



Narrative Information Sheet – Lenawee Chamber Foundation

1. **Applicant Identification:** Lenawee Chamber Foundation is a nonprofit organization with tax exempt status under section 501(c)(3) of the Internal Revenue Code. Lenawee Chamber Foundation’s address is 5285 W U.S. 223, Adrian, Michigan 49221
2. **Funding Requested:**
 - a. **Assessment Grant Type:** Community-Wide
 - b. **Federal Funds Requested:** \$500,000
3. **Location:** Lenawee County, Michigan
4. **Target Area and Priority Site Information:**
 - a. Target Areas: U.S. Highway 223 Corridor, spanning approximately 13 miles between the communities of Blissfield and Adrian.
 - b. Census Tract Numbers:
 - i. U.S. Highway 223 Target Area: 26091061200, 26091061301, 26091061302, 26091061400, 26091061500, 26091061600, 26091061701, 26091062100, 26091062200
 - c. Priority Site Addresses:
 - i. Brassworks Block
320 W Adrian Street, 316 W Adrian Street, 325 W Adrian Street, 321 W Adrian Street, 315 W Adrian Street, Blissfield Michigan 49228
 - ii. Sorenson Paperboard
6240 E US-223, Palmyra Township, Michigan 49268
 - iii. Dura Site
1365 E Beecher Street, Adrian, Michigan 49221
 - iv. Bixby Hospital
818 Riverside Avenue, Adrian, Michigan 49221
5. **Contacts:**
 - a. **Project Director:** Mr. Timothy Robinson, Director of Operations, will serve as the Project Director for this proposal. Mr. Robinson’s contact information is as follows: Mr. Tim Robinson, 5285 W. US Highway, Suite A, Adrian, Michigan 48221, Phone: (517) 265-5141, Email: tim@lenaweenow.org
 - b. **Highest Ranking Executive Official:** Mr. Patrick Farver, Executive Director, is the Highest-Ranking Executive Official for the Lenawee Chamber Foundation. Mr. Farver’s contact information is as follows: Mr. Patrick Farver, 5285 W. US Highway, Suite A, Adrian, Michigan 48221, Phone: (517) 265-5141, Email: patrick@lenaweenow.org

6. **Population:** The total population of Lenawee County is estimated at 99,346, according to the American Community Survey (2021, ACS). The population for the cities, villages, and townships in which the priority brownfield sites are located: Village of Blissfield, MI (3,307), Palmyra Township, MI (2,171), Madison Township, MI (8,455), and the City of Adrian, MI (20,674).

7. **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	
The applicant, is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	3
The reuse of the priority site(s) will incorporate energy efficient measures	3
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments	3
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B, for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing	

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

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



GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

October 23, 2023

VIA EMAIL

Tim Robinson, CEcD, EDPF
Director of Operations
Lenawee Now
5285 West US 223
Adrian, Michigan 49221

Dear Tim Robinson:

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 2024

Thank you for your notice and request for a letter of acknowledgment for the Lenawee Chamber Foundation's proposal for a U.S. EPA Brownfield Grant. EGLE's Remediation and Redevelopment Division encourages and supports community-led environmental assessment and redevelopment efforts and recognizes the Foundation's need for funding in Lenawee County.

The Lenawee Chamber Foundation is applying for a \$500,000 Community-wide Brownfield Assessment Grant. As a 501c3 non-profit organization, the Lenawee Chamber Foundation is an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to the Lenawee Chamber Foundation, it would allow them to conduct environmental investigations and promote economic development at brownfield sites in Lenawee County. If you need further information about potential sites 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 Coordinator
Brownfield Assessment and Redevelopment
Section
517-242-9048

cc: Ari McKeever, EGLE

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Overview of Brownfield Challenges and Description of Target Area

The Lenawee Chamber Foundation (LCF) is a not-for-profit 501(c)(3) and is the applicant for this EPA Assessment Grant. LCF is the charitable arm of Lenawee Now, a 501(c)(6), who, together, drive economic opportunity in Lenawee County in south central Michigan. Bordering the state of Ohio, Lenawee County is primarily rural, dominated by agricultural uses, and dotted with small cities and towns that were once nodes for a large commercial and industrial economy. Our cities, including the two largest, Adrian and Tecumseh, were efficient manufacturing centers that included wiring fence production (necessary to support the agricultural economy), railroad repair shops, railway car manufacturing, automotive production, and refrigeration and compressor manufacturing. These industries, supported by good rail connections, ample labor, and proximity to Detroit, boosted our population from the 1940s through the 1960s. City populations nearly doubled during this time, and the County experienced steady growth until 2000, driven by the success of the manufacturing sector.

Since the 2000 Census, growth has plateaued in Lenawee County, with the population hovering just under 100,000 people (99,346, 2021 ACS). Major County employers have struggled to stay afloat; many reduced operations and eventually closed shop. Among those, includes Tecumseh Products, which opened in 1934 and at its height employed more than 5,000 people. Tecumseh Products layoffs included 340 jobs in 2004 and 100 jobs in 2006. In 2008, the remaining 200 jobs were lost when they closed operations. Similarly, Hydro/Bohn Aluminum closed operations in 2009 after a 70-year history in Adrian, resulting in the loss of 120 employees. In years since, we have become the largest exporter of jobs in the region, with nearly 14,500 more people commuting to work outside the County compared to those commuting in (MI Reg.2 CEDS, 2019 data). These closings and several others have resulted in vacant manufacturing and post-industrial brownfield sites throughout the County. These vacant brownfield properties have experienced more than a decade of disinvestment and deferred maintenance. Progress towards reinventing and redeveloping these manufacturing sites has been stifled by stagnant population growth, a struggle to attract and retain skilled employees, and low educational attainment. Only 21.0% of Lenawee County individuals aged 25+ have earned a bachelor's degree, compared to 30.1% in Michigan and 31.2% nationally (Census).

In 2014, we created a two-pronged approach to counter these economic challenges: 1. Focus on workforce development to maintain skilled jobs in the County, and 2. Diversify the economy by identifying and highlighting the County's natural resources, outdoor recreation and tourism opportunities, as well as maximize the County's Downtown Districts. To meet these challenges, the County has developed programming that fosters positive educational outcomes to meet employers' needs which include career education, outreach to local high schools, skill certifications, and entrepreneurship programs. With the success of these workforce development programs, this assessment grant is the next step to prepare our Brownfields for redevelopment to foster a stronger community and renewed growth. The Target Areas for assessment reflect our overarching goal to diversify the local economy and highlight the county's assets.

The **Highway 223 Corridor** is the primary vehicular route in the County which runs diagonally from the southeast to the northwest corners. The route has served as a primary driver of the manufacturing economy in Lenawee, while simultaneously providing connections to recreational, natural, and tourism resources. Highway 223 connects the County to Toledo, Ohio and the Michigan cities of Jackson and Lansing, our capital city. This Target Area, spanning approximately 13 miles, has been chosen for its potential to positively impact a diverse economy through revitalized industrial, downtown, and recreational/tourism properties. Approximately 25 brownfields are located along the 13-mile stretch of Corridor, including former manufacturing facilities that have sat vacant for a decade or more, dilapidated downtown buildings, former gas stations, auto services shops, and a former hospital complex which closed in 2020 to consolidate operations. In addition to spanning two of our county's downtowns, the corridor includes highway commercial, rural residential, and farmland uses intermixed with the legacy brownfield sites. Over 28,000 people live within a 1-mile radius of the Corridor between Blissfield and Adrian, nearly half of which are considered low income (EJSCREEN). Nearly 45% of this population is either under the age of 18 or over the age of 65, with many utilizing well water as their primary source, resulting in likely environmental exposures for sensitive populations. The assessment and reuse of the brownfields along the corridor will create job opportunities and economic stimulus for our region, while simultaneously eliminating environmental hazards for residents.

ii. Description of Priority Brownfield Sites

The selected priority sites listed below are part of a larger inventory collected from representatives of cities, townships, and villages across the county. The inventory includes over 30 Brownfield properties across our County, that have locally impacted the economic vitality and perception among residents and visitors. The target area priority sites for this assessment grant have been chosen due to the potential health risks, impact to natural resources from likely contaminants, and their potential to catalyze economic activity.

Brassworks Block, Blissfield: The Brassworks Block is located in downtown Blissfield, at the southeast corner of the target area. The block is located on both sides of Highway 223 and contains approximately 1.5 acres of former manufacturing property and two remaining vacant buildings. Most prominent, the former International Brassworks Building (~18,000 square feet) is highly perceived as a Brownfield property and has been difficult to market due to its former use in metal machining, powder coating, and solvent use. This priority site also includes now vacant land that was formally used as a tannery and for gasoline fueling. Contaminants

of concern from manufacturing and petroleum underground storage tanks (USTs) include as Polyaromatic Hydrocarbons (PAHs), VOCs, and heavy metals. Collectively these contaminants are documented to cause reproductive health complications, birth defects, low body weight, and lung, skin, and stomach cancer. This site has been identified as a priority due to the potential health risks for Blissfield residents who border three sides of the property, with the River Raisin located adjacent to the east which contributes to our water supply for those that remain on wells. Nearly 1,500 people live within a ½ mile radius of the site and nearly 50%, or 293 households, earn less than \$50,000 annually within a ½ mile radius.

Sorenson Paperboard, Palmyra Township: Continuing northwest, the former Sorenson Paperboard property consists of 14.9 acres and is in the 223 Corridor target area. The former paper manufacturing and recycling building comprises approximately 82,500 square feet and is located on a peninsula surrounded by the River Raisin, with residential properties directly across the street and on two sides of the river. The property is partially located within a federally designated floodplain and the surrounding residential properties utilize wells to source their drinking water, causing increased exposure concerns. The property has been in and out of property tax delinquency since it was sold from the Sorenson Paperboard Company in 2010. The property is currently vacant of operations, and its rural location makes the property easily accessible for trespassers to go unnoticed and at a greater risk for exposure. Due to its location adjacent to the River Raisin and homes utilizing well water, possible contaminants of VOCs and heavy metals, and its proximity to the Village of Palmyra (approximately 850 feet), this property is a priority for assessment.

Dura Site, City of Adrian and Madison Township: The former Dura Corp. property is an 18.7-acre post-industrial site consisting of three parcels. The property was initially developed in 1940 as a convertible top manufacturer, but closed in 2007, laying off 130 workers. By 2012, the property was sold, the building was demolished, and debris piles were left behind. The property was tax reverted to Lenawee County and EPA became involved in 2016 for Asbestos Containing Materials (ACM) clean-up of the rubble piles. ACMs on the site were determined to be a threat to the nearby populations, as the property is bordered by railroad tracks to the west and north, with residential homes immediately beyond. Located within disadvantaged census tract 26091061301, the area is in the 93rd percentile for asthma, 79th for low-income households, and 94th percentile for poverty (Climate and Economic Justice Screening Tool (CEJST)). No subsurface investigations were completed as part of EPA’s involvement, which represents a significant need. The property was transferred to the Lenawee County Land Bank who is struggling to market, sell, and redevelop it due to perceived remaining contamination associated with former manufacturing uses, including possible contaminants such as VOCs, PAHs, and heavy metals.

Former Bixby Hospital, Adrian: The Bixby Hospital opened in June 1957 with 128 beds and experienced multiple expansions from the 1960s through the 1990s. Operational changes and mergers occurred in the 1990s to bring the hospital into the ProMedica network. In 2020, ProMedica closed Bixby Hospital, as well as nearby Herrick Hospital to consolidate hospital operations to a new location. Closure of the Bixby Hospital has left the 30-acre site vacant. Community concerns revolve around the cost of demolition and suspected presence of asbestos building materials, and other unknown sources of possible contamination. Environmental concerns associated with a hospital of this age include a release to the soil or groundwater as a result of potential underground storage tank (UST) systems, petroleum products, metals, polychlorinated biphenyls (PCBs), asbestos, lead, and miscellaneous wastes (e.g. universal, solid, hazardous). The property is located within disadvantaged census tract 26091061400, which falls within the 78th percentile for low-income households (CEJST). This site is a priority for assessment and redevelopment due to its size and location directly across from Adrian High School and along Wolf Creek.

iii. Identifying Additional Sites

As discussed above, we have created a preliminary inventory of 30+ known Brownfield sites that have been identified by representatives from our County’s communities. Additional sites will be added to the inventory through our community outreach efforts that are outlined in Section 2.b, as well as through a grant-specific landing page on our website that will allow stakeholders to submit an intake form to submit a site for consideration. Assessment of additional sites will maintain a focus on those located in underserved communities or disadvantaged census tracts as shown through the CEJST; a scoring system will be utilized to provide more weight to the projects that will support underserved communities. The assessment intake form will include criteria such as planned investment amounts, job creation, and other redevelopment topics to evaluate the potential to serve the underserved community in which the site is found. Our community partners will also maintain the form for distribution to the residents they represent.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The priority sites for this grant have been chosen based on their ability to achieve objectives identified in the Regional Comprehensive Economic Development Strategy (CEDS) for 2021-2025. The plan aims to transition industrial zones into revitalized areas that accommodate a flexible range of uses including commercial, light industrial, and recreational. The 2021-2025 CEDS includes objectives including 1. Development of an outdoor recreational economy that promotes regional tourism and increases visitor activity, 2. Encouraging downtown development that can help attract skilled labor and benefit existing residents through quality-of-life amenities, 3. Increase the number of development ready sites and 4. Maintaining housing inventory and affordability such that households have an accessible path to home ownership. All the planning documents have highlighted the

importance to integrating green infrastructure practices that include use of bioretention planting areas, permeable pavement, streetside raingardens, etc. into the site design process to mitigate stormwater impacts, as well as maximizing the use of energy efficient materials for improved, long term climate resilience.

The CEDS specifically looks to the **former Bixby Hospital site** for redevelopment into multi-family housing that can support a variety of housing needs across income and generational needs. We have completed conceptual visioning for this property to include housing at a variety of price-points and typologies, including single-family homes, duplexes, assisted living or skilled nursing facilities, and mixed-use areas. The property is located directly across the street from a campus of Adrian Public Schools, including the high school, middle school, and an elementary school, providing an ideal location to develop our housing inventory. In Blissfield, the **Brassworks Block** has undergone additional visioning to help strengthen the downtown area of Blissfield. The Blissfield Downtown Development Authority has completed a conceptual plan to redevelop the block into a mixed-use development that includes first floor retail space with loft-style housing on upper levels. The project involves redevelopment of three existing structures, as well as new construction on the vacant portion of the site. The Block has become an important part of Blissfield’s downtown strategy to drive quality of life for its residents while increasing weekend tourism driven by the niche market of health and wellness industries, including farm to table, antiques, and wellness exercise amenities. The mixed-use plan can also strengthen opportunities and facilities for outdoor recreation along the adjacent River Raisin. The potential redevelopment assists with desired housing typologies within the Blissfield community and strengthens downtown development for the community.

The CEDS focuses on **the Dura Site** and the **Sorenson Paperboard property** as an opportunity to become a development ready site for a future industrial use. The Dura Site is strategically located with existing infrastructure available to the property, including electrical, natural gas, water, and sewer. Should capacity upgrades be necessary, the property is located adjacent to an electrical substation for cost effective solutions. In addition, the site could be marketable due to adjacent rail lines and the possibility of constructing an on-site spur. The CEDS goes further, targeting industry clusters including renewable energy equipment suppliers, contractors, and generators or other high wage-producing industries as possible reuses for the site. Additional reuse visioning is needed to consider the range of site reuse options based on the community’s input, market conditions, and environmental challenges. The **Sorenson Paperboard** property is also poised to become a development-ready site that can reuse existing industrial structures for these targeted industries that will create jobs, thus support existing residents.

ii. Outcomes and Benefits of Reuse Strategy

The reuse strategy for each priority site will contribute to climate resiliency and mitigation measures through future and planned investment, as previously stated these measures are part of a regional plan to be implemented as redevelopment occurs. These measures, along with outcomes and benefits for each priority site are included in the table below.

Building Reuse	Outcomes and Benefits
223 Corridor Target Area – Brassworks Block, Blissfield – Mixed-use Adaptive Reuse and New Construction	
YES; 20,000+ SF total over 3 buildings reused	Approximately 27,500 SF of new retail/commercial space and approximately 5 jobs*; improve walkability, incorporate energy efficiency measures for building mechanics, increase property’s taxable value by approximately \$2,500,000 for taxing jurisdictions, increased vegetation in the downtown area to combat heat island effect. Promotes appropriate uses and building adaptable uses for inland flooding adjacent to the river.
223 Corridor Target Area – Sorenson Paperboard – Industrial Adaptive Reuse	
YES; existing 82,500 SF building reused	~70 jobs*; incorporate energy efficiency measures for building mechanics, doors, and windows, increase the property’s taxable value by approximately \$2,000,000 for taxing jurisdictions, ensures appropriate building code used to promote adaptability near flood zones.
223 Corridor Target Area – Dura Site – Industrial Reuse	
No, building was demolished around 2012	Reuse vision plan and possible development of 200,000 SF+ industrial facility. ~115 new jobs*, private investment estimated \$175/SF, incorporate energy efficiency measures for building mechanics and/or identify possibility of site reuse to support a renewable energy equipment supplier, increase property’s taxable value by approximately \$10,000,000 for taxing jurisdictions
223 Corridor Target Area – Former Bixby Hospital – Mixed Use/Residential Reuse	
No, demolition of the hospital is anticipated	Development of nearly 100,000 square feet of commercial or retail space, 85,000 square feet of multi-family residential units, and 40+ single family and duplex housing units; 100+ job creation*; incorporate energy efficiency measures for building mechanics and/or identify ways to facilitate renewable energy use, increase property’s taxable value by approximately \$14,500,000 for taxing jurisdictions, redevelopment facilitates a reduction of the heat island effect in the area by reducing paved and impervious surfaces and allowing for additional vegetation plantings.

*<https://www.eia.gov/consumption/commercial/data/2012/bc/cfn/b2.php>

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

We maintain an online “toolbox” of programs that will allow us to complete these projects from start to finish. We will be eligible to apply on behalf of or in partnership with another municipal entity and/or developer for all resources outlined below.

Resource
Tax Increment Financing: Michigan enables local governments to issue Tax Increment Financing (TIF) plans for the cleanup and redevelopment of brownfields. Tax revenue generated from brownfield redevelopment creates the tax increment, which is reimbursed to the developer over time to assist in the cost of activities such as assessment and cleanup. Each of our priority sites are eligible to apply for this funding that is available year-round. TIF can be captured for up to 30 years.
Michigan Department of Environment, Great Lakes and Energy (EGLE) Grant and Loans offer funding for assessment, and remediation at properties with known contamination. Local units of government/ municipal entities can apply for the funding. Funding is limited to up to \$1 million grant and loan per applicant per year. Each of the priority sites would be eligible to apply for funding year-round. Grants and Loans have a two-year award cycle.
EGLE Refined Petroleum Fund (RPF): The RPF establishes an environmental protection regulatory fee that funds assessment and remediation. Eligible properties include properties where soils contaminated by releases from registered underground storage tanks (USTs) exist, non-liable parties, and planned redevelopment in place. These funds could benefit the Former Bixby Hospital and former industrial priority sites. Funding is available year-round and can be utilized if additional assessment beyond the grant is needed to address cleanup activities.
Tax Abatements are available to encourage the rehabilitation and reuse of obsolete, commercial, and industrial properties. The type, amount and length of the tax abatement is dependent upon the property history and need for assistance. Each of our priority sites are eligible for this funding. Tax abatements are granted year-round and take effect for the following tax year.
Michigan UST Authority (MUSTA): Serves Michigan’s petroleum UST owners and operators, local units of government, and country road commissions by managing the UST Cleanup Fund, Legacy Release Program, and Public Highway Cleanup Program. Owners or operators of USTs may apply for remediation funding upon discovery of a release from the UST system, if certain qualifications are met. The Former Bixby Hospital and former industrial priority sites could benefit from these funds.
Lenawee County Business Revolving Loan Fund: helps businesses get started, grow, and provide jobs in Lenawee County. This program works in conjunction with private financiers (banks, equity) to provide financing (\$25,000 to \$500,000) for projects that have found it difficult to meet traditional lending requirements. Funding can be used to support remediation activities and property reuse.
Michigan State Land Bank Blight Elimination: This program has allocated \$200,000 to each Michigan County for use at blighted properties in need of environmental remediation, demolition, and stabilization. These funds may be applied for in partnership with the Lenawee County Land Bank by January 2024 and can be utilized on any of the priority sites based on timing of redevelopment.
Michigan Economic Development Corporation Strategic Site Readiness Program: This program provides financial incentives to local units of government and economic development agencies to conduct eligible activities on, or related to, strategic sites in Michigan, for the purpose of creating a statewide inventory of investment-ready sites to attract and promote manufacturing investment in Michigan. Associated eligible activities include land acquisition, environmental remediation, demolition, site preparation, infrastructure improvement, and a capital investment plan for reuse. The next round of funding is anticipated in the fall of 2024, which the County will pursue following environmental assessment activities to invest in site preparation and environmental mitigation activities to attract reuse to the Sorenson Paperboard and Dura sites. These funds are ideal because an existing user doesn’t have to be identified to utilize them.

ii. Use of Existing Infrastructure

Lenawee County is located approximately 30 miles from the Detroit Metropolitan Area, which provides the target area with a multitude of advantages that include: direct access to a world class transportation network of highways, rail, waterways, international airport, and an international border crossing into Canada that provide the county access to international markets. Assessments and redevelopment at each priority site will utilize current municipal and building infrastructure wherever possible to prioritize sustainability. All sites have water, sewer, and electrical infrastructure in place. Upgrades to infrastructure for climate resiliency, including low-impact designs for storm water management or improvements to building systems to reduce energy consumption, may be implemented over the course of redevelopment. TIF can be utilized to assist in this cost in specific areas of the county, including Adrian. Additionally, any infrastructure upgrades that are identified as a need for the Sorenson and Dura sites can be funded via the Strategic Site Readiness Program.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community’s Need for Funding

As a charitable organization, we operate through grants and contributions, rather than through income or property tax revenues. Operating on a narrow budget, LCF relies on Lenawee Now to provide funding for staff salaries, benefits, and programming costs. Since 2015, our annual budget typically ranges from \$120,000 to \$220,000 with a fund balance that remains stagnant. Combined, LCF and Lenawee Now operate workforce/talent development and entrepreneurial programs, compensate staff, and support economic development and business attraction/retention across the county within a less than \$1,500,000 budget annually. In 2020, over a third of the annual revenue was from contributions of governmental grants. Without support from institutional resources, we struggle to meet pre-existing responsibilities and programs, yet strive to support wider economic development initiatives to combat the negative effects of brownfields. As such, this assessment grant is crucial to continuing momentum built through workforce development programs, diversification of employment sectors, and to begin working to revitalize brownfields that will foster positive economic growth throughout the county.

As discussed in section 1.a.i. Lenawee County’s population has remained stagnant since 2000 and has been stifled by shifting industries across the county. Within the target area, populations show similar trends and highlight the income disparities of residents impacted by the brownfields in their community. The population of the City of Adrian is currently estimated at 20,502 (Census) compared to its peak of 22,239 in 2000. Residents

of the City of Adrian, where two priority sites are located, experience the lowest household median income, **averaging just \$35,230**, compared to \$59,234 in Michigan and \$64,994 nationally. Blissfield is also stagnant with a population of around 3,300. The R2PC CEDS highlights the weakness in the region’s economic resilience, highlighting the vulnerability of our low-income and/or less educated workers to job loss and decreased wages as was highlighted in section 1.a.i. Without an increase in available employment opportunities, our populations and their incomes will continue to decline, further stifling our property values and available revenue sources for economic development.

ii. Threats to Sensitive Populations
(1) Health or Welfare of Sensitive Populations

Source: ACS and EJSCREEN	223 Corridor Target Area (1 mile radius set on EJSCREEN)	Michigan	National
Youth (Under 18)	27%	22.1%	22.8%
Elderly (65+)	17%	16.3%	15.2%
Minority Population	11%	41.4%	27.3%
ALICE (Asset Limited, Income Constrained, Employed)	36%	25%	29%
Earns Less Than \$25,000/household	26%	19.7%	18.4%
Median Household Income	\$46,650*	\$59,234	\$64,994

*This is a calculated average from Census Tracts 622, 612, 617.01, 613.01, 614, 615, and 616 utilizing the latest ACS data.

As illustrated above, children, elderly, and low-income populations are the primary sensitive populations located within the target area and are most impacted by the priority brownfield sites. Looking deeper, Census Tract 26091061301 which encompasses the Dura Site – 38.4% of children under 18 live in poverty, compared to 18.8% in Michigan and 17.5% nationwide. Located within disadvantaged census tract 26091061301, households within this portion of the target area are within the 84th percentile of low median income, 79th for low-income households, and 94th percentile for poverty (Climate and Economic Justice Screening Tool (CEJST)). Looking at Adrian as a whole to account for both the Bixby Hospital and the Dura Site, 31.6% of children and 14.9% of elderly populations (compared to 8.5% in Michigan and 9.3% nationally) live in poverty. In 2019, a Lenawee County Community Health Needs Assessment (CHNA) was completed by ProMedica, the only hospital provider in the County. The CHNA focuses on low-income residents (earning less than \$25,000) as those at highest risk, and found that low-income individuals are twice as likely to rate their own health as fair/poor. These individuals are half as likely to have received a breast exam (33%, compared to 67%) and twice as likely to misuse adult medication (12%, compared to 6%). In addition, only 52% of low-income residents visited the dentist in the past year. In addition, the ratio of males to females in census tract 26091061400, Bixby Hospital) is 89.7 males per 100 females, compared to 97.0 and 96.9 nationally and within the State. Of the female-led households in Adrian, 39.0% live in poverty, compared to 25.1% nationally and 26.8% in Michigan. Females of childbearing age, and especially those living in poverty, residing near the Bixby Hospital may be more at risk of adverse health and welfare due to the brownfield conditions and possible contaminants at the site. Furthermore, residents located within the Bixby Hospital disadvantaged census tract 26091061400, fall within the 78th percentile for low-income households, and the 81st percentile for households spending more than 30% of income on housing (CEJST).

The intended housing reuse of the Bixby Hospital and Brassworks Block will ensure that a full spectrum of housing affordability will be attainable for the nearby low-income populations, and that a variety of housing typologies can accommodate any mobility challenges associated with an aging population. In addition, the targeted reuse of the two industrial priority sites is intended to provide new jobs to increase wages, benefits, and accessibility not only to housing, but to obtain medical care as well.

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

Birth defects are the leading cause of infant mortality, accounting for 20% of all infant deaths (CDC). According to the March of Dimes’ latest data (2013), birth defects account for about 1 in 5 infant deaths in Michigan. Although environmental causes of birth defects are generally poorly understood, a few exceptions exist. For example, the National Birth Defects Prevention Study (NBDPS) performed by CDC affiliates found that pregnant women who worked in places with any PAHs were more likely to have babies with cleft lip with or without a cleft palate. PAHs are contaminants of concern for each of the former industrial priority sites, including the Brassworks Block, and the Dura Site, impacting thousands of previous employees and approximately 6,500 people who live within a half mile radius of those sites. The prevalence rate of cases of babies born with a cleft palate without a cleft lip in Michigan between 2013-2016 (latest data available) was 6.9 cases per 10,000 live births compared to a regional prevalence of 9.6 cases per 10,000 births, the most local information available (Michigan Birth Defects Registry). The national prevalence rate is only 6.25 cases per 10,000 live births (March of Dimes).

Both the 2019 CHNA and a 2021 County Health Assessment by the Lenawee Health Network has identified cancer as a leading cause of death in the county, and lung and bronchus cancers tied for the most prevalent. The County Health Assessment identifies a mortality rate of these cancers at 46 per 100,000 population, higher than both the state (42) and national (37) rates. This is nearly double the Healthy People 2030 Target rate of 25 per 100,000. In addition, the mortality rate for all cancers in Lenawee County (169 per 100,000 people) also exceed

those in the state (163) and nation (152). The high prevalence of lung and above average mortality rates may be attributed to exposures from the county’s brownfield properties, including PAH, VOC, and asbestos exposures at each of the priority sites and throughout the target area, impacting over 25% of our population. Asthma within the target area is also highly prevalent with all census tracts exceeding 75th percentile of people who have asthma, and even higher in the census tracts where priority sites are located at 85th percentile or higher (CEJST). Assessment and reuse of the priority sites can help reduce future exposures of these contaminants and their correlations to adverse health conditions by reducing the exposures to future and current residents and employees surrounding each site.

(3) Promoting Environmental Justice

a. Identification of Environmental Justice Issues

Based on the demographics of the target area for this grant, it is evident that underserved populations experience disproportionate effects from brownfields. Sensitive populations near the priority brownfield sites and within the target area generally include underserved low-income communities, and within the 223 Corridor target area elderly and children populations are also higher than the state and national average. In Adrian, children (31.6%) and elderly (14.9%) living in poverty both exceed the rates of those in the state (18.8% for children, 8.5% for elderly) and nation (17.5% for children and 9.3% for elderly). These socioeconomic indicators have been factored into the nearby environmental effects including those taken from EJSCREEN but have added in nearby cleanup sites and impaired waterbodies to create a Michigan-specific EJSCREEN tool, MiEJSCREEN. Census Tract 26091061301, the home of the Dura Site and disadvantaged census tract according to CEJST, is tied for the highest environmental justice percentile in the county at 84th, meaning the environmental and population characteristics are worse than 84% of the rest of the state. EJSCREEN and CEJST data shows that populations in the 223 Corridor target area are in the 95-98th percentile for proximity to Risk Management Plan (RMP) facilities – those that use extremely hazardous substances – compared to the state and 91st percentile compared to the nation. State ARCGIS data suggests there’s as many as 10 RMP facilities located in the section of the corridor between the community of Blissfield and the City of Adrian. While disproportionate proximity to these sites is well documented for low-income populations, a 2019 study at the University of Texas (by Jayajit Chakraborty) also found RMP facility proximity increases significantly for those with overall disabilities. While nationally approximately 13% of people has a disability, six census tracts (more than half) in the 223 Corridor target area including those in Adrian and Palmyra Township, exceed the national average and are disproportionately impacted. Census Tract 26091061400 where Bixby Hospital is located, is second highest in the county with 20.7% of the population living with a disability. The highest disability rate in the county is in census tract 26091061302, also in the 223 Corridor, at 21.2%.

In addition to the RMP facility proximity, four census tracts in the 223 Corridor have been identified as disadvantaged through CEJST. Most notably, census tract 26091061301 where the Dura Site is located is disadvantaged by legacy pollution (RMP facility proximity in 98th percentile), health burdens for asthma (93rd percentile), and workforce development (poverty in the 94th percentile and high rates of degree non-attainment (22% without a high school degree and 82% with non-enrollment in higher education)). Census Tract 26091061400 is also disadvantaged according to CEJST in low-income populations (78th percentile), legacy pollution (RMP facility proximity in 94th percentile), proximity to underground storage tanks and releases (93rd percentile), and high rates of degree non-attainment (14% of people 25+ with education less than a high school diploma).

b. Advancing Environmental Justice

As all are vacant, no businesses or residents will be displaced by the assessment and subsequent clean-up and redevelopment of the priority sites. Rather, the reuse strategy of the Brassworks Block and the Former Bixby Hospital will assist in providing much needed equitable housing opportunities across varying typologies for county residents, including those with low incomes and the high proportions of people living with disabilities.

This grant will assist in taking the necessary steps to eliminate environmental hazards by assessing properties that are contaminated and negatively impacting the health of underserved community residents. Once hazards are clearly identified and assessed, additional financial resources will be employed (including potential Cleanup Grants and resources listed in 1.c.i) to eliminate exposures and reduce environmental justice concerns. By addressing brownfields within the target area, exposure to contamination by underserved communities can be reduced. This process of redevelopment will also create spinoff investment, job creation and local opportunities for residents, and thus begin the cycle of reinvestment and economic diversification that is greatly needed.

b. Community Engagement

i. and ii. Project Involvement and Project Roles

The table below provides a summary of the roles local organizations and groups that will provide technical assistance to LCF to identify additional priority brownfield sites and to conduct community engagement and decisions related to cleanup and future use over the course of the grant.

Organization & Point of Contact	Role
Village of Blissfield Downtown Development Authority (DDA) Laura Nichols, Director	The Blissfield DDA was created in 1992 to spearhead public improvements needed to serve as a catalyst for private investment in the Blissfield downtown (focused on the US-223 corridor within the village). The DDA will be an instrumental partner in marketing the Brassworks

(517) 486-3642	Block for redevelopment and conducting community engagement for stakeholders in the Blissfield community via public meetings and providing input on future reuse plans.
Launch Lenawee Mark and Mary Murray adrianarmoryllc@gmail.com	Launch Lenawee is a small business development incubator project that mentors, educates, aids in networking, and micro loans for Lenawee County’s small business entrepreneurs. Launch Lenawee also hosts a commercial makerspace kitchen at the Adrian Armory Events Center that supports the growing demand for food service entrepreneurs. Launch Lenawee will be an instrumental partner to engage feedback and reuse potential to the growing small businesses across the county and by assisting in site selection to support entrepreneurial efforts.
Lenawee County Land Bank Authority (LCLBA) Erin VanDyke (517) 264-4548	LCLBA is a public authority created to efficiently hold, manage, and develop tax-foreclosed property. LCLBA is the current owner of the former Dura Site. They have committed access to the property for assessment and will be an important partner in identifying other tax foreclosed brownfields across the county. By doing so, the landbank will also be a tool to drive long-term community development and will help direct investment into underserved communities and neighborhoods.
Catholic Charities of Jackson, Lenawee, & Hillsdale Counties Sue Lewis, Exec. Director (517) 263-2191	Catholic Charities’ goal is to make the counties healthier and more compassionate by empowering individuals with the capacity and desire to improve their quality of life. Catholic Charities is a regular attendee of a monthly volunteer meeting of One Lenawee (created by Lenawee Now), with the goal of forming a county-wide visioning and goal setting through community meetings. Catholic Charities will continue their efforts through One Lenawee during the grant cycle, providing input into grant activities and disseminating information and opportunities that arise for residents as a result of assessments.
Adrian Rotary Chip Moore, President (517) 265-2196	Adrian Rotary is also a regular attendee of the One Lenawee meetings and is a sponsor of the Launch Lenawee program. Economic and Community Development is one of six focus areas of Rotary. Through their participation in regular meetings and Launch Lenawee, Rotary will be instrumental in pairing growing businesses with potential brownfield sites for reuse and assisting in site selection.

iii. Incorporating Community Input

As part of an award, we will hold a project kick-off at our offices in Adrian, centrally located within the county. This meeting will include a public forum to discuss the grant, what the funds mean to economic development in the county, and how the community can remain involved. Additional communication will be conducted in a variety of ways, including quarterly public meetings to obtain input throughout the life of the grant. Meetings will again be held in Adrian, where elected officials, stakeholders, and residents are already accustomed to gathering. Staff also attend various steering committees, including One Lenawee, programs, and community efforts throughout the county, including municipalities in Lenawee County and those organizations outlined in the previous section. These meetings throughout the county, including those within the target area and near priority sites, will assist in communicating progress to underserved communities and residents and community groups directly impacted by grant activities. Utilizing these meetings, our staff can additionally provide updates on grant outputs and outcomes as well as receive feedback for additional priority sites. By utilizing the already established meeting schedule will assist in improving meeting attendance and obtaining feedback on grant activities. Meetings may be held virtually through Zoom, with which the community, project partners, and local citizens have prior experience using.

Other online opportunities to provide instant feedback will be available. Lenawee Chamber Foundation and LenaweeNow will create a grant-specific landing page on their website. The webpage will include a way for the community to provide feedback on grants activities and to submit sites for consideration of assessment through an assessment intake form. Updates on assessed properties will also be made available. We have a dedicated staff person to manage all web content, email listservs, press releases, and social media accounts to ensure grant updates and feedback are received regularly. Combined with the community partners listed above, social media and online content will have the ability to reach over 20,000 followers.

These meetings and online engagement tools have been very successful for past projects and Lenawee County residents are accustomed to receiving updates through these methods. We are confident that the input received in these methods will be effective in obtaining the input, considering the item, and providing a response to the community and those residents most directly affected by the assessed sites.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Project Implementation (i)	Schedule (ii)	Task Lead (iii)	Outputs (iv)
Task 1: Cooperative Agreement Oversight			
General grant management Contractor procurement and oversight Ensuring reporting requirements are met Budget and invoice reconciliation	Quarters 1-16	LCF; supported by env. consultant	1 Work Plan and Quality Assurance Project Plan (QAPP), 1 Community Involvement Plan, 12 Quarterly Reports, 1 Close-Out Report, ACRES, EPA Form 5700-52A for Minority and Women Business Entity Utilization and Federal Financial Reports SF-425

Additional Notes: Cooperative Agreement Oversight will include but is not limited to these activities. These activities will be conducted for both the priority sites and sites within the secondary inventory. Milestones include contractor procurement, Work Plan, QAPP, and Community Involvement Plan completed in Q1, with other tasks continuing throughout the grant cycle.			
Task 2: Inventory and Community Outreach			
Community outreach and education Selection of additional priority sites and inventory	Quarters 1-16	LCF; supported by env. consultant	Updated brownfield inventory, EPA Regional Kick Off Meeting, National Brownfield Conference, Up to 12 public meetings
Additional Notes: An initial inventory is already established; however, the secondary inventory will continue to grow. If access issues arise or if funding remains, additional sites may be included. This activity will take place for both the priority sites and secondary inventory sites, primarily within the first quarter and then as needed throughout the grant. Community outreach will be ongoing throughout the grant and after.			
Task 3: Environmental Site Assessments (ESAs)			
Selection of additional sites Phase I ESAs Phase II ESAs Hazardous Materials Surveys	Quarters 1-16	LCF; supported by env. consultant	ACRES Data Priority Sites: 5 Phase I ESAs, 5 Phase II ESAs, 2 Hazardous Material Surveys (Sorenson Paperboard and Bixby Hospital), Secondary Sites: 17 Phase I ESAs, 8 Phase II ESAs
Additional Notes: Costs for these activities include consulting and reporting expenses, printing, and other eligible assessment-related costs. An eligibility determination, procurement of site access, the preparation of a site-specific sampling and analysis plan and health and safety plan for approval by the USEPA project manager (as applicable). Site assessments will adhere to the All-Appropriate Inquiry guidelines, applicable ASTM International Standards and environmental liability will be evaluated as it pertains to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Site Assessments of the priority sites will include milestones in Q1 through Q4, with secondary sites identified and assessed throughout the grant cycle.			
Task 4: Cleanup Planning and Planning Activities			
Creation of a site reuse vision based on the community’s input and surrounding area conditions	Quarters 5-8	LCF; env. consultant; contracted planning firm	1 Site Reuse Vision for the Dura Site priority site
Additional Notes: The total estimated budget for this task includes staff time to attend meetings with stakeholders related to the public design charrettes and stakeholder meetings, as well as a contract cost for an experienced planner. The site reuse vision will be used to market the site for redevelopment and future users, considering community vision, market conditions, feasibility, environmental challenges, and opportunities for funding and financing. The Site Reuse Vision plan will include a proposed land use and site plan, with sketch illustrations and renderings that fit within local zoning requirements.			

c. Cost Estimates

The following list outlines how costs were derived for each task. Allocation of grant funds is included within the following table. All costs were determined appropriate through prior EPA Assessment grant experience.

Task 1: Cooperative Agreement Oversight

- Personnel: 150 hours at an average rate of \$50/hour = \$7,500 for programmatic costs such as financial and performance reporting.
- Contractual: Approximately 60 hours at an average rate of \$165/hour = \$10,000 for assistance in programmatic reporting as needed by a consultant.

Task 2: Inventory and Community Outreach

- Personnel: 150 hours at an average rate of \$50/hour = \$7,500 for time to attend community input meetings throughout the grant’s life cycle.
- Travel: Two staff members traveling for four (National and Regional) conferences averaging three days/nights each; \$310/round trip flight (\$2,480 total); \$170/hotel room per night (\$4,200 total), and \$55/day per diem per person (\$1,320 total) = (\$8,000 grand total)
- Contractual: Approximately 60 hours at an average rate of \$165/hour = \$10,000 to assist in both inventory development and community outreach, some of which will occur concurrently.

Task 3: Environmental Site Assessments (ESAs)

- Personnel: 150 hours at an average rate of \$50/hour = \$7,500 for programmatic costs such as financial and performance reporting for each site assessment that occurs
- Contractual
- 16 Phase I ESAs (5 priority sites, 11 secondary inventory): average estimated cost of \$3,500/ESA = \$77,000
- 13 Phase II ESAs (5 priority sites, 8 secondary inventory): average estimated cost of \$20,000/ESA = \$260,000
- 5 Hazardous Materials Surveys: total \$66,000
 - Sorenson Paperboard: estimated cost = \$15,000
 - Bixby Hospital: estimated cost = \$30,000
 - 3 sites from secondary inventory: averaged estimated cost of \$7,000/survey = \$21,000

Task 4: Site Specific Cleanup Planning

- Personnel: 150 hours at an average rate of \$50/hour = \$7,500 for programmatic expenses associated with cleanup planning, review of reports and meetings.
- Contractual: 1 Site Reuse Vison at an estimated cost of \$60,000 for the Dura Site

Budget Categories		Project Tasks				
		Task 1: Cooperative Agreement Oversight	Task 2: Inventory and Community Outreach	Task 3: Environmental Site Assessments	Task 4: Cleanup Planning and Planning Activities	TOTAL
Direct Costs	Personnel	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 30,000
	Fringe Benefits					\$ -
	Travel		\$ 8,000			\$ 8,000
	Equipment					\$ -
	Supplies					\$ -
	Contractual	\$ 10,000	\$ 10,000	\$ 382,000	\$ 60,000	\$ 462,000
Total Direct Costs		\$ 17,500	\$ 25,500	\$ 389,500	\$ 67,500	\$ 500,000
Indirect Costs						
Total Budget (Direct + Indirect)		\$ 17,500	\$ 25,500	\$ 389,500	\$ 67,500	\$ 500,000

c. Plan to Measure and Evaluate Environmental Progress and Results

Per the requirements of the EPA Assessment Grant, we will submit quarterly reports to the EPA Project Officer. These reports will cover work progress and current status, as well as any difficulties that were encountered, a record of financial expenditures, data results, and anticipated further action. Quarterly reports will also document information regarding a plan to resolve progress if we ever find ourselves off track financially or behind schedule. We will also complete reporting in the ACRES database for each assessment site, noting specific accomplishments, contaminants found, materials impacted, if clean-up activities are required and the progress of said activities, and other resources that have been leveraged to complete the redevelopment of the site. The ACRES database will also be utilized to track job creation and acres of land assessed as part of this grant, as well as the total number of assessments completed and the type of assessment, the amount of funds expended by project, the total project cost, and anticipated jobs created; essentially acting as a tool for both the EPA and us to track and measure the grant’s progress in achieving the outputs and eventual outcomes. At the end of the four-year grant period, a final report similar to quarterly reports will be produced.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

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

Lenawee Chamber Foundation (LCF) as a 501(c)3 arm of LenaweeNow, which has origins dating back to 1916 when it was originally established as the Adrian Area Chamber of Commerce. Since then, the LCF and Lenawee Now have become Lenawee County’s economic development leader by attracting new businesses, helping current businesses grow, supporting entrepreneurial efforts, and growing Lenawee talent through workforce development. We are uniquely positioned to assist and administer grant and loan funding through state and federal opportunities. Our staff will take the lead in the day-to-day operations of the grant and will be overseen by the Board of Directions for procurement and grant milestones. This experienced team has the capacity to successfully carryout and manage the programmatic, administrative, and financial requirements of the project and grant. Mr. Tim Robinson will oversee project management, leading community engagement, and development opportunities. Mr. Robinson is the Director of Operations and has been with us since 2008, providing steady leadership for the organization and working tirelessly to provide business expansion and economic opportunities for Lenawee County. Mr. Robinson has been an economic developer since 1997 and brings extensive experience to manage grants to benefit Lenawee area businesses and partners. He has managed over \$2.5 million dollars in grant awards in his tenure and leads redevelopment efforts across the county. Mr. Robinson will be assisted by Development Director, Mr. Randy Yagiela and Ms. Dottie Grzebiak, Executive Administrative Assistant. Mr. Yagiela has been with us since 2015 and is an accomplished grant writer and grant manager, ensuring compliance with all grant requirements. He has managed over \$19 million in grant awards over a long career. Ms. Dottie Grzebiak joined the team in 2018 and will assist financial management and all reporting requirements.

This management structure has been used on past projects and has proven successful. Their expertise, existing established partnerships and the contracted environmental consultant will ensure the correct and timely reporting, compliance, expenditure of funds, and grant completion within the 4-year window. Project intake forms will be utilized to allow each member to review the assessment work proposed and project details such as potential reuse, investment, community input received and leveraging opportunities.

iv. Acquiring Additional Resources

We will procure an environmental consultant through the federal and internal purchasing and selection policies. We have extensive experience managing grant funds and thus will begin the contractor procurement process immediately following work plan and cooperative agreement approval with the EPA. The desired consultant will be experienced in Brownfield programs including the following services: assisting with

Community Brownfield Inventories and Outreach, Phase I and Phase II Environmental Site Assessments (ESAs), Analysis of Brownfield Cleanup Alternatives (ABCAs), and working with state regulators regarding solid waste and brownfield assessment redevelopment planning and remediation. Additionally, the consultant will be expected to prepare the Generic Quality Assurance Project Plan (GQAPP) within the first 60 days of the grant so that proposed assessments and activities are not delayed. These services will be secured in accordance with the EPA's selection protocol and our established purchasing policies. Standard procedure includes a Request for Qualifications be published for response by qualified firms. Firms will be allotted guidelines with a deadline for submissions, all submissions will be available as public record. Following receipt of proposals, each application will be reviewed and approved by our Board of Directors.

To promote strong labor practices, local hiring/procurement, and to link members of the community to employment opportunities as a result of the proposed projects under this grant, we will work with Align Lenawee Now and their Align Center for Workforce Development (ACWD). ACWD partners with organizations to assist them with workforce development and customized training and curriculum development, this will ensure a strong future for both potential employers and employees who invest in our county following assessment and revitalization of brownfields. Additionally, they serve as a resource to connect residents with employment, education, and training opportunities within the County. This established and strong partnership will allow us to directly advertise employment opportunities resulting from grant projects to our residents who are seeking employment.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments

While LCF/Lenawee Now has not been the recipient of an EPA Brownfield Grant, they have taken a leadership role in grant management for awards to Lenawee County as the staffing partner for the County's Brownfield Redevelopment Authority. We managed a FY2009 Hazardous Substance grant and FY2010 Petroleum Grant, each for \$200,000 awarded to Lenawee County. Both grants expended all funds and closed with the grant project period. Eight sites were assessed under the Hazardous Substance grant, including the Blissfield Cannery site. Assessment of this site led to a request for EPA removal action associated with abandoned small containers and drums of corrosive liquids, flammable liquids, and laboratory chemicals. The site is not on the National Priorities List.

LCF was awarded the following grant:

United States Department of Agriculture (USDA): In 2019, LCF was awarded a \$45,000 Rural Business Development Grant to purchase commercial kitchen equipment associated with the Launch Lenawee Kitchen Incubator project. The grant included funding to purchase ovens and kitchenwares and covered installation of the equipment. The grant leveraged an additional \$100,000+ through fundraising efforts and crowdfunding campaigns via Patronicity. All grant requirements were met, including quarterly reports, submission of invoices and cleared checks, and federal financial reporting. All funds were expended in advance of grant close out.

Due to overlap in staff, LCF's key staff have also been responsible for administering assistance agreements that have been awarded to Lenawee Now. The following two grants are similar in structure, community engagement, and deliverables to the EPA Assessment Grant:

Michigan Industry Cluster Approach (MICA) 2.0 Grant: In 2019, Lenawee Now was awarded \$169,000 through the Michigan Department of Labor and Economic Opportunity, Workforce Development. The grant was used to increase awareness of jobs in Lenawee County's chemical manufacturing industry and to provide training for newly hired employees. The grant was successful in funding training for employers and connected the employees to job applicants. The grant allowed industry employers to highlight safety measures and procedures and to provide career path and career trajectories to raise wages. Lenawee Now was compliant in all reporting requirements which included quarterly progress reports and fiscal reporting in the MARS system. Close out reporting including all project activities including measured outcomes of the goals and objectives of the grant, impacts of the project implementation, financial expenditures and leveraged funds, and coordinated efforts with project partners.

U. S. Economic Development Administration (EDA) CARES Act Recovery Assistance: In 2021, Lenawee Now received \$658,560 from EDA to assist in responding to the impacts from COVID-19. The grant award assisted local businesses in their recovery from losses during the pandemic. The grant provided professional consultation in areas of recruiting, establishing COVID-safe work environments, marketing changes, customer acquisition, and/or supply chain management. The grant required a local funding match of \$163,640 that was provided. The grant is currently compliant with required biannual reporting through project performance reports and SF270 and SF425 forms for grant expenditures and leveraged funds. The three-year grant period is anticipated to end in June 2024 on schedule.

(2) Compliance with Grant Requirements

Benchmark compliance goals on each grant have been met. Required reporting was conducted on time and serves as an integral part of maintaining the grants' timely implementation. Because of successful grant management, we are better positioned to continue to pursue leveraging opportunities that support the community. Overall, grant work plans, schedules and terms and conditions have been completed in accordance with awarding party requirements.

Threshold Criteria

1. Applicant Eligibility:

Lenawee Chamber Foundation is a not-for-profit with 501(c)(3) tax exempt status. Documentation is included as an attachment.

2. Community Involvement:

As part of an award, we will hold a project kick-off at our offices in Adrian, centrally located within the county. This meeting will include a public forum to discuss the grant, what the funds mean to economic development in the county, and how the community can remain involved. Additional communication will be conducted in a variety of ways, including quarterly public meetings to obtain input throughout the life of the grant. Meetings will again be held in Adrian, where elected officials, stakeholders, and residents are already accustomed to gathering. Staff also attend various steering committees, including One Lenawee, programs, and community efforts throughout the county, including municipalities in Lenawee County and those organizations outlined in the previous section. These meetings throughout the county, including those within the target area and near priority sites, will assist in communicating progress to underserved communities and residents and community groups directly impacted by grant activities. Utilizing these meetings, our staff can additionally provide updates on grant outputs and outcomes as well as receive feedback for additional priority sites. By utilizing the already established meeting schedule will assist in improving meeting attendance and obtaining feedback on grant activities. Meetings may be held virtually through Zoom, with which the community, project partners, and local citizens have prior experience using.

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3. Expenditure of Assessment Grant Funds:

The applicant does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients:

Lenawee Chamber Foundation has not procured contractors nor named subrecipients for this grant application.