



**City of Lansing Brownfield Redevelopment Authority - Lansing, MI  
FY2024 Community-Wide Assessment Grant**

R05-24-A-019

**NARRATIVE INFORMATION SHEET**

**1. Applicant Identification**

City of Lansing Brownfield Redevelopment Authority  
401 S. Washington Sq., Suite 101  
Lansing, Michigan 48933

**2. Funding Requested**

Assessment Grant Type: Community-Wide Assessment Grant  
Federal Funds Requested: \$500,000

**3. Location**

City of Lansing, Ingham County, State of Michigan

**4. Target Area and Priority Site Information**

The following Target Areas and Priority Sites within the City of Lansing Geographic Area have been identified for this proposal:

#1. Logan Square Target Area

Census Tracts: 26065003602, 26065003700

Priority Sites Area #1:

- Logan Square Plaza: 3222 S. Martin Luther King Jr. Blvd., Lansing, MI 48910
- Former Dry Cleaner: 3330 S. Martin Luther King Jr. Blvd., Lansing, MI 48910
- Former Pleasant Grove School: 2130 W Holmes Rd., Lansing, MI 48910

#2: North Lansing Target Area

Census Tracts: 26065006800, 26065000700, 26065006600

Priority Sites Area #2:

- Willow Plaza: 306 W. Willow St., Lansing, MI 48906
- Former Gas Station: 1301 N. Grand River Avenue, Lansing, MI 48906
- Former RC Bottling Plant: 1506 N. Grand River Ave., Lansing, MI 48906

**5. Contacts**

Project Director: Kris Klein  
Vice President  
Lansing Economic Development Corporation  
517-599-1136, [kris@lansingedc.com](mailto:kris@lansingedc.com)  
401 S. Washington Sq. Ste. 101  
Lansing, MI, 48933

Chief Executive: Karl Dorshimer  
President & CEO, Lansing BRA Authorized Representative  
Lansing Economic Development Corporation  
517-243-3512, karl@lansingedc.com  
401 S. Washington Sq. Ste. 101  
Lansing, MI, 48933

## 6. Population

City of Lansing, MI: 112,644 (2020 Census)  
#1 - Logan Square Target Area: 8,559 (2020 Census)  
#2 - North Lansing Target Area: 9,048 (2020 Census)

## 7. Other Factors

<b>Other Factors</b>	<b>Narrative Page #</b>
Community population is 10,000 or less.	No
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	No
The priority site(s) is impacted by mine-scarred land.	No
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).	<b>1-2</b> <i>Sec 1.a.ii</i>
The priority site(s) is in a federally designated flood plain.	<b>1-2</b> <i>Sec 1.a.ii</i>
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	No
The reuse of the priority site(s) will incorporate energy efficiency measures.	<b>2-3</b> <i>Sec 1.b.ii</i>
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	No
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in <a href="#">Section I.B.</a> , for priority site(s) within the target area(s).	<b>8</b> <i>Sec 3.b</i>
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	<b>5</b> <i>Sec 2.a.ii</i>

## 8. Letter from the State or Tribal Authority

Please see attached letter of acknowledgement from the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

## 9. Releasing Copies of Applications

N/A (no portion of this application is confidential)



GRETCHEN WHITMER  
GOVERNOR

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



PHILLIP D. ROOS  
DIRECTOR

November 7, 2023

VIA EMAIL

Lansing Brownfield Redevelopment Authority  
Lansing Economic Development Corporation  
401 S. Washington Square, Suite 101  
Lansing, Michigan 48933

Dear Kris Klein:

**SUBJECT: Michigan Department of Environment, Great Lakes, and Energy (EGLE)  
Acknowledgment of a United States Environmental Protection Agency (US  
EPA) Brownfield Grant Proposal for 2024**

Thank you for your notice and request for a letter of acknowledgment for the city of Lansing Brownfield Redevelopment Authority's (LBRA) proposal for a US EPA Brownfield Grant. EGLE's Remediation and Redevelopment Division encourages and supports community-led environmental assessment and redevelopment efforts and recognizes the LBRA's need for funding.

The LBRA is applying for a \$500,000 Community-wide Brownfield Assessment Grant. As an economic development agency formed by a general-purpose unit of local government, the LBRA is an eligible grant applicant.

Should the US EPA award a brownfield grant to the LBRA, it would allow them to conduct environmental investigations and promote economic development at brownfield sites. If you need further information about potential eligible sites in Lansing or assistance regarding EGLE's brownfield programs, please feel free to contact me at the number below or by email at [SmedleyR@Michigan.gov](mailto:SmedleyR@Michigan.gov).

Sincerely,

Ronald L. Smedley  
Brownfield Coordinator  
Brownfield Assessment and Redevelopment  
Section  
517-242-9048

cc: Sarah Venner, EGLE

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### ***a. Target Area and Brownfields***

*i. Overview of Brownfield Challenges and Description of Target Area:* Lansing, with a population of 112,000, is the central city of the Lansing-East Lansing MSA. This mid-Michigan City has collaborated consistently on key federal and state revitalization priorities. Lansing seeks to continue its successful partnership with the EPA to address vacant and contaminated sites, blight, deteriorated neighborhoods, and related socioeconomic problems that are a legacy of its manufacturing history. The Lansing Brownfield Redevelopment Authority (LBRA) has identified two particularly distressed areas within the city focus an EPA Community Wide Grant upon:

The first is the **North Lansing Target Area (NLTA)**, a 2 square mile area bordered by N. Grand River Ave. on the north, West Oakland Ave. to the south, Center St. to the east and Comfort St. to the west. The NLTA's population is 9,048 (2020 Census) and consists of three census tracts (26065006800, 26065006600, 26065000700). The NLTA is located between two Superfund National Priorities List (NPL) properties, Barrels, Inc. (deleted in 2021) and Adam's Plating. NLTA is also adjacent to the Grand River (largest river in Michigan) and proximate to several legacy brownfields including manufacturing facilities and rail.

The second is the **Logan Square Target Area (LSTA)**, a 2 square mile area on the southwest corner of the city bordered by Victor Ave. to the north, W. Jolly Rd. to the south, S. Martin Luther King Jr. Blvd. to the east, and S. Deerfield Ave. to the west. The LSTA consists of two census tracts (26065003602, 26065003700) and is home to 8,559 residents (2020 Census). The LSTA contains a variety of brownfield sites to be assessed and redeveloped. These include vacant and underutilized former retail, commercial and service businesses, along with large heavy industry sites where forging and foundry industries were located. There is currently an old railroad spur and an industrial machinery repair facility operating in the LSTA.

All census tracts within the NLTA and LSTA are classified as disadvantaged by the Climate & Economic Justice Screening Tool (CEJST). Both areas experience high rates of low-income among minority populations, with low rates of owner-occupied housing, and exceed the 80th percentile for people in households where income is less than or equal to twice the federal poverty level (CEJST). Both areas are City designated "Neighborhoods of Focus" which prioritizes efforts to address persistent issues such as poverty, poor health outcomes, food access, educational attainment, transportation, and public safety. Additionally, Corridor Improvement Authorities (CIAs) were established to link business and adjacent neighborhoods by supporting economic and brownfield development and placemaking initiatives.

*ii. Description of the Priority Brownfield Site(s):* The former **RC Bottling Plant** and **Willow Plaza** are priority sites within the **North Lansing Target Area**. The RC Bottling Plant is a vacant, 50,000 sf, industrial building constructed in 1941 now vacant with 2 known underground storage tanks. Willow Plaza includes a vacant, former gas station and auto repair facility built in 1957 and a vacant, 27,000 square foot mall built in 1962 that formerly housed a laundry mat. Known and suspected contaminants of concern include volatile organic compounds, semi-volatile organic compounds and polychlorinated biphenyls (PCBs). The vacant buildings include asbestos and lead-based paints. Health risks associated with known contamination at these target sites include vapor intrusion to indoor air, impact to drinking water sources, and exposure due to direct contact to impacted soils creating potential hazard exposure to existing structures and adjacent low-income housing in addition to the risk of contaminant migration throughout the federally designated floodplain at the RC Bottling Plant and the adjacent Grand River. These sites were chosen as priority sites due to the size of each structure, dilapidated condition, contaminants of concern, proximity to low-income residents, location within the floodplain, proximity to the Grand River and redevelopment potential.

Once bustling with activity, the dozens of commercial and industrial buildings within the **Logan Square Target Area** are now mostly derelict and vacant. The target area includes the Logan Square Plaza consisting of multiple, connected buildings as part of an outdated strip mall and a few outbuildings. Priority sites within the

mall include a vacant, historic dry-cleaning facility, former **One-Hour Martinizing Dry Cleaning**, the vacant, 33,000 square foot, 2-story **Pleasant Grove School** building and associated property, and **Logan Square Auto Care** at 3222 S. Martin Luther King Jr. Boulevard. Known and suspected subsurface contaminants of concern include chlorinated solvent and petroleum based volatile organic compounds, semi-volatile organic compounds, and heavy metals. The vacant buildings include asbestos, mold, and lead-based paints. Known environmental risks at these priority sites include vapor intrusion to indoor air, impact to drinking water sources and exposure due to direct contact to impact soils creating potential hazard exposure to existing structures and adjacent low-income housing and a nearby Grand River tributary. This area is identified in the City's Master Plan as a priority site for redevelopment into a mixed-use destination (Design Lansing, 2012 Comprehensive Plan). Use of EPA assessment funds is critical to the reuse of these priority sites.

*iii. Identifying Additional Sites:* The Lansing Economic Development Corporation (LEDC) (the LBRA's parent organization) and its Qualified Environmental Professionals (QEPs) will work together to identify additional sites for eligible activities. The LEDC has developed a project Intake Form to allow QEPs, property owners and community partners to nominate additional priority sites where redevelopment and/or site reuse is hindered due to known or perceived contamination. Additional sites identified through public forums, the community input process and the project intake form will be prioritized based on the level of known or potential contamination, public input, proximity to at-risk residents, underserved communities or disadvantaged census tract. The LEDC and QEP will also utilize the EPA's Community Reuse Property Prioritization Tool for prioritization of additional sites.

#### ***b. Revitalization of the Target Area***

*i. Reuse Strategy and Alignment with Revitalization Plans:* The Target Areas and respective priority sites were selected to advance local redevelopment strategies developed from a series of master planning efforts over the last decade. Due to the proximity of priority sites to sensitive populations, disadvantaged communities, and natural resources such as designated parks, greenways and the Grand River, the environmental conditions of these sites must first be properly assessed, and then remediation plans created to guide redevelopment.

Lansing has prepared the Design Lansing Comprehensive Plan (2012), Mayor's Racial Justice and Equity Alliance Action Plan (2021), City of Lansing Sustainability Plan (2022), and the Non-Motorized Transportation Plan (2011). Community-driven plans specific to the Target Areas have also been developed including: the Southwest Lansing Action Plan (2016), S. Martin Luther King Jr. Blvd. Corridor Improvement Authority Development & Finance Plan (2022), and Logan Square Redevelopment Strategy (2023) for the LSTA, and the North Grand River Ave. Corridor Improvement Authority Development and Finance Plan (est. 2024) currently underway for the NLTA. Design Lansing identified the Logan Square Plaza and Willow Plaza, both Priority Sites, as key commercial properties requiring economic restructuring and transformation. The EPA Assessment Grant would allow Lansing the opportunity to begin preparing priority properties for redevelopment to bring about positive health and wealth outcomes for adjacent neighborhood residents.

*ii. Outcomes and Benefits of Reuse Strategy:* Through the reuse strategies and revitalization plans for the two Target Areas, Lansing will benefit residents, businesses, and industry, while simultaneously restoring and protecting the environment for future generations. Lansing is committed to sustainable land use, promoting non-motorized transportation options, prioritizing green infrastructure and other sustainable and equitable development practices as demonstrated in the city's Design Lansing Comprehensive Plan (2012), Non-Motorized Plan (2011), Sustainability Plan (2022), and Mayor's Racial Justice and Equity Alliance Action Plan (2021). Cleanup and redevelopment of the identified priority sites will facilitate implementation of these plans, including expansion of shared-use paths/greenways, riverfront access and preservation, investment in renewable energy/energy efficiency, pedestrian focused enhancements, and equitable development practices. Furthermore, the LBRA's Brownfield Policy encourages private investment in public infrastructure and environmentally sustainable development on all brownfield projects seeking support from Lansing. Resources described in

section 1.c.i. will be leveraged to ensure redevelopment of priority sites incorporate these strategies.

**c. Strategy for Leveraging Resources**

*i. Resources Needed for Site Reuse:* In only two decades, the City of Lansing has utilized \$3 million in federal brownfields funding to leverage over \$415 million in brownfield redevelopment investment in Lansing (see Section 4.b.ii for examples). That translates to 138 dollars of investment for each dollar EPA funds spent. See chart below for identified resources to promote assessment and development at priority sites.

<b>Lansing Brownfield Redevelopment Authority (LBRA):</b> Authorizes Tax Increment Finance Plans and Local Site Revolving Fund to assist in redevelopment of Brownfields. Project support has ranged from \$150,000 to \$125 million in TIF Reimbursement.
<b>Lansing Economic Development Corporation (LEDC):</b> In-kind staff time for LBRA, LEDC business incentives, technical support for network of businesses & developers. Support varies by program/incentive.
<b>Michigan Department of Energy Great Lakes and Environment (EGLE):</b> Brownfield Redevelopment Grant and Loan Program, \$1 million Grant/\$1 million Loan per project site.
<b>Michigan Economic Development Corporation (MEDC):</b> Michigan Community Revitalization Program (MCRP) Grant and Loans, up to \$10 million grant/loan/equity support per project.
<b>EPA Brownfields Cleanup Revolving Loan Fund (BCRLF):</b> Federal grant to support remediation on multiple brownfield sites, original BCRLF amounts expended on successful LBRA redevelopment projects and \$1.06 million has revolved for use on future projects.
<b>Ingham County Land Bank Fast Track Authority:</b> In-kind staff time for property redevelopment and planning, access to state Blight Elimination Program Funds for two Target Area sites totaling \$1.67 million (\$870,000 secured for 2130 W. Holmes Rd. site; \$800,000 pending for 1506 N. Grand River Ave. site).
<b>US Department of Energy, Energy Efficiency Revolving Loan Fund (EERLF):</b> Federal grant to support Energy Efficiency investments on projects, \$217,000 available through LEDC.
<b>S. Martin Luther King Jr. Blvd. Corridor Improvement Authority (SMLK CIA) &amp; N. Grand River Corridor Improvement Authority (NGR CIA):</b> Tax Increment Finance Authorities comprised of business owners and residents to support public and private investment within defined corridor development area, estimated \$1.58 and \$1.79 million in Tax Increment Revenue, respectively.
<b>Lansing Equitable Economic Development (LEED) Initiative:</b> Targeted Redevelopment Program funds to support projects in target areas with historical disinvestment, \$700K total program funds available.

*ii. Use of Existing Infrastructure:* The LBRA will utilize current existing public infrastructure wherever possible to support the redevelopment of priority sites. These utilities include municipal water, sanitary sewers, natural gas, electrical, and high-speed telecommunications. In the event that infrastructure improvements are necessary, the LBRA has access to multiple funding sources such as those listed in this application above.

**2. COMMUNITY NEED AND ENGAGEMENT**

**a. Community Need**

*i. The Community's Need for Funding:* Lansing grapples with the presence of numerous brownfield sites that have been abandoned or underutilized due to known or suspected contamination. These sites, if left unremediated, will have far-reaching consequences, including threats to public health, economic stagnation, and environmental degradation. These contaminated sites are clustered around main commercial corridors, riverfronts, and in locations hindering new development. Lansing has many brownfield sites that if redeveloped, could spur economic growth in the city. EPA funding would help transform these vacant and blighted areas into productive, revenue-generating properties. The brownfield sites also pose risks to the health and safety of residents, specifically the city's historically disadvantaged neighborhood populations.

Both target areas suffer from low-income, poverty and high unemployment rates. These issues create a negative impact on property values. Lansing is also facing serious budget challenges fueled by rising operating costs and

unfunded liabilities that severely limit the city’s ability to provide upfront redevelopment support such as site assessment from its own funds. Further, property tax revenues within the target areas are anemic, due to a lack of private investment. Income tax revenues have also been impacted due to lingering effects of the COVID-19 pandemic on the local workforce. The solution to these budget woes largely rests on the ability of Lansing to increase local revenue through development from two vital sources: property taxes from private redevelopment investment and income taxes from new jobs and higher incomes. Support for environmental assessment and planning is key to attracting critical investment and new revenue sources.

*ii. Threats to Sensitive Populations*

(1) *Health or Welfare of Sensitive Populations:* The City of Lansing is highly impacted by environmental hazards, impacting the health and wellness of the residents. Many sensitive populations reside in both Target Areas. The census tracts in the North Lansing Target Area are all above the 90<sup>th</sup> percentile in low income, 90<sup>th</sup> percentile in unemployment and greater than 95<sup>th</sup> percentile in poverty according to the CEJST. Alarmingly, between 18%-28% of those 25 years or older in this Target Area have less than a high school diploma. The census tracts in the Logan Square Target Area are in the 83<sup>rd</sup> and 84<sup>th</sup> percentiles of low income, 84<sup>th</sup> and 88<sup>th</sup> percentiles of poverty, and 80<sup>th</sup> and 83<sup>rd</sup> in unemployment. The EPA Brownfield Grant will help identify and mitigate environmental hazards that put sensitive populations at risk. The redevelopment of the blighted priority sites will also provide these populations with better retail and service business options and employment opportunities.

Housing/Workforce	Logan Square Target Area		North Lansing Target Area		
<b>CEJST Index (percentiles)</b>	650036.02	650037.00	650068.00	650007.00	650066.00
Low Income	83 <sup>rd</sup>	84 <sup>th</sup>	<b>93<sup>rd</sup></b>	<b>93<sup>rd</sup></b>	<b>90<sup>th</sup></b>
Low Median Income	73 <sup>rd</sup>	<b>93<sup>rd</sup></b>	85 <sup>th</sup>	<b>92<sup>nd</sup></b>	80 <sup>th</sup>
Poverty	88 <sup>th</sup>	84 <sup>th</sup>	<b>96<sup>th</sup></b>	<b>97<sup>th</sup></b>	<b>92<sup>nd</sup></b>
Housing Cost	50 <sup>th</sup>	80 <sup>th</sup>	<b>92<sup>nd</sup></b>	84 <sup>th</sup>	76 <sup>th</sup>
Lack of Indoor Plumbing	69 <sup>th</sup>	56 <sup>th</sup>	21 <sup>st</sup>	<b>94<sup>th</sup></b>	87 <sup>th</sup>
Unemployment	83 <sup>rd</sup>	80 <sup>th</sup>	<b>95<sup>th</sup></b>	12 <sup>th</sup>	<b>90<sup>th</sup></b>
High School Education	<b>11%</b>	<b>11%</b>	<b>28%</b>	<b>21%</b>	<b>18%</b>

(2) *Greater than normal incidence of Disease and Adverse Health Conditions:* The CEJST shows that residents in the City of Lansing are at a higher risk of preventable health diseases, such as heart disease and asthma. Asthma rates in the City of Lansing, and more specifically near the priority sites, are much higher than its surrounding areas. All three priority sites listed are in the 98<sup>th</sup> percentile for asthma.

Health	Logan Square Target Area		North Lansing Target Area		
<b>CEJST Index (percentiles)</b>	650036.02	650037.00	650068.00	650007.00	650066.00
Asthma	<b>96<sup>th</sup></b>	<b>95<sup>th</sup></b>	<b>98<sup>th</sup></b>	<b>97<sup>th</sup></b>	<b>96<sup>th</sup></b>
Low Life Expectancy	<b>92<sup>nd</sup></b>	81 <sup>st</sup>	87 <sup>th</sup>	85 <sup>th</sup>	<b>91<sup>st</sup></b>
USTs	76 <sup>th</sup>	<b>92<sup>nd</sup></b>	<b>99<sup>th</sup></b>	<b>99<sup>th</sup></b>	<b>99<sup>th</sup></b>
Superfund Proximity	85 <sup>th</sup>	84 <sup>th</sup>	<b>99<sup>th</sup></b>	<b>99<sup>th</sup></b>	<b>99<sup>th</sup></b>
Lead Paint	65 <sup>th</sup>	81 <sup>st</sup>	<b>96<sup>th</sup></b>	<b>98<sup>th</sup></b>	70 <sup>th</sup>

(3) *Environmental Justice*

(a) *Identification of Environmental Justice Issues:* Logan Square Target Area faces challenges including a high percentage of low-income households, with an 84<sup>th</sup> percentile ranking for people in households with incomes below or equal to twice the federal poverty level. It also contends with legacy pollution, ranking at the 84<sup>th</sup> percentile for proximity to superfund sites. The census tract that Logan Square resides in has pressing water and

wastewater infrastructure issues, evident in its 92nd percentile ranking for the density of leaking underground storage tanks and active tanks within 1500 feet of the census tract boundaries. The community's low median income, at the 93rd percentile, reflects the economic hardships experienced by its residents. Additionally, there is a concerning education gap, with 11% of people aged 25 or older lacking a high school diploma, surpassing the threshold for comparison set at 10%.

In the North Lansing Target Area asthma rates are alarmingly high, with a 98th percentile ranking, while low-income households, at the 93rd percentile, face considerable financial constraints. Housing costs in Logan Square Target Area are notably burdensome, ranking in the 92nd percentile. The prevalence of lead paint issues, at the 96th percentile, adds to the environmental concerns. Proximity to superfund sites, at the 99th percentile, highlights the legacy pollution problem. The density of underground storage tanks and releases, also at the 99th percentile, poses a significant environmental risk. High poverty rates, at the 96th percentile, and elevated unemployment levels, at the 95th percentile, underscore the economic hardships experienced by residents. The educational challenges persist, with only 28% of people holding a high school diploma.

The community within the NLTA similarly faces elevated rates of asthma, high levels of low-income households, burdensome housing costs, lead paint concerns, proximity to superfund sites, and a significant density of underground storage tanks and releases. Moreover, high rates of poverty and unemployment persist, and educational attainment remains suboptimal. Given these circumstances both Target Areas are unequivocally deserving of support through the EPA Brownfield Grant program, which could aid in revitalization and addressing the multiple, interconnected issues that these communities face. Lansing also has a recently closed coal-fired power plant. The Otto C. Eckert Power Station closed in 2020. As recently as 2010, this coal-fired power plant generated 2,500 tons of nitrogen dioxide annually.

(b) Advancing Environmental Justice: Both Target Areas host significantly sensitive populations as illustrated by the Environmental Justice indicators. The redevelopment of the priority sites will create or enhance greenspace, increase residential housing options, and develop new spaces for local businesses that serve the needs of the community. Designed to address barriers to economic advancement and wealth generation facing members of the Black, Indigenous, and People of Color (BIPOC) communities, the LEDC's Lansing Equitable Economic Development (LEED) Initiative equips BIPOC individuals with resources necessary to start and sustain successful businesses and successfully complete real estate development projects in their communities. The EPA grant funded activities will compliment and ensure the success of the LEED Initiative.

***b. Community Engagement***

*i. Project Involvement:* The LEDC/LBRA's strong partnerships with Community-Based Organizations will be leveraged to support the Brownfield Task Force (BTF) Members and Resource Partners in ensuring Target Area residents, property owners and businesses are represented in the planning process, procurement opportunities, and benefits from redevelopment of priority sites. The Melanated Business Alliance, Greater Lansing Hispanic Chamber, and Refugee Development Center will assist with outreach/engagement efforts in minority and underserved communities. SouthWest Action Group in the LSTA and Willow-Walnut Neighborhood Organization in the NLTA will provide direct outreach/engagement with residents in the Target Areas.

*ii. Project Roles*

Name of organization & Point of Contact	Specific involvement in the project or assistance provided
<b>Lansing EDC</b> , Calvin Jones, Chair, calvin.jones@lbwl.com	Brownfield Task Force (BTF) Member; Site Identification & Selection, Community Engagement/Outreach
<b>S. MLK Blvd. Corridor Improvement Authority (SMLK CIA)</b> , Price Dobernack, Chair, price@local333.com	BTF Member; Site Identification & Selection, Community Engagement/ Outreach



<b>N. Grand River Ave. Corridor Improvement Authority</b> (NGR CIA), Robert Benstein, Chair, rbenstein@craa.com	BTF Member; Site Identification & Selection, Community Engagement/Outreach
<b>City of Lansing Economic Development &amp; Planning</b> , Nicholas Montry, Director, Nicholas.Montry@lansingmi.gov	BTF Member; Site Identification & Selection, Community Engagement/Outreach, Planning Priorities
<b>Capital Area Michigan Works!</b> , Carrie Rosingana, crosingana@camw.net	Resource Partner; Workforce Development
<b>Tri-County Regional Planning Commission</b> , Jim Snell jsnell@mitcrpc.org	Resource Partner; U.S. EDA District - Comprehensive Economic Development Strategy (CEDS)
<b>Lansing Board of Water &amp; Light</b> , Richard Peffley, dick.peffley@lbwl.com	Resource Partner; Renewable Energy Planning
<b>City of Lansing Neighborhoods, Arts, and Citizen Engagement</b> , DeLisa Fountain, delisa.fountain@lansingmi.gov	Resource Partner; Community Engagement/Outreach
<b>Ingham County Land Bank Authority</b> , Roxanne Case, rcase@ingham.org	Resource Partner; Site Identification, Community Engagement/Outreach

*iii. Incorporating Community Input:* LEDC/LBRA have extensive experience incorporating community input into its planning efforts. Most recently, the LBRA initiated a redevelopment planning effort for the Logan Square mall site. Gathering the community's input was of the utmost importance. Between two input sessions and an online survey, feedback was solicited from nearly 250 community members. The successful turnout of community stakeholders was due to the comprehensive community outreach done by the LBRA. The outreach and feedback solicitation included the creation of online surveys, websites to host information, digital flyers distributed via social media and email, and attending community and neighborhood organization meetings to create awareness of the input sessions and online surveys with community leaders and members.

For this project, the LEDC/LBRA will communicate monthly with the community, residents, business owners, and prospective investors through different community engagement activities. These activities will include community forums, City social channels, newsletters, and other means to reach the community. In-person and virtual neighborhood meetings will be held at various times of the day, both on weekdays and weekends to accommodate all residents' schedules. Childcare and transportation costs will be covered for participants, and accommodation for people with disabilities provided. Online surveys and videos will be shared with the community for residents unable to attend the in-person meetings and for those who wish to have their feedback remain anonymous. As community input is gathered, there will be weekly website updates with video content; and print materials explaining projects and progress for all residents. The LEDC/LBRA will ensure that local organizations/entities/groups are equipped with the most up to date information and outreach tools to share with the resident groups they serve that are most directly impacted.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROCESS**

#### ***a. Description of Tasks/Activities and Outputs***

##### ***i. Project Implementation / ii. Anticipated Project Schedule / iii. Task/Activity Lead / iv. Outputs***

<b>TASK 1 – PROJECT OVERSIGHT</b>
<b>Project Implementation/EPA Funded Activities:</b> Project oversight activities and Cooperative Agreement; All EPA reporting requirements (Quarterly Reports, ACRES updates, FFR & M/W/DBE, Closeout); Procure and manage QEP; Maintain financial records and process drawdowns; Maintain project files and information; coordination with community partners/stakeholders; Process project intake, eligibility determination, and access agreements; convene quarterly Brownfields Advisory Committee meetings; Compliance with other applicable regulations, schedule, and budget; National Brownfields Conference attendance.

<p><b>Project Schedule:</b> Oversight and program management will continue over 4-year program (Fall 2024-Fall 2028), including Quarterly Reporting, Annual FFR and M/W/DBE reporting, Closeout Reporting, ACRES updates, and tracking of project outcomes. RFP development and QEP procurement process will occur by end of 2024. Commencement of assessment activities in Jan. 2025. Quarterly meetings of the advisory committee.</p>
<p><b>Task/Activity Lead(s):</b> LBRA will lead oversight activities with assistance of QEP. LBRA will oversee the procurement/management of QEP.</p>
<p><b>Output(s):</b> EPA Reporting throughout project; 16 advisory committee meetings (quarterly); The LBRA will track key outputs to measure progress, including quarterly reports, the number of Phase I ESA, Phase II ESA, site reuse and cleanup plans prepared, the acreage of sites identified and assessed, forums and community events held, new community partnerships formed, and stakeholders engaged.</p>
<p><b>TASK 2 – COMMUNITY ENGAGEMENT</b></p>
<p><b>Project Implementation/EPA Funded Activities:</b> The LBRA will coordinate with consultants and partners to provide outreach and engage the community within the Target Areas for the purpose of providing input into site selection and cleanup/reuse planning of Priority Sites. A webpage dedicated to the project will be hosted on the LEDC website. Additional outreach and regular updates will be prepared by the LBRA for distribution on LEDC social platforms and lists, as well as provided directly to our diverse partner group to support their outreach efforts. Our approach will help ensure the community, and importantly underserved populations, within the Target Areas and other stakeholders in the community are engaged and can participate in community meetings and input sessions throughout the project. Regular updates will be made to the project website to include assessment information, project progress, and input opportunities.</p>
<p><b>Project Implementation/Non-EPA Resources:</b> In-kind outreach/engagement by Community Partners.</p>
<p><b>Project Schedule:</b> Community partners will receive updates at least quarterly throughout the project (16); 5-7 Community Input &amp; Engagement meetings including a project kick-off event in Spring 2025, pre/post-reuse planning sessions for each Target Area in Fall 2026/Spring 2027, and a recap and report out for each Target Area in Spring 2028.</p>
<p><b>Task/Activity Lead(s):</b> LBRA will manage the QEP and consultant to prepare content/media and organize/facilitate meetings, and will work with community partners on additional outreach/engagement efforts with a focus on accessibility and reaching underserved/vulnerable populations.</p>
<p><b>Output(s):</b> Communication and engagement materials for project updates and special events (website, digital/paper flyers, social posts, presentations, distribution lists, etc.); Convene, coordinate, and update community partners and oversee outreach efforts; organize and facilitate 5-7 community events; provide accessibility including translation services, transportation, childcare, hybrid/alternative participation, etc.</p>
<p><b>TASK 3 – BROWNFIELDS ASSESSMENTS</b></p>
<p><b>Project Implementation/EPA Funded Activities:</b> Activities include procurement of consultants; finalization of ranking criteria; ranking of sites; planning/technical assistance on sites (tax records, mapping, past studies); and preparation of Phase I Environmental Site Assessments (ESAs), Sampling and Analysis Plans and Health and Safety Plans for Phase II ESAs.</p>
<p><b>Project Schedule:</b> The site selection process, to be initiated in Winter 2025, will consider factors including public health threats, community support, willingness of property owners, redevelopment opportunities, and other criteria. If awarded, the LBRA will start with the five (5) sites identified as priorities and expand that list using public input. The LBRA will work with private property owners during 2025 to negotiate access agreements to enable discussion of all issues and concerns with landholders upfront. This permission will allow the LBRA to access properties; conduct interviews, photographs, site sketches, and air monitoring; collect waste, soil, surface water, sediment, and groundwater samples; install groundwater monitoring wells; and use equipment to perform the above activities as needed. Assessment activities to conclude Winter 2028.</p>
<p><b>Task/Activity Lead(s):</b> LBRA will oversee site selection with partners, site inventory/intake, and the</p>

procurement/management of QEP that will carry out assessment work.
<b>Output(s):</b> Since brownfield sites vary in size, complexity, and condition, the LBRA estimates it will conduct up to 12 Phase I ESAs and up to 10 Phase II ESAs.
<b>TASK 4 - REUSE PLANNING</b>
<b>Project Implementation/EPA Funded Activities:</b> This task provides for the development of remedial and reuse plans by environmental consultants and other qualified land use and reuse professionals, including preparation of EGLE Voluntary Cleanup applications and third-party validation activities.
<b>Project Schedule:</b> Winter 2026 – Winter 2028
<b>Task/Activity Lead(s):</b> Project staff will oversee the procurement and management of qualified consultants who will develop reuse plans and other studies.
<b>Output(s):</b> Remedial and reuse plans, including market studies, etc. for at least 2 Priority Sites.

**b. Cost Estimates**

Project Budget		Project Tasks				Total
		Project Oversight	Community Engagement	Brownfields Assessments	Reuse Planning	
	<b>Personnel</b>	\$8,000	\$5,000	\$6,000	\$6,000	<b>\$25,000</b>
	<b>Travel</b>	\$10,000	\$0	\$0	\$0	<b>\$10,000</b>
	<b>Supplies</b>	\$0	\$1,000	\$0	\$0	<b>\$1,000</b>
	<b>Contractual</b>	\$11,000	\$9,000	\$300,000	\$144,000	<b>\$464,000</b>
<b>Total Direct Costs</b>		\$29,000	\$15,000	\$306,000	\$150,000	<b>\$500,000</b>
<b>Indirect Costs</b>		\$0	\$0	\$0	\$0	<b>\$0</b>
<b>Total Budget</b>		\$29,000	\$15,000	\$306,000	\$150,000	<b>\$500,000</b>

**Task 1-Project Oversight:** \$29,000 total; Staff will manage and execute the grant, serving as liaisons to EPA Region 5 at a cost of \$8,000 (160 hours at \$50/hr.). Contractual expenses are budgeted at \$11,000 for the qualified environmental consultant to assist with tracking and reporting activities for the grant period. Travel expenses are budgeted at \$10,000 for two staff to attend up to four EPA or regional brownfields conferences to learn best practices and leverage resources (\$2,500 per conference per person includes registration, flight, hotel, and expenses).

**Task 2-Community Engagement:** \$15,000 total; Staff and consultants will manage the outreach and education effort at a cost of up to \$5,000 (100 hours at \$50/hr.) and \$9,000, respectively. The budget also includes \$1,000 for community engagement/meeting supplies.

**Task 3-Brownfields Assessments:** \$306,000 total; up to 12 Phase I ESAs ranging from \$2,500-\$4,500 and up to 10 Phase II ESAs ranging from \$15,000-\$35,000 for a total cost not to exceed \$300,000. Staff will manage the process at a cost of \$6,000 (120 hours at \$50/hr.).

**Task 4 - Reuse Planning:** \$150,000 total; up to \$144,000 for reuse plans and additional studies (market assessments and surveys, etc.). Staff will manage planning activities at a cost of \$6,000 (120 hours at \$50/hr.).

**c. Plan to Measure and Evaluate Environmental Progress and Results**

In addition to measuring outputs as discussed in Section 3.a.iv, the LBRA will also measure the results, effects, or consequences that occur from carrying out the grant including the number of permanent and construction jobs created and amount of funding leveraged through the economic reuse of sites, the number of acres made ready for reuse, acres of greenspace created with the city, number of brownfield cleanups and exposure to hazardous substances and/or petroleum contamination mitigated on sites assessed with federal and non-federal funding, renewable energy systems deployed, private investment leveraged, and jobs created/retained. The

LBRA has designated the LEDC to be the primary entity responsible for tracking and reporting progress on outputs and outcomes, including tracking via ACRES and meeting all quarterly/annual reporting requirements of the EPA. The LEDC has a robust project management and financial system in place to ensure information is captured, retained, and reported.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

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

*i. Organizational Capacity:* The LBRA, staffed by LEDC, will manage the grant and programming. Lansing LBRA/EDC staff are highly experienced in brownfields redevelopment and management of EPA Brownfields Assessment and Revolving Loan Fund grants. Further, the Lansing LBRA/LEDC Board of Directors, which also oversees the LBRA, are a diverse and knowledgeable group of leaders in the Lansing community. The LEDC Board includes founders and current chairs of local minority business associations, marketing and community relations executives, and experts in the construction and development industry.

*ii. Organizational Structure:* The LBRA will have dedicated project, administrative and financial staff provided by LEDC to procure consultants, review site inventories and assessments, promote and facilitate community engagement, manage financial requirements, and provide technical assistance. Property owners will be encouraged to enroll sites in the Michigan Dept. of Environment Great Lakes and Energy (EGLE) Voluntary Remediation program. EGLE officials will collaborate with the LBRA to provide technical assistance and supervise and support voluntary assessment and cleanup of sites in the community's target areas. To ensure the work is not dependent on a few key personnel, the LBRA will be supported by a dynamic team to accomplish project goals, creating redundancies to ensure that milestones are achieved.

*iii. Description of Key Staff:* Karl Dorshimer CEcD, EDFP, President and CEO of LEDC, and authorized representative of the LBRA, has over 30 years of experience at the local and regional level. Under Karl's leadership, the LBRA and City of Lansing successfully administered several EPA Assessment grants and \$1.5 million in Brownfields Cleanup RLF funding, notably the 2013 Region 5 Phoenix Award Ottawa Coal-Fired Power Station site redevelopment project, and \$1.1 million in 2015 and 2019 EPA Coalition Assessment funding. Karl started Lansing's Business Retention and Brownfield Redevelopment Programs and has made the LBRA a premier brownfields program with over 58 redevelopment projects totaling over a billion dollars in private investment and thousands of jobs.

Kris Klein, EDFP, Vice President of LEDC and project manager for this application has 7 years of experience in brownfields redevelopment, including overseeing the LBRA's brownfield program, managing over \$4.1 million in EGLE Brownfield Redevelopment Grant and Loan funding on four Lansing brownfield projects, and supporting the administration of Lansing's 2015 and 2019 EPA Coalition Assessment grants. Kris also has 12 years of experience in community economic development and community engagement practices, including the facilitation of several successful community efforts on property reuse and redevelopment.

*i.v. Acquiring Additional Resources:* The LBRA will also be supported by top brownfields consultants, procured in accordance with local, state, and federal standards including consultants specializing in resource leveraging, public and private partnerships. County Health Departments will evaluate environmental health, awareness, and community health outcomes to help confirm off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations with assistance from the Agency for Toxic Substances and Disease Registry (ATSDR); design and conduct outreach programs; and coordinate health and blood testing if contamination is confirmed. All three federal agencies in the Partnership for Sustainable Communities have been involved in the areas impacted by brownfields.

The LBRA and City of Lansing use a Universal Development Agreement (UDA) with all brownfield redevelopment projects. The UDA holds developers accountable in a clear and consistent way to fulfill their pledges made to receive the brownfield redevelopment incentives. The UDA also provides a transparent

document where the public can observe the terms under which the Incentive was granted. Finally, the UDA establishes a reporting and verification process to ensure the Applicant fulfills its obligations to the City and its citizens. As a condition of receiving economic incentives from the City, Developers are required to agree to the following Project Commitments: 1) Starting and completing the Project on time, 2) Hiring local labor and Lansing based firms, 3) Paying all required City Income and Property Taxes, 4) Meeting Project performance measures, and 5) Providing the City with annual Project progress reports and a Project completion report.

***b. Past Performance and Accomplishments***

***i. Currently Has or Previously Received an EPA Brownfields Grant***

*(1) Accomplishments:* Lansing, both independently and as the lead member of a regional Brownfields Coalition, has focused EPA Assessment and RLF resources on sites with the greatest redevelopment potential and has been very successful in assessing, remediation, and redeveloping brownfields. Including all previously awarded EPA grants, over 63 Phase I ESAs and over 41 Phase II ESAs have been completed, including the highly acclaimed EPA Region 5 Phoenix Award-winning Ottawa Power Station revitalization. Funds from both of the previous Coalition Assessment Grants (FY2015 and FY2019), totaling \$1.1 million, were committed within 24 months of project start to fund activities at more than 82 sites in the Coalition area – more than twice the sites originally proposed for these three-year projects. To date, estimates from the FY2015 and FY2019 Coalition Assessment Grants, led by the LBRA and Lansing, include the creation of over 946 full-time jobs and the retention of 862 positions. Upon completion of all grant-supported projects, Lansing and its partners will have leveraged over \$595 million in private investment. Below is a sampling of several of the most notable projects:

<b>Project</b>	<b>Activities</b>	<b>Leverage</b>	<b>FTE Jobs Created</b>
Accident Fund HQ Power Plant Redevelopment	Phase I & II, Reuse Plan, RLF	\$182,000,000	500
Stadium District	Phase I & II, Reuse Plan	\$13,000,000	100
Lansing Marketplace	Phase I & II, Reuse Plan	\$24,000,000	25
Stadium North Lofts/Senior Lofts	Phase I, BEA, DCP	\$33,000,000	0
Metro Place Apartments	Cleanup Planning, Environmental Cleanup and Monitoring, RLF	\$25,000,000	25
Walter French	Phase I & II, Asbestos and Lead	\$22,000,000	5
REO Gateway	Cleanup Planning	\$10,500,000	0

*(2) Compliance with Grant Requirements:* The LBRA and project team have extensive experience managing and administering federal grants from multiple agencies including U.S. EPA, Economic Development Administration, U.S. Dept. of Energy, as well as Community Development Block Grant programs. Lansing successfully managed the 2001 Brownfields Cleanup RLF and 2011 RLF Supplemental grant, the 2015 Coalition Assessment grant, and the 2019 Coalition Assessment grant. Lansing has complied with all reporting requirements and has consistently produced progress reports, updated ACRES, tracked success, and prepared annual financial reports for EPA.

- Brownfields Coalition Assessment Grant (2019): \$600,000, closed out in 2022
- Brownfields Coalition Assessment Grant (2015): \$500,000, closed out in 2018
- Brownfields Cleanup RLF (2001): \$500,000; Supplemental (2011) \$1 million

**City of Lansing Brownfield Redevelopment Authority - Lansing, MI  
FY2024 Community-Wide Assessment Grant**

**THRESHOLD CRITERIA RESPONSES**

**1. Applicant Eligibility:**

The City of Lansing, Michigan, a General-Purpose Unit of Local Government defined under 2 CFR §200.1, established the City of Lansing Brownfield Redevelopment Authority (LBRA) in 1997 pursuant to Michigan Public Act 381 of 1996. LBRA Board Resolution authorizing application attached.

**2. Community Involvement:**

The LBRA and Lansing Economic Development Corporation (LEDC) has extensive experience incorporating the community in its efforts and has cultivated meaningful partnerships with Community-Based Organizations that will be leveraged ensure residents, property owners, and businesses are represented in the planning process, have access to procurement opportunities related to this project and future development, and that all stakeholders may participate in and benefit from redevelopment.

For this project, the LEDC will communicate monthly with the community, residents, business owners, and prospective investors through a variety of engagement activities. A webpage dedicated to the project will be hosted on the LEDC website and be updated regularly with assessment information, project progress, and input opportunities. Additional outreach and project updates will be prepared by the LEDC for distribution on City and LEDC social platforms, lists, and newsletters as well as provided to our diverse partner group to share with resident groups they serve that are most directly impacted. The Melanated Business Alliance, Greater Lansing Hispanic Chamber, Refugee Development Center will assist with outreach and engagement efforts in minority and underserved communities. The SouthWest Action Group in the Logan Square Target Area and Willow-Walnut Neighborhood Organization in the North Lansing Target Area will provide direct outreach and engagement with Target Area stakeholders.

Community engagement sessions will be offered in-person and virtual and be held at various times of the day, both on weekdays and weekends to be more accommodating to residents' schedules. To further inclusive engagement efforts, the following services will be afforded to participants: childcare and transportation costs, accessibility accommodations for people with disabilities, translation and interpretation services, and direct/print outreach to community members who have limited internet access. Online surveys and videos will be shared with the community for residents unable to attend the in-person meetings and for those who wish to have their feedback remain anonymous. Our approach will help ensure the community, and importantly underserved populations, within the Target Areas, and other stakeholders in the community are engaged throughout and community involvement in the project is inclusive and equitable.

**3. Existing Funds:**

The Lansing Brownfield Redevelopment Authority nor City of Lansing have an open U.S. EPA Assessment Grant or Multipurpose Grant.

**4. Named Subrecipients and Contractors:**

Contractors

Not applicable. The applicant has not yet procured any services to be provided under this grant proposal. Upon award, a Request for Proposals will be issued in compliance with 2 CFR Part 200 and 2 CFR Part 1500 as well as the City of Lansing Procurement Ordinance and any applicable Laws and Regulations of the State of Michigan

Named Subrecipients

Not applicable. The applicant does not have an agreement with any subrecipient.