margins of the project do not have a tolerance to fund environmental assessment activities at the sites. An obvious desired outcome of the proposed assessment is to support sustainable redevelopment, which results in direct job creation and retention. An equally important outcome is to facilitate the continued improvement of the community’s natural resources, improving the safety and desirability of our community.

1.b.ii. Outcomes and Benefits of Reuse Strategy

Assessments funded by the grant will stimulate cleanup and redevelopment of targeted priority sites and numerous other brownfield sites throughout the Bay City community, including those in Opportunity Zones. The targeted former industrial sites in Bay City (within an Opportunity Zone) are planned for industrial reuse based on the existing infrastructure, their proximity to prime transportation corridors, and the community master plan. The sustainable industrial reuse of these properties will create construction and permanent jobs, as well as improve the tax base for Bay City, which is desperately needed. The assessment outcomes would evaluate the environmental condition of eligible sites, formulate an understanding of associated risk to the public and environment, establish appropriate cleanup measures, and facilitate the reuse of respective sites. Bay City has a well-established and regularly maintained inventory of sites that have
been prioritized based on the community’s vision and need, in conjunction with the perceived environmental risk and site suitability characteristics. Desired reuses on our extensive catalog of vacant brownfield sites include industrial, commercial, and residential redevelopment, as well as creation of public use infrastructure, including river walks and greenspace. These efforts would increase outdoor recreational opportunities for residents and community visitors.

Two of the aforementioned targeted sites in Bay City are planned for mixed use, consistent with the community’s plans for revitalizing the riverfront and protecting the Great Lakes water quality. This development will create construction jobs and permanent jobs and will improve the City’s tax base. Most importantly, the development would help stabilize and improve the livability of the surrounding area, a major step to the overall revitalization of the City. This project would also create a 2,000 feet long linear park along the Saginaw River while connecting it with neighboring communities. As a mid-Michigan port community, Bay City has a deep-rooted heritage in outdoor recreation and stewardship and these long-term outcomes reach far beyond the boundaries of the city. The total number of assessments and response plans will be driven by the exact size of each development property, as well as its historical nature of land use. Many of the priority areas for assessment under the grant are located adjacent to an important waterway or wildlife habitat area. These sites provide the opportunity for the creation of greenways along the adjacent tributaries. The incorporation of green space, bike trails, and parks is also highlighted in many of Bay City’s projects.

1.c. Strategy for Leveraging Resources
1.c.i. Resources Needed for Site Reuse

Given the extent of brownfields in Bay City, financial needs are extensive. Bay City has established an effective program for addressing brownfields assessment, cleanup, and redevelopment needs by leveraging other public-private funding sources. Area-wide brownfield planning is conducted without the use of assessment grant funds. Bay City also routinely caps assessment grant funding for small sites at $15,000 to leverage private and other applicable funding. These activities and other cleanup planning activities, may be paid for through the community’s Brownfield Redevelopment Authority Tax Increment Financing (TIF) that allows reimbursement of investigation/cleanup costs using State and local incremental tax revenues generated by the redevelopment. In addition, Bay City will leverage existing Michigan Brownfields Redevelopment Grants and Loans (up to $1 million per site) for response activities at assessed brownfield sites where new economic development has been identified. Furthermore, the current Bay City EPA Revolving Loan Fund Grant is often used to support the reuse of assessed sites. Additional leveraged funds for assessed projects may also include: Opportunity Zone tax incentives for capital investment; Metropolitan Growth and Development Corporation, SBA Section 504 Loans; HUD Section 108 Loans, and Brownfields Economic Development Initiative Grant for eligibility of monetary funding from other resources.

Bay City has been working with private and public partners to promote investment, development, and reuse of our brownfields. We have committed financial resources to assist us with cleanup, demolition, stabilization, and construction of public Riverwalk, public marinas, and greenspace. Bay City’s ability to leverage funds for recent brownfield redevelopments was essential to our success. In addition, we have the following additional resources to facilitate our goals:

- Bay City Brownfield Redevelopment Authority (BRA) is focused on brownfield redevelopment, as they are aware of the obstacles they must be overcome. A member of Bay City’s staff also serves as a Project Manager to the BRA.
- The Bay City Downtown Development Authority (BCDDA) has developed a Strategic Plan, listing the redevelopment of the City's brownfields as a top priority.
- Bay County Land Bank Authority (BCLBA) focuses on unique property issues or dispose of properties they may not sell at a public auction. Bay City staff also serves as Community Development Director and City Commissioner for the BCLBA.
- Leading commercial lenders in this area fully support brownfield redevelopment and are committed to financing commercial real estate in brownfield areas.
- EGLE has done an excellent job in the past of identifying various concerns associated with properties and will be utilized for future technical assistance in all the Bay City’s environmental concerns. EGLE has clearly shown their commitment to brownfield redevelopment within Bay City to date.

Bay City’s BRA, established in 1999, has committed to utilizing tax increment financing to fund eligible environmental cleanup costs. The time commitment of other paid city staff involved as members of the
authority shows citywide support of various stakeholders. Additionally, private sector members on our authority have donated countless hours to the brownfield process over the past five years.

1.c.ii. Use of Existing Infrastructure

Bay City’s community is very close to being built out with existing infrastructure and is dedicated to the promotion of sustainable redevelopment. In many cases, the ability to reuse the existing infrastructure, such as at the properties targeted along the river’s edge and along the transportation corridors, is a key incentive to attract new development. Bay City has a strong record of incorporating pollution prevention and reduction of resource consumption into their brownfield redevelopment programs. These programs include high-density development in areas of existing infrastructure and restoration of open green spaces. Bay City encourages innovative reuse of as many buildings and as much infrastructure as possible, and the reuse of materials when demolition is required (green demolition).

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding

2016-2019 Housing Market Studies have painted a dismal picture for Bay City’s housing market, derived from an oversupply of lower valued properties that are in disrepair and causing blight within the community. Impacted by the housing crisis, blight pushed out those that could afford to leave. It is estimated that Bay City has had a declining economy and housing stock for the last 55 years. The cumulative effect that brownfield properties within Bay City have on the residents within surrounding neighborhoods has resulted in a loss of population, chronic high unemployment, rise in certain crimes, significant decline in construction of new housing, and deferred maintenance in the housing stock within residential districts. Bay City witnessed tremendous growth in new housing around the turn of the century. Approximately fifty percent (50.2%) of all homes in the community were constructed by 1939 and roughly eighty percent (80.9%) by 1959. The number of homes built in the city since that time has dramatically decreased: 7.7% (1960-1969), 6.2% (1970-1979), 3.1% (1980-1989), and 2.1% (1990-1999). From 2000 to 2016, the number of new homes built in Bay City is statistically negligible with nearly all new houses being low-income housing units built by Habitat for Humanity and the Bay Area Housing Development Authority. During the pandemic in 2020, housing market trends significantly increased nationally. The 2020 Bay City Annual Housing Report stated sales were up 4.5%. This increase continued into the summer of 2021; however, since August 2021, it has slowly begun to steadily decline once again. The number of listings already decreasing 2.9% in Bay County between September and October 2021, according to the 2021 Bay County Housing Report. Foreclosures are a fact of life for any community; however, the number of foreclosures has rose dramatically since 2010. In August 2019, 1,345 homes were in foreclosure in Michigan. According to Attom, a foreclosure industry tracking company, foreclosure filings jumped 65% in Michigan by the 3rd quarter (compared to 2nd quarter) and up 143% compared to a year ago (2020 3rd quarter). Nearly twice the national increase. For Bay City, these include many properties that are old, abandoned, and/or run down. The August 8, 2016 Housing Study, by CZB LLC, suggested solutions that included demolition of blighted homes, expansion of home rehabilitation programs, and focus on bringing supply and demand into balance. The cost of those activities was estimated at $7 million dollars over 5 years. Perceived costs of assessing and remediating these brownfield sites are a burden that stifles elimination of many of our brownfields. Brownfield sites need a funding mechanism to assess and leverage additional financial resources to support reuse. The massive tax revenue shortfall for Bay City is a result of closing businesses, housing comparison values, and reduced local government revenue sharing by the State of Michigan, limiting the ability to respond to deterioration in the community. Municipal budgets have dropped (by an average of 30%) and communities are in desperate need of funding to support assessment and cleanup of the numerous brownfields that contribute to ongoing deterioration of their neighborhoods and commercial districts. Bay City’s unemployment rate is at 10% as of November 5, 2021. This is compounded by the failing businesses (many resulting from the pandemic), as well as number of local plant closures and layoffs, which is disproportionately impacting minority and impoverished residents. These designated areas for brownfield use have the highest poverty, highest unemployment, lowest household income, and highest minority populations in Bay City. In addition, Bay City is situated very near Lake Huron, which serves as a source of drinking water to millions of people and habitat to a huge area of flora and fauna. The known regional contaminants threatening Great Lakes water quality, emerging contaminants such as the array of regulated PFAS compounds, represent a limitedly understood threat to this resource.
2.a.ii. Threats to Sensitive Populations

Our long history of industrial manufacturing operations included lumber production, metal casting, large scale coal storage and distribution, ship building, and automobile production. These operations were primarily centered along our shoreline. Due to our extensive industrial manufacturing heritage, we have significant soil, groundwater, and sediment contamination throughout our community. These severely blighted and contaminated properties are located within the most environmentally sensitive areas, including adjacent to residences, surface waters, and outdoor public recreation.

2.a.ii (1) Health or Welfare of Sensitive Populations

The Bay City community is in need of assistance with over 25% of city of Bay City’s residents below the poverty level, compared to the statewide average of 13% (www.census.gov). Areas targeted for assessment are in low-income Opportunity Zones within the city (areas with poverty rates greater than 20%). Contamination from the long industrial use in Bay City and other nearby communities poses significant health risks to their residents, most notably children and pregnant women. Blighted, abandoned buildings at several of the targeted brownfield sites also pose safety hazards to the surrounding impoverished residents. These communities are not able to adequately secure all the abandoned buildings to prevent children and squatters from entering. Many of these buildings contain asbestos and lead-based paint, contaminants which are known to cause respiratory disease, developmental problems in children, and cancer. In addition, the abandoned buildings can be settings for criminal activities, which further endanger the neighborhoods.

The welfare and public health benefits will reduce direct and indirect threats to human health and the environment; improve the property values/equity in low-income and highest minority areas; improve overall appearance and appeal of the community; as well as create local jobs. Redevelopment will revitalize the areas surrounding these sites to create more vibrant, livable communities without displacing current residents. Assessments conducted under Bay City staff and stakeholders’ leadership has to-date led to the redevelopment/cleanup of over 25 sites that not only mitigated the environmental hazards, but brought new tax revenue, over 1,000 jobs, while creating over 50 acres of green space. The City of Bay City continues to be vehemently committed to a results-oriented progress within our community.

Bay City’s long history of industrial manufacturing operations (lumber production, metal casting, large scale coal storage and distribution, ship building, and automobile production) were primarily centered along our shoreline and resulted in significant soil, groundwater, and sediment contamination throughout our community in environmentally sensitive areas, (residences, surface waters, and outdoor public recreation areas) and are severely blighted and contaminated. Many of the industrial properties are vacant and unmaintained. Contaminant loading continues, via impacted soil and sediment erosion, as well as leaching. The need to relocate raw water intake further offshore is an obvious indicator of the need to reduce contaminant loading. In 1998, a settlement for natural resource damages due to historic uses of the land and waterways in Bay City and neighboring Saginaw was reached. This resulted in a consent judgement that dictated specific projects and the elements required to satisfy the settlement. The river was dredged, and silt curtains and water quality monitoring were instituted. Further, over 1,670 acres of land was acquired and held in public ownership, as well as development of an environmental learning center and restoration of the local Tobico Marsh. While these activities contributed to a decrease in levels of PCBs in the Saginaw River, vacant industrial sites will continue to challenge those historic solutions and deposit contaminants back into the Saginaw River. The availability of contaminants to leach from our vacant riverfront industrial properties is probable, Bay City moved the raw water intake for the municipal water supply. Raw water was previously obtained from approximately 6 miles offshore of Bay City within Lake Huron. Due to the high cost and energy demand to purify this water, the intake was relocated 32 miles offshore, beyond the extent of contaminate sediment deposition. A new $59.6 million-dollar water treatment plant was constructed in 2015 to increase efficiency of providing safe drinking water to our residents.

Bay City is also focused on protecting and enhancing its natural resources and several targeted properties for assessment are located near or adjacent to waterways and within their floodplains. The cleanup and redevelopment along these rivers and wildlife areas will control contaminated storm water run-off and sediment impacts as well as improve freshwater ecosystems, benefiting both environmental receptors and residents seeking to enjoy the rivers’ natural beauty and recreational opportunities. Incorporation of green space, bike trails, and parks is also highlighted in many of Bay City’s project areas. Bay City is one of the prime locations for walleye fishing and hunting of waterfowl in the Great Lakes region. Consumption of PCB
contaminated food is the leading source of PCB exposure in humans. Exposure to PCBs is known to increase cancer rates of the digestive tract, liver, and skin, as well as challenges with reproduction. Pregnancies are affected by reduced growth rates, retarded development, and other neurological effects. It can affect the immune system and increase infection rates. Effects on other species, (i.e. bald eagle) have been found. Fish consumption advisories and other species is commonplace due to contamination. According to a report by Kansas State University, primary exposure to heavy metals in humans is by ingestion and inhalation. The study goes on to say that living or working near industrial sites, contaminated with heavy metals have higher risks of exposure. The negative effects of heavy metal exposure in humans and other species include respiratory issues, damage to the brain and kidneys, increased level of miscarriages, and even death. Furthermore, Bay City is one of the leading communities in the State of Michigan in assessing and reducing environmental threats associated with PFAS.

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

Targeted brownfield sites are located in close proximity to sensitive populations such as low-income residential areas with large minority populations. Proportionate health effects of this impact are described in the following health data for Bay County.

<table>
<thead>
<tr>
<th>Rate of Asthma Hospitalization</th>
<th>Cancer Mortality Rate</th>
<th>Infant Mortality Rate</th>
<th>Liver/Bile Duct Cancer Incidence</th>
<th>Kidney/Renal Pelvis Cancer Incidence</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.S.</td>
<td>14.1</td>
<td>168.6</td>
<td>6.6</td>
<td>3.4</td>
</tr>
<tr>
<td>Michigan</td>
<td>12.5</td>
<td>156.6</td>
<td>6.6</td>
<td>3.5</td>
</tr>
<tr>
<td>Bay County</td>
<td>5.3</td>
<td>171.6</td>
<td>4.6</td>
<td>4.7</td>
</tr>
</tbody>
</table>


The exposures to contaminants known to exist or likely to be present at selected priority areas and their direct health effects on the surrounding communities is detailed below:

<table>
<thead>
<tr>
<th>Contaminants</th>
<th>Exposure Pathways</th>
<th>Health Effects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chlorinated solvents, petroleum, asbestos, VOCs, PNA, heavy metals, sodium chloride, PCBs, phosphates, PFAS</td>
<td>Direct contact, inhalation, vapor intrusion (VI), airborne particulates</td>
<td>Eyes, skin, liver/ kidney damage, neurological and nervous system, reproductive and developmental problems, respiratory disease, developmental problems, cancer</td>
</tr>
</tbody>
</table>

Bay City will use the grant funds to conduct eligible activities to characterize the nature and extent of contamination on targeted properties. Phase II ESA data will be compared to Michigan’s risk-based cleanup criteria for the ingestion, volatile inhalation, particulate (dust) inhalation, indoor inhalation (vapor intrusion), and direct dermal exposure human health exposure pathways. Due Care Compliance reports (risk assessment equivalents) will be developed for sites where the level of contamination is greater than residential standards and identify appropriate response activities necessary to protect public health and the environment in association with the proposed use/redevelopment. Incorporated through redevelopment plans to reduce contaminant exposure to area residents.

2.a.ii (3) Promoting Environmental Justice

Perceptions of potential for contamination and environmental unknowns, have a discouraging effect on redevelopment and encourages development of greenfields outside of our communities. The poor financial condition has been exacerbated by the decline in the municipal tax base and lack of reinvestment back into our communities. The economic impact of brownfields is worse in the predominantly low income or minority neighborhoods surrounding brownfields targeted for assessment. Specific examples include:

- The City was a regional industrial center since the mid-1800s. Bay City has been committed to reducing potential adverse impact to our community; however, our industrialized history has impacted the environmental quality of our community and significantly hinders redevelopment desirability.
- Decreasing City funds coupled with a rising unemployment rate has resulted in financial stress on the public. Impoverished residents (25.2% poverty rate) do not have the resources to move away from the numerous brownfields (www.census.gov).

Based on our past grant results, in conjunction with identified redevelopment opportunities and the number of available prioritized sites, It is estimated that the $500,000 2022 Assessment Grant could
leverage over $200 million in investment that will result in over 1,500 jobs (retained/generated and temporary) and $4.5 million in new tax revenue. In addition, the economic benefit as a Great Lakes port community, Bay City is committed to environmental stewardship and community accessibility for recreational enjoyment of our natural resources.

2.b. Community Engagement

2.b.i. and ii. Project Involvement & Project Roles

Bay City coordinates regular community outreach meetings and works with several local and regional public and private organizations. Bay City has a Commission-Manager form of government that is very transparent and public in operations. Bay City is committed to ensuring community interests are identified and a systematic approach is implemented to eliminate Bay City’s brownfields with sustainable reuses that best serve its community vision. Bay City will use these forums to integrate community input into site assessment, cleanup decision making and re-use planning for Bay City’s targeted projects.

2.b.iii. Incorporating Community Input

Bay City holds bimonthly City Commission meetings to provide a public forum to discuss and solicit input on the plans and visions associated with Bay City’s reuse goals, in-progress plans, and updates on proposed, ongoing and completed projects. The Commission meetings are well attended by the community and are well covered by local media outlets to increase the number of community members reached.

Additionally, since 2010, Bay City has implemented a Community Involvement Plan. The essential elements of community involvement procedures are: (1) maintain for public review all pertinent public documents and records for our brownfields; (2) work directly with local media outlets to communicate plans and progress for all potential and ongoing projects; (3) accessibility to all key Bay City staff to discuss project specifics; and (4) attentive consideration of all public comments received. Bay City’s involvement of in both public and private reuse planning and implementation is a recurring topic on the meeting agenda of various public meetings held by the organizations discussed above. Bay City follows a proactive and transparent outreach strategy, which is integral for the success of its projects. Bay City’s staff is committed to their obligations to their community members to represent the common goals and growth objectives. Bay City will continue regular outreach meetings monthly with the community-based organizations to aid in educating the public to help uplift this community.

Bay City Community Development Department is organized to be the lead agency responsible for stakeholder involvement, to facilitate their participation and for the implementation of all programming, project management, and public information. The Planning Division is responsible for administering the City’s Land Use Plan and for enforcing the City’s Zoning Ordinance. The Economic Development Division is responsible for all business attraction and expansion programs, including the administration of the Brownfield Redevelopment Authority, the coordination of financial assistance procurement and the job training programs. The Housing Rehabilitation Division is responsible for administering the Community Development Block Grant (CDBG) program, the City’s housing rehabilitation program and other neighborhood improvement programs.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

More than 25 sites have been identified for assessment. Several of these sites have been targeted as priorities for assessment, based on their deteriorated condition, the severity of threats posed to nearby sensitive receptors, and their redevelopment potential. Bay City has extensive experience and dedicated staff managing and supporting brownfield redevelopment projects, including environmental assessments, cleanup planning and all elements of grant reporting and tracking. Bay City’s inventory has been prioritized to promote the most productive and valuable outcomes. The prioritization and site selection process consider all aspects of a brownfield site and strives to support the reuse projects that will result in the most long-term community benefitting outcomes and be driven by a blend of both established private developer and public use brownfield projects. This ensures that all funds are utilized in accordance with the Bay City community’s master plan and focused on the achievement of its objectives. The funding eligibility of the prioritized sites have been evaluated through a review of historical documents, chain of title, regulatory file review, and input from EGLE. Bay City’s site selection process has been completed and the inventory has been prioritized. Bay City has sites ready and waiting, as well as developers with well-planned proposed projects. Site access has been coordinated in advance on the prioritized list is already owned by Bay City through tax reversion, access has
been established with private owners, or owned by the non-profit community partners. The following table summarizes the tasks and schedule for the grant implementation, following the completion of the applicable project kickoffs, work plan, and Quality Assurance Project Plan (QAPP) preparation and approval.

<table>
<thead>
<tr>
<th>Task 1 – Phase I and Phase II Environmental Site Assessments (ESAs), and Baseline Environmental Assessments (BEA)/Cleanup Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Project Implementation: Phase I ESAs will be completed for most of the assessed sites. Phase II ESAs, including geophysical surveys to assess for abandoned USTs and soil, groundwater and soil gas sampling will be conducted to characterize contamination that may be present based on the Phase I ESAs. Phase I and Phase II ESAs will be performed in accordance with All Appropriate Inquiries (AAI) Standards, American Society for Testing and Materials (ASTM) standards, Michigan’s Natural Resources and Environmental Protection Act, as well as all other applicable State and Federal regulations. The Phase II ESA data will be used to determine redevelopment options and cleanup requirements to protect future site occupants, surrounding properties and nearby residents. BEAs will be prepared to obtain Michigan environmental cleanup liability protection for new site owners/operators. BEAs for sites purchased by private parties, will be funded with leveraged, private funds.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: Based on the current demand, it is anticipated 15 Phase I ESAs and 10 Phase II ESAs will be completed within the first year and 10 Phase I ESAs and 10 Phase II ESAs will be completed in the second and third year. Additional ESAs may be completed based on remaining funds.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Qualified Environmental Professionals</td>
</tr>
<tr>
<td>iv. Outputs: 25 Phase I ESAs and 25 Phase II ESAs</td>
</tr>
</tbody>
</table>

### Task 2 – Hazardous Material Surveys

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<tbody>
<tr>
<td>i. Project Implementation: Hazardous Materials Surveys for asbestos, lead-based paint, and other hazardous materials will be performed for sites where building demolition or renovation is planned. Surveys are planned for the targeted Former American Tire site and Former Fletcher Oil site. Additional surveys will be completed at other sites with existing buildings.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: It is anticipated 10 Hazardous Materials Surveys will be completed within the first year and 5 surveys will be completed in the second and third year.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Qualified Environmental Professionals/State of Michigan certified inspectors</td>
</tr>
<tr>
<td>iv. Outputs: 15 Hazardous Materials Surveys</td>
</tr>
</tbody>
</table>

### Task 3 – Document of Due Care Compliance (DDCC)/Cleanup Plans and Brownfield Plans

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<table>
<thead>
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<tbody>
<tr>
<td>i. Project Implementation: DDCCs will be conducted to demonstrate that site use is protective of human health and will address EPA’s Continuing Obligations for CERCLA liability protection. DDCCs for sites purchased by private parties, will be funded with leveraged, private funds. A cleanup plan may also be prepared to leverage other funding such as EGLE grants/loans and municipal BRA TIF. Brownfield plans will be drafted and presented in public forum for comment. Those projects that offer the greatest benefit to the community goals will be selected.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: up to 15 DDCCs/Brownfield Plans will be completed within 3 years.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Qualified Environmental Professionals; may incorporate local/state regulatory departments such as health departments or EGLE for resources and approvals.</td>
</tr>
<tr>
<td>iv. Outputs: up to 15 DDCCs/cleanup plans and brownfield plans</td>
</tr>
</tbody>
</table>

### Task 4 – Community Outreach and Eligible Programmatic Expenses

<p>| |</p>
<table>
<thead>
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<tbody>
<tr>
<td>i. Project Implementation: Bay City will use the grant for community outreach and programmatic activities integral to achieving the grant objectives, such as: (1) preparing meeting materials; (2) presenting the grant and brownfields program to potential developers, neighborhood representatives and other parties; (3) brochures and printed materials; (4) attending meetings, neighborhood meetings, etc., where brownfields grant initiatives are discussed; (5) community outreach meetings; (6) program activities such as contractor procurement and grant reporting; and (7) attending EPA Brownfields meetings.</td>
</tr>
<tr>
<td>ii. Anticipated Project Schedule: up to 15 Community Outreach plans and programmatic activities will be completed during the grant period.</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: Community Outreach; may incorporate local/state regulatory departments such as health departments or EGLE for resources and approvals.</td>
</tr>
<tr>
<td>iv. Outputs: Bay City’s experience conducting assessments and preparing documents for similar sites.</td>
</tr>
</tbody>
</table>

### 3.b. Cost Estimates

Bay City plans to use 85% of the grant to conduct environmental assessments at up to 30 brownfield sites; more than 65% of the grant will be used for Phase I and Phase II ESAs. 25% of the grant will be used for the investigation of sites contaminated with petroleum. The estimated costs are based on Bay City’s experience conducting assessments and preparing documents for similar sites.

#### Task 1. Phase I and Phase II ESA, BEAs:
- 25 Phase I ESAs at an average cost of $2,400 per Phase I ESA (20 hours technical staff at $80 per hour, task

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8
4 hours clerical staff @ $55 per hour, 1 hours senior technical review staff at $140 per hour, site inspection, historical documents, and Freedom of Information Act records fees at $420

- 20 Phase II ESAs with typical costs ranging from $10,000 to $25,000 per Phase II ESA based on the size and characteristics. The typical Phase II includes the following budget cost ratio: 40% drilling and sampling activities, 25% laboratory analysis, 20% data management and Phase II ESA reporting, and 15% equipment and materials.
- BEAs cost on average $2,500 (22.5 hours technical staff at $80 per hour, 5 hours clerical staff @ $55 per hour, and 3 hours senior technical staff reviewer $140 per hour). Based on the anticipated Phase II findings we anticipate up to 15 BEAs will be completed.

The above projected costs would include the work necessary for a qualified environmental consulting firm to prepare a QAPP, Sampling and Analysis Plans (SAP), and Site-Specific Health and Safety Plans (HASP) for the associated projects.

**Task 2, Hazardous Material Surveys:** 15 surveys at costs ranging from $2,000 to $10,000 per survey. The typical cost for the survey is $0.50 per square foot of the building being surveyed.

**Task 3, DDCCs/Cleanup Plans and Brownfield Plans:** Up to 8 DDCC Plans at an average $2,500 (22.5 hours technical staff at $80 per hour, 5 hours clerical staff @ $55 per hour, and 3 hours senior technical staff reviewer $140 per hour). 4 Brownfield Plans will be prepared at an average cost of $16,500 per project.

**Task 4, Community Outreach and Eligible Programmatic Expenses:** Bay City will conduct 4 community outreach meetings and various other community outreach activities, as well as update community of project statuses and community input solicited on a monthly basis at regularly scheduled public City Commission meetings. The $4,000 budgeted for community outreach includes personnel costs ($2,000) and supply costs for the publication of public notices in the local newspaper, printing, mailing and publication costs ($2,000). The programmatic expenses include personnel costs ($4,000) are budgeted for activities such as attending Bay City meetings, performing required program activities such as ACRES reporting, grant reporting, attending EPA Brownfields meetings, etc. $3,000 in travel costs are budgeted to attend EPA Brownfields meetings. $5,000 in contractual services are budgeted for quarterly grant reporting.

The following table identifies the tasks that will be performed under the grant and the budget for each task:

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Task 1:</th>
<th>Task 2:</th>
<th>Task 3:</th>
<th>Task 4:</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Costs</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$6,000</td>
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<tr>
<td>Personnel</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$6,000</td>
</tr>
<tr>
<td>Fringe Benefits</td>
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<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
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<tr>
<td>Travel</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$3,000</td>
</tr>
<tr>
<td>Supplies</td>
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<td>$</td>
<td>$</td>
<td>$</td>
<td>$28,000</td>
</tr>
<tr>
<td>Contractual</td>
<td>$312,000</td>
<td>$60,000</td>
<td>$86,000</td>
<td>$5,000</td>
<td>$463,000</td>
</tr>
<tr>
<td>Other</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td><strong>Total Direct Costs</strong></td>
<td>$340,000</td>
<td>$60,000</td>
<td>$86,000</td>
<td>$14,000</td>
<td>$500,000</td>
</tr>
<tr>
<td>Total Indirect Costs</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
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<tr>
<td><strong>Total Grant Budget</strong></td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

3.c. Measuring Environmental Results

Bay City will report progress toward the attainment of expected project outputs and outcomes during the project performance period. Bay City’s system of tracking and measuring progress will be based on three elements. 1) Progress will be measured against outputs identified in the work plan developed under the cooperative agreement (a key document in identifying outputs and timing of those outputs) and progress included in quarterly reports submitted to EPA. 2) The goals and objectives will serve to provide key milestones throughout the process. 3) Progress tracking based on EPA’s Property Profile Form and the ACRES on-line tracking system. This will include: (a) basic site information, (b) site previous and present uses, (c) summary results of environmental assessments, (d) information on cleanup action, (e) cleanup funding information, (f) redevelopment funding information, and (g) ownership information. In summary:

- Development of the cooperative agreement work plan and schedule
- Solicit consultant/engineer qualifications and fees for grant management and support
- Development of work plan for additional subsurface activities
- Development of a Community Relations Plan,
• Other measurable outputs will include: (a) at least 2 community outreach events to engage the community in visioning and planning, (b) quarterly (at least 12) technical and strategic planning sessions with the project team, and (c) evaluation of a Brownfield Plan to facilitate redevelopment and reuse as an Incentives Strategy to secure and leverage additional financial resources to complete cleanup activities.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

Bay City’s Economic Development and Marketing Manager, Shellene Thurston, will manage the administration and implementation of the grant with additional support from the City’s staff. Shellene understands the cooperative agreement process, financial and quality reporting requirements and has established good working relationships with key USEPA Region V brownfield staff. She will also assign an experienced staff accountant to this grant program to assist in the completion of all financial reports and in all requests for reimbursements from the EPA. Other staff members, consisting of the Planning Division Manager, will provide additional support to ensure that the funds are used in a way that is consistent with community goals. Staff members will report to the City Manager for Development Service, who has much experience in federal grant management and will also be instrumental in leveraging additional resources from other existing programs to support all the redevelopment activities detailed in this application.

4.a.iv. Acquiring Additional Resources

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

Bay City has successfully received and implemented four EPA Brownfields Grants since 2002. The three most recent grants are:

• 2009 $400,000 Assessment Grant ($200,000 Hazardous / $200,000 Petroleum), successfully closed out
• 2010 $1,000,000 Site Specific Revolving Loan Fund Capitalization Grant, successfully closed out
• 2012 $400,000 Brownfield Multi-Purpose Pilot Grant, successfully closed out.

In addition to the above, Bay City has managed and implemented in excess of $10,000,000 in state of Michigan Environmental grants to assess and remediate several brownfield sites that were identified for redevelopment or were imminent threats to human and environmental receptors.

4.b.i (1) Accomplishments

The 2009 $1,000,000 Site Specific Revolving Loan Fund was utilized for several significant projects at the Uptown site. Bay City worked tirelessly to be resourceful in how the funding was expended. The Uptown redevelopment project optimizes brownfield reuse and the associated outcomes of job creation, increasing community tax revenue, revitalizing existing businesses and infrastructure, increasing redevelopment and expansion of existing businesses within our community. This project success was a direct result of the availability of assessment and cleanup funds. Without the ability to quantify the environmental risks and cleanup alternatives, the developers and end users would have not proceeded. The 2002, 2009 and 2010 assessment funds were used to complete development specific investigations that resulted in finalized occupancy agreement with major corporate tenants, obtaining permits EGLE and Army Corp of Engineers, implementation of cleanup activities throughout development, and securing construction financing. This project will result in public investment near $150,000,000 and creating several hundred permanent jobs. The US EPA grant funds expended on this project were invaluable to our ability to completing this project. This mixed residential and commercial project incorporated green redevelopment practices that included integration of public amenities for the community.

4.b.i (2) Compliance with Grant Requirements

The City of Bay City has managed other State and Federal grants, has had no adverse audit findings, and has complied with all the regulations pertaining to the management and procurement requirements. The City of Bay City’s financial records are audited annually with no adverse findings. Further, the City of Bay City is not required to comply with special “High Risk” terms and conditions. We have many years of experience in the management of federal grants and in contracting with environmental consulting firms to complete site assessment due care planning and cleanup work as detailed herein. We achieved significant results assessing over 15 separate sites after completing a detailed brownfield inventory. Utilization of prior EPA funds led to the redevelopment of 8 sites, new job creation, and much needed increased tax revenues. The success of assessment funding is one of the most significant tools to enhance our economic development goals.
Threshold Documentation and Eligibility
THRESHOLD CRITERIA

1. Applicant Eligibility

The City of Bay City in Bay County, Michigan is applying for the $500,000 US Environmental Protection Agency (EPA) Community-Wide Assessment Grant. The City of Bay City (DUNS: 0662018440000) is an eligible applicant, as it is a Michigan general purpose local unit of government as described in 2 CFR § 200.1 and will serve as the grant recipient.

2. Community Involvement

The City of Bay City Economic Development Marketing Manager and proposed US EPA Grant Coordinator, Shellene Thurston, is readily available during normal business hours to discuss redevelopment, planning and funding opportunities throughout the community. The City of Bay City will actively incorporate this into available opportunities to support community redevelopment and improvement. In addition to scheduled appointments throughout the grant project period, the City of Bay City will conduct at least three Community Outreach Meetings to present the Grant Program. Proactive efforts will be made to inform the public in advance of these meetings, including: (1) publish a notice in a well-circulated local newspaper, (2) post the notice on the City of Bay City’s internet homepage (https://www.baycitymi.org/), and (3) broadcast the notice on local public access cable television. The City of Bay City will also attempt to use social media (twitter, Facebook, LinkedIn) to disseminate information regarding site eligibility, eligible assessment grant funding opportunities, and redevelopment planning support.

The City of Bay City will assist and educate the community at the outreach meetings by providing handouts, meeting space (if necessary), and personnel. Providing a public notice will allow for the adaptation of communicating programs and integrating their citizens. At the end of the 30-day notice period, the City of Bay City will conduct a public hearing to review comments received and solicit additional comments. The City of Bay City will incorporate comments and modify the Grant program, as appropriate.

In addition, the City of Bay City also plans to use the following community-based forums to integrate community input. Bay City Brownfield Redevelopment Authority (BRA), who assists with brownfields redevelopment and conducts meetings that are open to the public and includes discussions regarding the identification, planned redevelopment, and planned cleanup for local brownfields sites. Other community stakeholders including the Bay County Land Bank, Bay Future, City Commission, and Neighborhood Planning Meetings, Downtown Development Authority, Rivers Edge Development Board, and the Downtown Bay City Business District, will be informed of the grant program brownfield assessment opportunities. The City of Bay City will continually evaluate the effectiveness of these outreach techniques in the effective identification of potentially eligible sites and community interest. Since 2010, Bay City has implemented a Community Involvement Plan for essential procedures, including maintaining all pertinent documents and records of our Brownfields for public review, working directly with local media outlets to communicate plans and progress for all potential and ongoing projects, dedicated marketing and grant management staff, accessibility to all key staff and responsiveness to all public comments received.

The City of Bay City maintains an inventory of nominated and assessed sites, including sites that are “redevelopment ready”, which is circulated to community members, discussed at local meetings, and available on the City of Bay City’s website. As cleanup and/or redevelopment opportunities are initiated, more intensive involvement will be provided, including a kickoff meeting to further discuss desired project outcomes and rationales to adequately redevelop areas in consideration of human health and environmental receptors. The City of Bay City continues to conduct a great deal of vision planning and
market sustainable studies which resulted in a steady flow of interested developers and more open communication of potential redevelopment of nominated sites. These communication techniques have proven to adequately reach target areas within the city and has been demonstrated through the success of previous assessment grant programs.

3. Named Contractors and Subrecipients
Not Applicable. The City of Bay City will procure contractor(s), as necessary, following stringent procurement requirements as provided in 2 CFR § 200.319(b). Contractor(s) will be selected in compliance with fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500.

4. Documentation of Assessment Grant Available Balance
The City of Bay City does not have an active Assessment Grant. Bay City has successfully received, implemented, and closed out four EPA Brownfields Grants since 2002. The most recent grant was the 2012 Brownfield Multi-Purpose Pilot Grant for $400,000. Reference Grant: EPA-560-F-12-161.

5. Target Area and Priority Sites
As presented within the narrative, the City of Bay City is a Great Lakes port community bisected by the headwaters of the Saginaw River with Lake Huron. The City of Bay City has an extensive industrial heritage, extending back to the early to the middle 1800s. Industries including lumber production, ship building, metal product fabrications, automotive and supporting manufacturing. These industries focused on the water resources the Saginaw River and Lake Huron provided for shipping, in conjunction to the availability of natural resources found in the region. In addition to the three prioritized sites described in the narrative of this application, the following sites were also prioritized.

- Parcels 160-021-151-004-00 and 160-021-151-002-00 at Marina Park Drive and 1001 East Ohio Street – Former Surath Scrap Metal Property – Vacant brownfield site located adjacent to the Liberty Bridge along the Saginaw River. This vacant scrapyard Previous limited assessments identified revealed polychlorinated biphenyls (PCBs), arsenic, cadmium, chromium, lead, mercury, and select petroleum hydrocarbons at concentrations exceeding applicable regulatory criteria. The City of Bay City acquired this riverfront property from the State of Michigan through eminent domain to allow the maintenance of critical infrastructure. Bay City has worked with several community stakeholders to continue to establish redevelopment opportunities.

- 4676 Wilder Road-Former American Recycling- This vacant light industrial property was operated for light industrial purposes from the 1950s until at least 2003, at which time a fire destroyed the industrial building. Following the fire, significant volumes of scrap tires, used oil and other hazardous substance containing materials were disposed of following the fire. It is likely that the fire resulted in a release to the environment. This site is under final consideration for redevelopment with the municipal yard waste collection composting facility. This facility would allow the continued community service of yard waste collection but ensure a beneficial reuse of decomposing yard wastes through active composting. The material would be available throughout the community to improve crop production.

The prioritized sites described above and within the narrative of this application were selected based on an evaluation of multiple criteria, including but not limited to: (1) historical operations, and known or perceived presence of contamination, (2) site-specific environmental considerations (location, current condition, possibility of ongoing releases, threat to public safety and environment, etc.), (3) site access (either granted
or finalized), (4) site eligibility, and (5) beneficial community outcomes.

Through years of inventory and stakeholder interaction, Bay City has in excess of 20 additional prioritized brownfield sites. Bay City has the staff and experience to prioritize and implement assessing based on evaluation of various metrics (i.e., community input and impact, potential stakeholders, environmental receptors, community beneficial outcomes, etc.) to ensure selected sites minimize adverse impact to the environment and sustainably improve the community. Once a site is proposed as a result of the community outreach efforts the appropriate eligibility evaluation activities are completed by Bay City as an initial step in evaluating a property for prioritization and further consideration for proposed assessment activities, which will be outlined within Site-Specific Environmental Assessment Work Plans.