



# PLANNING & ECONOMIC DEVELOPMENT

1 South Main Street, 7<sup>th</sup> Floor ♦ Mount Clemens, Michigan 48043

Phone: (586) 469-5285 ♦ Fax: (586) 469-6787

ped.macombgov.org

R05-24-A-021

Vicky Rad  
Director

## Narrative Information Sheet – Macomb County

1. **Applicant Identification:** Macomb County, Michigan is a local unit of government located in southeast Michigan, with an address of 1 South Main Street, 7<sup>th</sup> Floor, Mt. Clemens, Michigan 48043, requests consideration of the following Brownfield Assessment Grant proposal.
2. **Funding Requested:**
  - a. **Assessment Grant Type:** Community-Wide
  - b. **Federal Funds Requested:** \$500,000
3. **Location:** Macomb County, Michigan
4. **Target Area and Priority Site Information:**
  - a. Target Area: 9-Mile Road Corridor within the Cities of Warren, Eastpointe, and St. Clair Shores.
  - b. Census Tract Numbers:
    - i. City of Warren: 26099262900, 26099264200, 26099268300, 26099268400, 26099263900, 26099263200, 26099263800, 26099982200, 26099263400, 26099263700, 26099263500, 26099263600
    - ii. City of Eastpointe: 26099258300, 26099258900, 26099258400, 26099258700, 26099258600, 26099258000, 2609925850
    - iii. City of St. Clair Shores: 26099251700, 26099251800, 26099251900, 26099252000
  - c. Priority Site Addresses:
    - i. Patriot Place Parcels  
7592-7608 Continental Avenue, 23121-23157 Van Dyke Avenue, and 23146-23158 Van Dyke Avenue, Warren, MI 48089
    - ii. Former Big Boy Restaurant  
11765 Gratiot Avenue, Eastpointe, MI 48021
    - iii. Former St. Mary's Nursing Home
    - iv. 22601 9 Mile Road, St. Clair Shores, MI 48080
5. **Contacts:**
  - a. **Project Director:** Mr. Jeffrey Schroeder, Deputy Director of Planning and Economic Development, will serve as the Project Director for this proposal. Mr. Schroeder's contact information is as follows: Mr. Jeffrey Schroeder, 1 South Main, 7<sup>th</sup> Floor, Mount Clemens, Michigan 48043, Phone: (586) 469-5285, Email: [jeff.schroeder@macombgov.org](mailto:jeff.schroeder@macombgov.org)
  - b. **Highest Ranking Executive Official:** Mr. Mark Hackel, County Executive, is the Highest-Ranking Executive Official for the County. Mr. Hackel's contact information is as follows: Mr. Mark Hackel, 1 South Main, 7<sup>th</sup> Floor, Mount

6. **Population:** The total population of Macomb County is estimated at 876,792 according to the American Community Survey (2021, ACS). The population for the cities in which the priority brownfield sites are located: Warren, MI (138,142), Eastpointe, MI (34,148), and St. Clair Shores, MI (59,046).

7. **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	
The applicant, is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	
The reuse of the priority site(s) will incorporate energy efficient measures	2, 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 12, 2023

VIA EMAIL

Amanda Minaudo, AICP  
Macomb County Department of Planning and Economic Development  
1 South Main Street, 7<sup>th</sup> Floor  
Mount Clemens, Michigan 48043

Dear Amanda Minaudo:

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 Macomb County's proposal for a U.S. EPA Brownfield Grant. EGLE's Remediation and Redevelopment Division (RRD), encourages and supports community-led environmental assessment and redevelopment efforts and recognizes the County's need for assessment funding.

Macomb County is applying for a \$500,000 Community-wide Brownfield Assessment Grant. As a general-purpose unit of local government, Macomb County is an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to Macomb County, it would allow the County to conduct environmental investigations such as Phase I and II Environmental Site Assessments and other eligible activities to promote economic development at brownfield sites. If you need further information about potential eligible 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](mailto:SmedleyR@Michigan.gov).

Sincerely,

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

cc: Michelle Bakun

## 1. Project Area Description and Plans for Revitalization

### a. Target Area and Brownfields

#### i. Overview of Brownfield Challenges and Description of Project Area

Macomb County (population, 2021 ACS), located in southeast Michigan, is the third most populated county in the state. As the City of Detroit's manufacturing economy steadily expanded to become known as the "automotive capital of the world", Macomb County prospered, as it became home to several automotive assembly plants for the Big 3 (the Ford Motor Company, Chrysler, and General Motors), as well as multiple automotive suppliers. After the loss of over 44 thousand manufacturing-based jobs (BLS) from the Great Recession, the region has been on a steady path of economic recovery, however, the region is now faced with new challenges from a changing economy. According to a jobs forecast published by the Southeast Michigan Council of Governments (SEMCOG), **the elimination of an additional 71,000 manufacturing jobs** will occur between 2015-2045 as the result of the transition from production-based industries to knowledge-based industries, that focus on the trade of services over physical goods. Macomb County is already experiencing this reality with the closure of the GM Warren Transmission Plant in southern Macomb County in early 2022. In conjunction with the closure of the Ford Romeo Stamping Plant in northern Macomb County in 2023, an estimated 3,500 workers have transferred to other facilities outside of the County, retire, or become unemployed. These closures have had a rippling economic effect, as the County has experienced an % decline in manufacturing-based jobs since 2018 (ACS).

The former GM Warren Transmission Plant is located along the **9 Mile Corridor Target Area** in southern Macomb County. The corridor is a 10-mile, east-west thoroughfare that traverses the Cities of Warren, Eastpointe, and St. Clair Shores. The target area is home to an estimated 295 businesses, 24.7% industrial, 24.4% commercial retail, and 44.1% service-based industries (finance, healthcare, hospitality, restaurants, etc.) that provides an estimated 3,136 jobs (ESRI Business Analyst, 2023). Economic growth along the corridor has been in decline for over a decade which has been exacerbated by the decommissioning of the GM Warren Transmission Plant. In just the past year, there was a decrease of 18 total businesses along the corridor, 7 of which were industrial or manufacturing-based businesses (ESRI Business Analyst, 2022). Many of the facilities along the corridor were constructed during the 1950's and 1960's when the cities of Warren, Eastpointe and St. Clair Shores experienced rapid population growth. Now considered functionally obsolete, these buildings don't meet modern day building codes and energy efficiencies and have obsolete internal layout configurations that fail to meet current needs. As a result, nearly 500,000 square feet of building space has been demolished between 2012 and 2023 leaving behind acres of likely contaminated and blighted properties.

The economic decline of the corridor is adversely impacting the residential areas located within or immediately adjacent to the corridor. According to ESRI Business Analyst, these areas have a residential vacancy rate (8.5%), double the County average, and have residential home values averaging \$214,838, 17%+ less than the County average. The population within these areas are comprised of 35.8% minorities (11.5% higher than the county average), a median household income that is 25% less than the County average, and has a poverty rate of 15% (County, 10%). Furthermore, 16 of 23 census tracts within the Target Area is disadvantaged according to the Climate and Economic Justice Screening Tool (CEJST). Redevelopment of the 9 Mile Road Corridor presents an opportunity to implement recently adopted planning initiatives that incorporate low impact and sustainable design principles that are intended to attract new business opportunities to the corridor. Redevelopment of brownfield sites will improve the quality of life for nearby residents by creating employment opportunities, improving property values, and reducing risk of exposure to contamination. The identification and assessment of potentially contaminated and underutilized properties that exist along the corridor is the first step toward positioning these sites for redevelopment and achieving these goals.

#### ii. Description of Priority Brownfield Sites

An estimated 93 suspected brownfields have been identified within the target area, in addition to an estimated 42 acres of vacant commercial sites, all of which consists of former gas stations, automotive repair garages, small manufacturing operations, tool and die shops, and dry cleaners. The following three priority sites have been identified by the communities as a priority due to their location within commercial and downtown areas along the 9-Mile Road Corridor, their adjacency to residential areas, and the positive impact that redevelopment of the sites will have on the neighboring residents.

The **former Big Boy Restaurant** is a 1.21-acre property within the **City of Eastpointe** (pop. 34,148) that is occupied by a 4,600 square foot, single-story vacant restaurant building that has been for sale for nearly 5 years. Given the age of the building, it is likely that the building was constructed using asbestos containing building materials. The City of Eastpointe conducted a community engagement study in cooperation with the Michigan Economic Development Corporation (MEDC) to prepare a market analysis and evaluate the best use for the site. As a result, the city has developed a conceptual redevelopment plan that addresses the lack of apartment options within the city and the community's desire for more retail and walkable features. The site is also likely impacted by the adjacent property to the north, where there is a leaking underground storage tank that has impacted the soil and groundwater with volatile organic compounds (VOCs) and lead. A Phase I and Phase II Environmental Site Assessment (ESA) is needed to evaluate the magnitude of contamination that exists on the site, as well as an asbestos abatement survey to quantify asbestos containing materials.

The **Patriot Place parcels** within the **City of Warren** (pop. 138,142), are comprised of 13 city parcels, three of which are occupied by a 4,200 square foot, single-story vacant, historic commercial building. Totalling 1.3 acres, one of the parcels was previously utilized as a dry-cleaning facility in the 1950's, which suggests potential contamination from VOCs, specifically chlorinated solvents. The presence of asbestos containing building materials is also likely within the existing building. A Phase I and likely a Phase II ESA is needed to evaluate whether contamination exists on the site, as well as an asbestos abatement survey to identify and quantify and asbestos containing building materials present.

The **former St. Mary's Nursing Home** is located on a 2.2-acre property within the **City of St. Clair Shores** (pop. 59,046) and is occupied by a 30,800 square foot, single-story nursing home that has been vacant for the last 2 years. The City has identified the site as a prime location for redevelopment due its size, frontage along 9 Mile Road, and its location between two established commercial nodes. Built in 1959, the building has an L-shaped configuration with two additions, which presents several limitations preventing its reuse, leaving demolition of the building as a likely outcome. Given the age of the building, the presence of asbestos containing building materials is likely. Contaminant migration from an adjacent leaking underground storage tank is also likely, which has documented impact to soil and groundwater with volatile organic compounds (VOCs) and lead. A Phase I and likely a Phase II ESA is needed to evaluate whether contamination exists on the site, as well as an asbestos abatement survey to identify and quantify and asbestos containing building materials present.

### iii. Identifying Additional Sites

Utilizing the community engagement process described in Section 2.b.iii, the County will solicit input from residents over the course of the grant to ensure underserved communities have the opportunity to recommend sites for assessment. The County will evaluate brownfield sites for assessment funding as they are identified through the site selection process to ensure grant outcomes are achieved. Each project/site under consideration will be evaluated using an established site nomination form and evaluation process that was developed during the County's previous grant. A site nomination form that is available on the County's website will continue to be distributed to applicants to gather information about a project. The information gathered from the site nomination form includes:

- Support of the project by the local community/residents and government
- Project scope, proposed uses, estimate of total hard cost
- Location within the identified target area, disadvantaged census tract, and degree to which underserved communities are being served.
- Property and building sizes, ownership (seller and buyer)
- Site history, and perceived contamination, and previously conducted assessments
- Requested environmental assessments
- Overview of project financing and status of acquisition
- Ability to address specific community needs (i.e. affordable housing, grocery stores, health care, etc.)
- Inclusion of placemaking, walkability, low impact goals and green infrastructure
- Potential to catalyze additional redevelopment projects
- Estimated job creation

Completed site nomination forms will be reviewed by the County and scored based on the project's potential to achieve grant outcomes. The scoring will be used to determine whether a project will receive grant funding and the amount of grant funding the project will receive. Site nominations will be accepted throughout the duration of the grant's cooperative agreement or until grant funding has been exhausted.

### b. Revitalization to the Target Area

#### i. Redevelopment Strategy and Alignment with Revitalization Plans

The vision for the target area corridor is defined in the 2022 9 Mile Strategic Corridor Plan, which is to *"improve public infrastructure and enhance streetscapes, as we as implement projects that more directly lead to new private business investments and increase the tax base"*. The plan has several objectives to achieve this vision which include: 1) Utilize redevelopment incentives that include the clean-up, repair, or removal of blight to reduce vacant buildings, 2) Stimulate private investment by aiding with the costs of public infrastructure, façade improvements, and streetscaping, 3) Create public open spaces and gathering places that enhance the value, appearance, and quality of environment, and 4) Incorporate green infrastructure into streetscaping and sustainable designs to improve air quality, greenhouse gas reduction, and water conservation.

The **Former Big Boy Restaurant** is in an area that has been identified in Eastpointe's 2040 Master Plan as an area of focus to implement more traditional downtown design standards. These include positioning new buildings closer to the street, incorporating rear parking, integrating placemaking and streetscape design features, and creating opportunities to make the area more walkable. The conceptual design includes the construction of a 3-story, energy efficient mixed-use building that features ground floor restaurant space and apartment living on the second and third floors. A mixed-use residential redevelopment of the property directly addresses one of the plan's overarching themes, which is *provide diverse ranges of quality housing choices by developing a wide mix of missing middle housing typologies near established commercial corridors*. One of the City's biggest needs is "missing middle" housing options which includes condo and townhome developments, duplexes, and other multi-family housing options. Since 2000, the availability of multi-family housing accommodations has dropped by almost 13%, leaving only 9% of the City's housing stock comprised of multi-family units. Other goals and objectives that will be achieved



by the redevelopment include: the prioritization of vacant, underutilized non-residential properties for redevelopment that use innovative design concepts consistent with smart growth principles and, the remediation of potential brownfield sites to make land available for redevelopment.

The **Patriot Place parcels** were identified in the City of Warren’s 2020 Master Plan within an implementation goal *to redevelop the area to create a vibrant district for businesses and residents alike*. The City acquired these parcels with the intention of engaging a developer to renovate the existing historic building into a restaurant and develop the remaining vacant parcels for mixed uses to complement an adjacent community and civic center development. The redevelopment of these parcels directly addresses the goals and objectives of the 2020 plan by incorporating of mixed-use developments that include first floor retail, upper floor residential, and rear parking that is properly screened from the right-of-way. The inclusion of these mixed-use developments is intended supplement traditional neighborhoods through capitalizing on opportunities for downtown street and façade improvements, the creation of public spaces, the integration of streetscaping design features, and creating a more walkable environment for residents to live, work, and play. The integration of these principles complements the development of the neighboring Civic Center development that includes a mini-police station, high tech library (completed), city hall offices, and an outdoor play area.

The recently updated master plan for St. Clair Shores has determined the best use for the **St. Mary’s Nursing Home** should include mixed-use, with ground floor commercial retail and office space and multi-family apartments above. Redevelopment of the property into a mixed commercial retail/office and residential use addresses several planning initiatives that include: 1) Promote mixed-uses that feature a mix of local businesses, restaurants, and offices, and 2) Support businesses by increasing the number of residents by adding high quality, moderate to high density housing. These initiatives support the master plan’s overarching goals that include 1) Empowering developers to maximize the use of new and existing properties and mixed-use development, 2) Encourage new and innovative techniques for commercial redevelopment to foster a desirable, valuable, competitive commercial environment which supports healthy residential neighborhoods, and 3) Encourage redevelopment of underutilized property.

**ii. Outcome and Benefits of Redevelopment Strategy**

The redevelopment of the priority brownfield sites will achieve the goals of these regional and local planning initiatives by diversifying the regional economy, developing communities and workforces that are capable of servicing multiple sectors, and create spaces that provide more walkability to the target area residents. Additionally, through brownfield infill, undeveloped greenfield properties within the County are more likely to be preserved, improving climate resilience.

Redevelopment Project	Outcomes and Benefits	Tax Implications
Former Big Boy Restaurant	<ul style="list-style-type: none"> <li>Creation of 39 new attainable apartment units</li> <li>An additional 50 new residents</li> <li>6,800 square feet of restaurant/retail space</li> <li>Creation of 11 new jobs*</li> </ul>	Est. Taxable Value Increase: \$134,500 Annual Tax Revenue Increase: \$11,300
Patriot Place Parcels	<ul style="list-style-type: none"> <li>Creation of 10 new attainable apartment units</li> <li>An additional 15 new residents</li> <li>13,000 square feet of restaurant/retail</li> <li>Creation of 13 new jobs*</li> </ul>	Est. Taxable Value Increase: \$763,500 Annual Tax Revenue Increase: \$55,800
Former St. Mary’s Nursing home	<ul style="list-style-type: none"> <li>Creation of 60 new attainable apartment units</li> <li>An additional 80 new residents</li> <li>10,200 square feet of retail space</li> <li>Creation of 10 new jobs*</li> </ul>	Est. Taxable Value Increase: \$851,000 Annual Tax Revenue Increase: \$57,500

*\*According to data provided by the Energy Information Administration*

These redevelopments will also improve local climate adaptation capacity and resilience that will protect residents and community investments by reducing levels of atmospheric greenhouse gases. According to the US Forest Service Center for Urban Forest Research (CUFR) the inclusion of tree canopy can have a significant impact on reducing energy consumption related to heating and cooling resulting reduction in carbon dioxide emissions. In conjunction with carbon sequestration from the tree’s life cycle, the redevelopment of the priority brownfield sites can improve climate adaptation capacity at the local level by reducing and removing carbon dioxide emissions.

Redevelopment Project	Estimate of Carbon Dioxide Reductions (lbs/year)			
	Trees Planted (estimated)	Energy Reduction from Heating/Cooling	Carbon Sequestration	Total
Former Big Boy Restaurant	6	62 lbs.	63 lbs.	125 lbs.
Patriot Place Parcels	8	82 lbs.	84 lbs.	166 lbs.
Former St. Mary’s Nursing Home	12	124 lbs.	126 lbs.	250 lbs.

*Estimates provided by CUFR’s Tree Carbon Calculator*

All municipal governments within the target area have tree ordinances that require the inclusion of trees as part of the site planning and landscape design process.

**c. Strategy for Leveraging Resources**

**i. Resources Needed for Site Reuse**

Several incentives are available to both the public and private sector as part of the County’s established brownfield program that will advance the priority sites toward their eventual remediation and reuse. A few examples of these incentives are listed in the table below.

<b>Leveraging Source &amp; Description</b>
<b>Tax Increment Financing:</b> Michigan enables local governments to issue Tax Increment Financing plans for the cleanup and redevelopment of brownfields. Tax revenue generated from brownfield redevelopment creates the tax increment, which is reimbursed to the developer over time to assist in the cost of cleanup activities. All the priority sites are eligible for this funding.
<b>Michigan Department of Environment, Great Lakes and Energy (EGLE) Grant and Loans</b> offer funding for environmental assessment and cleanup at properties with known contamination. Local units of government can apply for the funding. Funding is limited to up to \$1 million grant and loan per applicant per year. All the priority sites are eligible for this funding.
<b>EGLE Refined Petroleum Fund (RPF):</b> The RPF establishes an environmental protection regulatory fee that funds cleanup. Eligible properties include properties where soils contaminated by releases from registered underground storage tanks (USTs) exist, non-liable parties, and planned redevelopment in place. These funds could benefit all the priority sites.
<b>Tax Abatements</b> are available to encourage the rehabilitation of obsolete, commercial, and industrial properties. The type, amount and length of the tax abatement is dependent upon the property history and need for assistance. All the priority sites are eligible for this funding.
<b>Macomb County Placemaking Grants:</b> The grant aims to assist local initiatives that activate public placemaking, or places where people gather and spend time, and that support the sustainability and greening of infrastructure and stormwater systems. All the priority sites are eligible for this funding.
<b>Michigan State Land Bank Blight Elimination:</b> 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 by January of 2023 and can be utilized on any of the priority sites based on timing of redevelopment.
<b>Michigan UST Authority (MUSTA):</b> 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 assessment and cleanup funding upon discovery of a release from the UST system, if certain qualifications are met. These funds may support any of the priority sites that have adjoining leaking underground storage tank properties.

**ii. Use of Existing Infrastructure**

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

**2. Community Need and Community Engagement**

**a. Community Need**

**i. The Community’s Need for Funding**

Stagnate tax revenue County-wide is the primary reason why the County does not have the ability to provide funding toward the assessment and redevelopment of brownfield sites. Data published by the Urban Institute & Brookings Institution Tax Policy Center estimates state revenue share for target area communities is expected to increase between 2.2% to 2.6% in 2024. Although these increases have eased budget constraints for these communities, they are not enough to offset the increase in operational expenses related to a 4.3% increase in population since 2011, and a 4.1% increase in Consumer Price Index in the Macomb County region (compared to a 2.3% increase across the Midwest) (U.S Bureau of Labor Statistics). The municipal budgets for the Cities of Warren, Eastpointe, and St. Clair Shores are currently balanced, however their revenue growth over the past 3 years has been matched by the increase in costs of providing city services. In Eastpointe, the cost of city services has increased by 21% (primarily due to a 45% cost increase in public safety, and a 17% increase in public works) compared to 15% revenue growth. In Warren, the cost of city services has increased by 23% compared to an 8% revenue growth.

The lack of economic growth along the Target Area corridor has also resulted in a reduction of taxable revenue. The presence of brownfield properties has not only depressed the property values on which they are located, but have also had a negative impact on the average value of nearby residential properties. Although housing values throughout the County have fully generally recovered since the Great Recession, the average value of residential properties within 100 feet of the corridor are still approximately 17% below the County-wide average. The population within this area are of low income, have a median household income approximately 25% less than County and State, a poverty rate that is 5% higher than the rest of the County, and a higher percentage of households receiving public assistance (16%) than the County (11%). Furthermore, the passage of Michigan’s Proposal A in 1994 caps the rate of inflation for a property’s taxable value at 3% despite the recovery of housing values. The County’s revenues are required to maintain existing services to support a growing population (4.3% over the past 12 years),

limiting other financial alternatives to fund their brownfield programs without EPA Brownfield Assessment Grant assistance.

**ii. Threats to Sensitive Populations**

**1. Heath or Welfare to Sensitive Populations**

There is a disproportionate minority and low-income population present along the 9 Mile Road Target area in comparison with the rest of the County. These populations are generally located near industrial areas, making these populations more susceptible to the effects contamination exposures. The following table shows the percentage of minority and low-income populations that are located within a quarter-mile radius of the priority brownfield sites compared to the city’s percentages in which the sites are located (EPA Environmental Justice Mapper).

Priority Brownfield Site	Percent Minority Population			Percent of Low-Income Population		
	¼ Mile of Site	City	State	¼ Mile of Site	City	State
Former Big Boy Restaurant (Eastpointe)	56%	56.5%	23.3%	45%	31%	31%
Patriot Place Parcels (Warren)	41%	32.8%		56%	29.6%	
Former St. Mary’s Nursing Home (St. Clair Shores)	31%	10.5%		31%	12.7%	

Furthermore, 21.4% of the target area population is comprised of individuals that are aged 65 years or older compared to the County and state averages (19.6% and 18.1%), and 16.6% of target area households have a resident with a disability, compared to the County average of 11%. According to the health statistics published by the County Health Rankings and Roadmaps ([www.countyhealthrankings.org](http://www.countyhealthrankings.org)), Macomb County exceeds the state average for preventable hospital stays per 100,000 persons by approximately 21.3%, the daily average density of fine particulate matter (7.3 micrograms per cubic meter compared to 6.8), and has a higher doctor to patient ratio (1,830 to 1 compared to 1,240 to 1). As part of the 2020 Macomb County Community Health Needs Assessment (CHNA), respondents were polled to identify what the challenges were to receive health care. According to the poll, 36.2% of respondents indicated that their quality of life would improve in their communities if there was a cleaner and healthier environment, 50% cited medical costs, and nearly 15% cited lack of transportation. These issues generally scored higher in priority among citizens residing in southern Macomb County where the target area corridor is located. These statistics are generally reflective of overall health of these communities. Redevelopment of the brownfield sites in the target area will reduce environmental exposures and increase access to employment opportunities (increasing access to health insurance), many of which will be within walking distance of the target area residents. Additionally, 35% of respondents indicated that there was a lack of affordable housing options available, which is consistent with the need for more “missing middle” housing options that was identified in the master plans for the three cities along the target area corridor. According to the Climate and Economic Justice Screening Tool (CEJST), the target area corridor has sixteen census tracts that are above the 65<sup>th</sup> percentile for people in households where income is less than or equal to twice the federal poverty level, which includes three census tracts that are above the 90<sup>th</sup> percentile for households making less than 80% of the area median income and spending more than 30% of income on housing.

**2. Greater Than Normal Incidence of Disease and Adverse Health Conditions**

Based on the historical uses and age of the priority brownfield sites, contamination from asbestos containing building materials, lead, and volatile organic compounds (VOCs) likely exist. These contaminants have been linked to lung cancer, asthma, COPD, birth defects and central nervous system disorders. Statistics published by the Center for Disease Control Public Health Tracking Network indicate that Macomb County has an incidence rate per 100,000 individuals that are above the state rates for kidney cancer (2.8% above the state), leukemia (18.8% above the state) and lung cancer (5.5% above the state) (CDC). For asthma, the CDC data indicates that county has a rate of 71.4 instances of asthma related emergency room visits per 10,000 individuals in 2019, which is second highest in the state, and 35.2% higher than the state rate. Furthermore, data from the CEJST identifies seventeen census tracts within the target area that are above the 90<sup>th</sup> percentile for asthma affected populations and low life expectancy. In addition, the County has a higher percentage of elevated lead levels in blood in children under the age of five (5.4%) compared to the state (3.5%) and national (2.2%) averages, according to data published in the Annual Data Report on Blood Levels in Children in Michigan. The County also has a higher asthma prevalence in adults (16.9%) than the state (15.7%) and national (8.2%) averages, according to data published by the Michigan Behavioral Risk Factor Surveillance System. The cleanup and redevelopment will contribute to a reduction of the threat of disease and adverse health conditions, resulting from environmental exposures within the target area.

**3. Environmental Justice**

**a. Identification of Environmental Justice Issues**

The economic decline of the 9 Mile Road corridor has significantly impacted the residential areas immediately adjacent to the target area. The population consists of underserved populations, with some of the lowest home values in the County (17% lower than the County average), and highest poverty rates in the County (15% in the target area), with 35.8% of the population within the target area corridor comprised of minority populations, (24.3% in the County). The poverty rate is indicative of disproportionate impacts towards individuals of color as the poverty rate among minority populations is nearly four times the percentage (32%) of Caucasian populations (8.4%) experiencing



similar conditions (ACS, 2020). According to the CEJST, the former Big Boy and Patriot Place priority sites are located within census tracts (tracts 26099258300 and 26099263200) that rank over the 90<sup>th</sup> percentile for people diagnosed with asthma and low life expectancy. The census tract for which the Patriot Place priority site is located also ranks over the 90<sup>th</sup> percentile for proximity to facilities that have a risk management plan, and residents experiencing a housing burden (low-income households spending more than 30% of income on housing). Regarding the former St. Mary’s Nursing Home, the census tract for which the site is located (26099251700) ranks above the 90<sup>th</sup> percentile for proximity to a site that is on the National Priority List (Superfund).

**b. Advancing Environmental Justice**

Industries that once served as an economic resource to this region of the County, has created liabilities which unfairly impose health and safety hazards upon minority and low-income populations. This grant will assist the County in eliminating environmental hazards by assessing properties that are contaminated and negatively impacting the health of residents, depressing property values, and stagnating economic growth. As noted in Section 1.b.ii – Outcomes and Benefits of the Reuse Strategy, the redevelopment of the target area priority sites will address the needs of the surrounding underserved communities by creating additional “missing middle” housing options and commercial retail spaces that will create approximately 34 new jobs. Furthermore, the redevelopment of these sites will not displace current residents or businesses as they consist of vacant and obsolete buildings or vacant land.

Once identified, additional financial resources will be sought to eliminate this contamination, reduce exposures and decrease environmental justice impacts.

**b. Community Engagement**

**i. Project Involvement/ii. Project Roles**

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

Organization	Point of Contact	Project Role/Assistance Provided
Advancing Macomb (AM)	Dianne Banks, Executive Director <a href="mailto:dianne@advancingmacomb.com">dianne@advancingmacomb.com</a> 586-651-0055	As a non-profit, AM provides the leadership and resources needed to solve community challenges. They will act as a resident and business liaison. They host the Macomb Nonprofit Virtual Roundtable to give other non-profits in the area, who are focused on improving community, a platform for collaboration. This platform will serve as a way to advertise the grant, solicit input, and announce community involvement opportunities with multiple non-profit agencies working on behalf of Macomb County residents impacted by brownfields.
Macomb County Partners Group	Vicky Rowinski, Director <a href="mailto:vicky.rowinski@macombgov.org">vicky.rowinski@macombgov.org</a> 586-469-5065	County-wide group of planners, developers, and real estate professionals that live and work in the target area that will provide recommendations for sites that are of community priority and development ready through their daily engagement with the public. The Group holds quarterly meetings to foster collaboration between stakeholders, which will provide a platform for education and solicitation of input for the grant.
Six Rivers Land Conservancy	Chris Bunch, Executive Director <a href="mailto:cbunch@sixriversrlc.org">cbunch@sixriversrlc.org</a> 248-762-6231	A non-profit land conservancy that will provide planning expertise during the site selection process to identify opportunities where natural resource protection can be incorporated into brownfield redevelopment projects to encourage climate resiliency throughout the target area.
Community Housing Network (CHN)	Carrie Wrubel, Administrative Coordinator <a href="mailto:cwrubel@chninc.net">cwrubel@chninc.net</a> 248-269-1334	Community Housing Network offers a variety of services to connect people to safe, decent and affordable housing opportunities. CHN can connect members of the community in need with newly developed affordable and attainable housing because of the grant. They can also provide a direct connection to many of the residents from the target area and assist in identifying how their needs may be met and how they can provide input for the grant.
City of St. Clair Shores	Denise Pike, Economic Development Corporation <a href="mailto:denise@scsmi.net">denise@scsmi.net</a> 586-445-5200	Provide local planning expertise during the site selection process for sites located along the target area corridor within the City of St. Clair Shores.
City of Eastpointe	Kim Homan, Assistant City Manager <a href="mailto:khoman@eastpointecity.org">khoman@eastpointecity.org</a> 586-204-3031	Provide local planning expertise during the site selection process for sites located along the target area corridor within the City of Eastpointe.
City of Warren	Tom Bommarito, Community and Economic Development <a href="mailto:tbommarito@cityofwarren.org">tbommarito@cityofwarren.org</a>	Provide local planning expertise during the site selection process for sites located along the target area corridor within the City of Warren.

**iii. Incorporating Community Input**

The County will hold regular community meetings to engage area stakeholders that include residents and neighborhood organizations that represent underserved communities, area non-profit groups, economic development corporations, local business and property owners, planning consultants, and local governments. The expertise of

these participants will play an integral role in the success of the grant, as well as identify and prioritize brownfield sites for assessments, and aid with cleanup and redevelopment planning.

At a minimum, the County will hold quarterly community meetings at county offices in Mount Clemens, Michigan in conjunction with their recurring Brownfield Redevelopment Authority meetings. Additional meetings will be held within the target area communities throughout the grant as sites are identified and community input is needed. These meetings serve as a forum for the public to receive project updates and offer input on proposed projects and use of grant funds for those that are directly affected by the project work, including our underserved populations. When appropriate, the County will invite developers to these meetings to present their redevelopment projects and respond to questions. Meetings will be held at hours agreeable to most schedules and accessible through Zoom to ensure a high level of attendance and involvement. Public input will be received at these meetings (or Zoom’s chat feature) and via email to the project manager so that affected parties’ input can be captured and documented for use in decision making when selecting and prioritizing sites.

The County will provide project updates at Macomb County Partners Meetings and Macomb Nonprofit Virtual Roundtables, soliciting input on ways to improve the use of grant funds and identify additional brownfield sites that may be hindering economic growth or impacting resident and environmental health. These continued partnerships facilitate the sharing of technical solutions aimed at eliminating environmental and health risks and devising implementable redevelopment strategies, while ensuring that the residents have a voice at the table.

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

**3. Task Descriptions, Cost Estimates, and Measuring Progress**

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

Grant funding will be used to investigate sites that have environmental contamination which the County has identified and those that may be identified in the future as having a high redevelopment potential. The tasks under this grant and includes: 1) Work plans and Quality Assurance Project Plans (QAPP), 2) Planning and Outreach, 3) Environmental Investigations, and 4) Reporting and Closeout. Planning and outreach activities will begin at the start of the grant and occur on an ongoing basis. Projects identified through the site selection process will be evaluated for viability and prioritized prior to being approved for funding. Once a project is approved and the subsequent site eligibility determination has been accepted by EPA respectively, the environmental consultant will coordinate the obtaining of a site access agreements prior to assessment activities.

<b>Task 1 – Work Plan and QAPP</b>	
i.	Project Implementation - Preparation of a Work Plan and Quality Assurance Project Plan (QAPP) as required under the cooperative agreement. The County’s involvement under this task will comply with 40 CFR 31.36 as an in-kind service.
ii.	Anticipated Project Schedule – The Work Plan will be completed within 30 days of the County’s completion of the cooperative agreement with EPA. The QAPP will be completed within 60 days of the County’s procurement of an environmental consultant. Work Plan and QAPP completion are anticipated to be fully completed within Quarter 1.
iii.	Task/Activity Lead – Work Plan will be completed by the County while the QAPP will be completed by an environmental consultant with oversight and direct input from the County.
iv.	Outputs – Approved EPA Work Plan and QAPP
<b>Task 2 – Community Engagement</b>	
i.	Project Implementation – Quarterly progress updates will be presented to the Macomb County Brownfield Redevelopment Authority and the Macomb Partners meetings, as well as Advancing Macomb throughout the duration of the grant to track progress and discuss redevelopment projects in need of funding. At the beginning of the project, the County and environmental consultant will prepare and deliver the presentation described in Section 2.b.iii. A grant infographic advertising the grant will also be sent at the beginning of each year over the course of the grant. Three County staff will attend the EPA National Brownfield Conference that will be held in August 2025. Over the course of the grant, regular updates will be made to the County’s GIS that will include the assessed sites, target areas, and special areas of concern which can be integrated into the Macomb County Planning and Economic Development (MCPED) website.

ii. Anticipated Project Schedule - Planning and outreach activities will begin concurrently with Task 1. The grant presentation will be prepared and scheduled within the first 2 quarters of the completion of the cooperative agreement. Quarterly meetings being held throughout the duration of the project. Projects identified through the site selection process will be evaluated for viability and prioritized by the County prior to being approved for funding, and regular updates to the County’s GIS will be made over the course of the cooperative agreement as projects are completed.
iii. Task/Activity Lead – The County will manage and oversee community engagement activities with support from an environmental consultant.
iv. Outputs – Grant presentation, grant infographic, 16 quarterly meetings (estimated), GIS shapefile of assessed sites.
<b>Task 3 – Site Assessments and Cleanup Planning</b>
i. Project Implementation - Conducting Phase I and II Environmental Site Assessments at sites known or suspected to be contaminated by hazardous and/or petroleum substances. Hazardous materials surveys will be conducted at sites with structures that are suspected of containing asbestos, lead or other hazardous building materials. Preparation of baseline environmental assessments and documentation of due care compliance plans will be completed on a site-specific basis. An eligibility determination, procurement of site access, the preparation of a site-specific sampling and analysis plan and health and safety plan for approval by the USEPA project manager (as applicable), and ACRES reporting are included under this task. Assessments will first occur at priority brownfield sites before other, non-priority sites are assessed.
ii. Anticipated Project Schedule – Investigations will be conducted throughout the cooperative agreement term once the QAPP has been approved as projects are approved by the County. Assessments will be completed by the end of quarter 15.
iii. Task/Activity Lead –Site intake materials for assessment activities will be conducted by the County. An environmental consultant will be procured to complete the eligibility determinations, sampling plans, assessments and associated activities, with review and approval by the County.
iv. Outputs – The anticipated outputs under this task are as follows (includes the assessments needed for the priority sites): <ul style="list-style-type: none"> <li>• 36 Phase I Environmental Site Assessments</li> <li>• 22 Phase II Environmental Site Assessments</li> <li>• 10 Hazardous Materials Surveys</li> <li>• 11 Cleanup Planning (Documentation of Due Care Compliance (DDCC) Reports)</li> </ul>
<b>Task 4 – Reporting and Closeout</b>
i. Project Implementation - Mandatory quarterly progress reports will be completed and submitted to the EPA documenting the utilization of funds, work status and progress, difficulties encountered, accounting of financial expenditures, anticipated activities, and changes of the key personnel involved with the project (if applicable). Additionally, the County will report site-specific accomplishments electronically through the ACRES reporting system. A final project report providing a summary of measurable outputs including the number of assessments completed, contaminants found, acres assessed, redevelopment plans underway, jobs created, and funds leveraged, will be prepared and submitted at the end of the cooperative agreement. Other reporting will include EPA Form 5700-52A for Minority and Women Business Entity Utilization and Federal Financial Reports SF-425.
ii. Anticipated Project Schedule – Quarterly reports will be submitted within 30 days after the end of each quarter, throughout the duration of the cooperative agreement. ACRES updates will occur on an ongoing basis as projects are completed. The final project report will be submitted by the end of the cooperative agreement.
iii Task/Activity Lead – The County will oversee, review, and approve for submission reports prepared by the environmental consultant. ACRES entries will be completed by the environmental consultant and reviewed by the County as assessment are completed.
iv Outputs – The anticipated outputs under this task are as follows: <ul style="list-style-type: none"> <li>• 16 Quarterly progress reports</li> <li>• 1 Final Project Report</li> </ul> ACRES submittals as needed, dependent on the number of projects funded Submittal of EPA Form 5700-52A and SF-425 as required by the cooperative agreement

**b. Cost Estimates**

The following provides a cost estimate of the tasks and activities described in the previous section. All costs are based on previous experience with EPA grants, and collaboration and input from stakeholders.

**Task 1 – Work Plan and QAPP** - The costs associated with developing an EPA approved Work Plan and QAPP will be completed as in-kind services that are provided by County.

**Task 2 – Community Engagement** – The estimated costs include planning activities, preparing quarterly updates at community meetings, and delivering the grant presentation, which will be supported by the consultant with oversight by the County. Estimated on a per meeting basis, the cost for this task is \$18,400 over 16 meetings (approximately 6.75 hours at \$170/hr. per meeting). The estimated cost to prepare, advertise and deliver the initial grant presentation is \$4,000 (approximately 23.5 hours at \$170/hr.). The cost to prepare and deliver the grant flyer at the beginning of each year of the grant is estimated to be \$1,300 (approximately 7.5 hours at \$170/hour), and the estimated cost to prepare, maintain, and update GIS data for the assessed sites over the course of the entire grant period is \$5,100 (30

hours at \$170/hr.). Personnel costs incurred by the County will be provided as in-kind services. An additional cost of \$5,200 will be utilized to cover expenses for the County staff to attend the 2025 National Brownfields Conference. The estimated cost includes the registration fees for three County staff (\$350 each), air fare (estimated at \$600 per staff) and lodging (\$760/person over 4 nights). Per diem costs will be covered under the County’s general budget. **Task 3 – Environmental Investigations** – Cost estimates for each of the eligible activities under this task will be prepared by the environmental consultant and submitted to the County for approval. Although these costs are expected to vary, a cost estimate for these activities based on average pricing as experienced by the County’s prior grant is provided below.

Activity	Estimated Total	Average Cost	Total Cost
Phase I ESA (Priority Sites)	3	\$3,000	\$9,000
Phase I ESA	33		\$99,000
Phase II ESA (Priority Sites)	3	\$10,000	\$30,000
Phase II ESA	19		\$190,000
Hazardous Materials Surveys (Priority Sites)	3	\$8,000	\$24,000
Hazardous Materials Surveys	7		\$56,000
Cleanup Planning/DDCC Reports (Priority Sites)	3	\$3,000	\$9,000
Cleanup Planning/DDCC Reports	8		\$24,000

**Task 4 – Reporting and Closeout** – This task will be overseen by the County, with reporting assistance from the environmental consultant. The estimated cost for this task will not exceed 5% of the total EPA requested funds and is estimated to be \$25,000 over the life of the grant. This cost assumes that sixteen quarterly reports will be prepared over the course of the grant, submitting regular updates to EPA ACRES, preparation of a final project report, and additional EPA forms. Costs incurred by the County include environmental consultant support (approximately 147 hours at \$170/hours). Personnel costs incurred by the County will be provided as in-kind services. The following budget table has been prepared based on the cost estimates provided above:

Budget Categories		Task 1	Task 2	Task 3	Task 4	Total
		Work Plan/ QAPP	Planning and Outreach	Site Assessment and Cleanup Planning	Reporting and Closeout	
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$5,200	\$0	\$0	\$5,200
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$0	\$28,800	\$441,000	\$25,000	\$494,800
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$0	\$34,000	\$441,000	\$25,000	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>		\$0	\$34,000	\$441,000	\$25,000	\$500,000

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

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

**4. Programmatic Capability and Past Performance**

**a. Programmatic Capability**

**i. Organizational Capacity/ ii. Organizations Structure/ iii. Description of Key Staff**

The project team will be led by the Assessment Grant Project Manager, *Mrs. Amanda Minaudo*, who will be responsible for all grant operations (e.g., community relations/outreach, marketing, reporting, etc.), management of the environmental consultant, and will serve as the point of contact for the EPA Project Officer. *Mrs. Minaudo* currently manages the Macomb County Brownfield Redevelopment Authority and has managed over \$2.2 million in federal and state grants over her 11 years of experience in economic development and community planning, including EPA Assessment and Revolving Loan Fund grants. *Mr. Jeffrey Schroeder*, the Deputy Director of the Macomb County Planning and Economic Development Department (MCPED) and manager of environmental grant



programs, will serve as the secondary point of contact for Ms. Minaudo and assist with grant management tasks as needed. Over his 30 years of service with Macomb County, Mr. Schroeder has experience with a wide range of planning and economic development initiatives that includes both local and county levels. *Ms. Vicky Rowinski*, CEcD, the Director of MCPED, will act as a liaison to local developers and prospective businesses that are interested in moving or expanding their operations within Macomb County. As part of these ongoing department objectives, she will continue to coordinate these efforts with the brownfield assessment grant team to identify opportunities where grant funds can be utilized to support the redevelopment of contaminated or functionally obsolete properties. *Mr. Stephen L. Smigiel*, Chief Fiscal Officer for Macomb County, will serve as the Financial Manager and will be responsible for establishing and managing the financial accounts of the program and payment requests and transfers through the Automated Standard Application for Payments (ASAP) system. Mr. Smigiel manages the County's annual \$220 million budget. These key project team members have performed the same roles for the County's previous U.S. EPA Assessment and RLF grants. This experienced team has the depth of knowledge to ensure timely and successful expenditure of assessment grant funds.

**iv. Acquiring Additional Resources**

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

The County administers two grant funded programs that are designed to link Macomb County residents to employment opportunities through workforce development and placement. Through the Michigan New Jobs Training Program, the County has partnered with Macomb Community College to provide a financial incentive to employers for the costs of providing employee training and education to increase employee skills, expertise, and productivity. In partnership with the Michigan Works! Agencies, the County provides grants to employers to assist in training towards the development and retention to current and newly hired employees that includes classroom and on-the-job training, as well as apprenticeships, through the Going Pro Talent Fund.

**b. Past Performance and Accomplishments**

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

**1. Accomplishments**

In 2013, the County was awarded a \$1 million EPA Revolving Loan Fund grant. The RLF supported the redevelopment of two abandoned landfill parcels along the Clinton River into a major community-based entertainment and mixed-used district that included the Jimmy John's Field complex, a 4,000-capacity minor-league baseball stadium and community playground and whiffleball field, which opened in 2016. The project also involved sustainable flex (shared-use) parking areas, paved hike/bike trails, and Clinton River habitat stabilization improvements. The County also secured a \$1 million Clean Michigan Initiative low-interest loan on behalf of the developer to support the project. The project resulted in a private investment of over \$15 million, created over 30 permanent jobs, 150 construction jobs, and generated new tax revenue. The RLF is also currently supporting the brownfield redevelopment of a contaminated former gravel pit. The development supports an expanding small business which will use the property as a headquarters and warehouse for an electrical supply company. The project will result in a private investment of approximately \$10.5 million, create an estimated 25 jobs within Macomb County in addition to the jobs being retained.

In 2020, the County was awarded a \$300,000 U.S. EPA Assessment Grant which has since been closed. Outputs included: 21 Phase I ESAs, 24 Phase II ESAs, 3 asbestos surveys, and 10 baseline environmental assessments/documentation of due care compliance plans. For community engagement, outputs include: 1 press release, 9 community meetings, 1 mass-emailed flier, 4 meetings with the state and local governments, and 1 attendee at the 2022 and 2023 National EPA Brownfield Conferences. Currently, the direct and indirect outcomes include 30 assessed sites, approximately \$5.7 million in leveraged investment in 13 Macomb County communities, nearly 65 acres that are ready for redevelopment, and the creation of 43 permanent jobs. Grant outputs and outcomes have been reported in ACRES and are being updated as projects are completed.

**2. Compliance with Grant Requirements**

Grant funds previously awarded to the County under their FY 2020 EPA Brownfield Assessment Grant were completely spent. Compliance with all grant requirements were met as the submission of approved work plans, schedules, quarterly reporting, and ACRES reporting were completed on time. The expected results of the grant (see section above) met or exceeded the goals outlined in the workplan. As such, the grant was successfully closed a quarter ahead of schedule.

## **Threshold Criteria**

### **1. Applicant Eligibility:**

Macomb County, Michigan is a local unit of government.

### **2. Community Involvement:**

The County will hold regular community meetings to engage area stakeholders that include residents and neighborhood organizations that represent underserved communities, area non-profit groups, economic development corporations, local business and property owners, planning consultants, and local governments. The expertise of these participants will play an integral role in the success of the grant, as well as identify and prioritize brownfield sites for assessments, and aid with cleanup and redevelopment planning. The County will evaluate brownfield sites for assessment funding as they are identified through the site selection process. Each project will be evaluated for feasibility and viability to ensure the desired outcomes are achieved. At a minimum, the County will hold quarterly community meetings at county offices in Mount Clemens, Michigan in conjunction with their recurring Brownfield Redevelopment Authority meetings. Additional meetings will be held within the target area communities throughout the grant as sites are identified and community input is needed. These meetings serve as a forum for the public to receive project updates and offer input on proposed projects and use of grant funds for those that are directly affected by the project work, including our underserved populations. Meetings will be held at hours agreeable to most schedules and accessible through Zoom to ensure a high level of attendance and involvement. Public input will be received at these meetings (or Zoom's chat feature) and via email to the project manager so that affected parties' input can be captured and documented for use in decision making when selecting and prioritizing sites. The County will provide project updates at Macomb County Partners Meetings and Macomb Nonprofit Virtual Roundtables, soliciting input on ways to improve the use of grant funds and identify additional brownfield sites that may be hindering economic growth or impacting resident and environmental health. These continued partnerships facilitate the sharing of technical solutions aimed at eliminating environmental and health risks and devising implementable redevelopment strategies, while ensuring that the residents have a voice at the table. To ensure a timely response to project requests, the County will utilize email listservs, Facebook pages, similar social media outlets, and publications that are widely read by the general public, in addition to the quarterly meetings. When appropriate, the County will invite developers to these meetings to present their redevelopment projects and respond to questions. To engage the community at large, the County will implement already proven methods to effectively communicate the goals and opportunities of the project that include 1) the creation of infographics and newsletters through Facebook, Twitter and other social media outlets, mass email, and hard copy; 2) the use of visual aids, presentations, and printed materials; 3) the posting of project information and updates utilizing the County's GIS and website; and 4) the preparation of announcements in local newspapers. Utilizing these resources proved effective during the County's current assessment grant, and it is anticipated that these modes of communication will continue to be effective. Input received by the community will help guide the County to effectively identify projects that will provide the maximum benefit to the target area residents.

### **3. Expenditure of Assessment Grant Funds:**

Macomb County does not have an active EPA Brownfields Assessment Grant.

### **4. Contractors and Named Subrecipients:**

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