



DETROIT WAYNE COUNTY PORT AUTHORITY

130 E. Atwater Street, Detroit MI 48226 • 313 259 5091 • www.portdetroit.com

Executive Director
Mark Schrupp

Narrative Information Sheet FY2024 USEPA Community-Wide Brownfield Assessment Grant

1.	Applicant Information	Detroit Wayne County Port Authority 130 East Atwater Street, Detroit, MI 48226 DUNS No. 011381779
2.	Funding Requested	
	a. Grant Type:	Community-Wide Assessment
	b. Federal Funds Requested:	\$500,000
3.	Location	Wayne County, Michigan
4.	Target Area and Priority Site Information (address and census tract)	Wayne County, Michigan with priority toward port-related properties and disadvantaged communities Priority 1 – 4461 W Jefferson, Detroit, MI - 26163984100 Priority 2 - 601 Piquette, Detroit, MI - 261635112002 Priority 3 – 14584 Livernois, Detroit, MI - 261635303001 Priority 4 – Wildemere and Lawton, Detroit, MI - 261635303001 Priority 5 – Forest and Crane, Detroit, MI - 261635145001
5.	Contacts	<u>Project Director and Chief Executive</u> Mark Schrupp, Executive Director Detroit/Wayne County Port Authority 130 East Atwater; Detroit, Michigan 48226 Phone: (313) 259-5091 Facsimile: (313) 259-5093 Email: mschrupp@portdetroit.com
6.	Population	Wayne County - 1,793,561 City of Detroit - 639,111
7. Other Factors		Narrative Page Number
Community population is 10,000 or less.		Not applicable
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.		Not applicable
The priority site(s) is impacted by mine-scarred land.		Not applicable
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).		1, 2, 3, 5, and 10
The priority site(s) is in a federally designated flood plain.		Not applicable
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.		Not applicable
The reuse of the priority site(s) will incorporate energy efficiency measures.		Not applicable
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.		2
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority site(s) within the target area.		Not applicable
The target area is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.		1
8. Letter from the State or Tribal Environmental Authority – See Attachment		
9. Confidential, Privileged, or Sensitive Information – Not Applicable		



GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

November 9, 2023

VIA EMAIL

Mark Schrupp
Executive Director
Detroit Wayne County Port Authority
130 East Atwater
Detroit, Michigan 48226

Dear Mark Schrupp:

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 Detroit-Wayne County Port Authority's (DWCPA) 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 DWCPA's need for funding.

The DWCPA is applying for a \$500,000 Community-wide Brownfield Assessment Grant. As a governmental entity formed by the joint agreement of the city of Detroit and Wayne County operating under the laws of the state of Michigan, the DWCPA is an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to the DWCPA, it would allow the authority to conduct environmental investigations and promote economic development at brownfield sites in Wayne County. 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.

Sincerely,

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

cc: Dan Gough, EGLE



1. Project Area Description and Plans for Revitalization

1a. Target Area and Brownfields

1a.i Brownfield Challenges and Description of Target Area: [Detroit Wayne County Port Authority](#)'s (DWCPA's) Target Area for this grant will be Wayne County, which is the 13th most populous county in the United States and includes the automotive capital of the world – Detroit. The Detroit River borders the county to the east, featuring multiple international border crossings with Canada. The Rouge River, a tributary of the Detroit River, is the largest river flowing through Wayne County.

Detroit has over 70 federally designated Opportunity Zones with many more throughout Wayne County. The Project Area includes two closed/closing coal-fired power plants operated by DTE Energy, River Rouge Power Plant (closed in June 2021) and Trenton Channel Power Plant (closed in December 2022). These power plants and surrounding properties would be elevated to Priority Sites should the opportunity arise.

In 2020, the University of Michigan and Princeton University developed the nationwide [Index of Deep Disadvantage](#) that evaluated poverty, health, life expectancy, birth weight, and social mobility. The index currently ranks Detroit as the 19th most disadvantaged city in the United States. It wasn't always this way. Detroit and Wayne County have legacy rich in industrial economic activity dating back to the 19th century, where the rise of the automobile and other industries left the landscape filled with manufacturing facilities. The decentralization of the manufacturing industry, the movement of business and non-minority populations towards the suburbs, and disinvestment left the urban core a skeleton of its once economic vitality. In 1990, Michigan's "Big 3" (General Motors, Ford, and Chrysler) held 71.6% of the American automobile market. By 2018, these companies held just 40% of the market. This decline resulted in plant closures for the Big 3, automotive suppliers, and port-related businesses resulting in increased unemployment, a decline in population, a massive tax revenue shortfall, and a legacy of vacant blighted brownfield sites. Surviving businesses struggle to gain access to new and existing capital, creating barriers for new development and investment.

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has identified over 5,000 known brownfield sites ([Part 201 and 213 lists](#)) in Wayne County. Given the age and industrialized history of the area, these sites represent only a small portion of the known and potential brownfields. The redevelopment challenges associated with these sites create serious obstacles to a clean and healthy environment, economic prosperity, and an improved quality of life. Many of these sites are nationally infamous brownfields that play host to a plethora of environmental and industrial contaminants, remaining dangerous places full of hazards and blight for nearby residents. The added costs associated with redeveloping brownfield properties in a challenged real estate market creates a daunting task. The assessment, cleanup, and redevelopment of these sites can put properties back on tax rolls, eliminate exposure risks to residents, and return manufacturing capacity to Michigan and the USA. The riverfronts have been the focus of significant planning efforts to guide the redevelopment of property for residential, commercial, and related uses, plus park, and recreational opportunities. This grant will support those efforts.

1a.ii Description of the Priority Brownfield Sites: The following brownfield sites have been identified as priorities for assessment based on their redevelopment potential, potential area-wide impact, and severity of threats posed to nearby sensitive receptors. These sites are a small sample of the brownfield sites located throughout Wayne County.

Priority Site	Description	Potential Contaminants	Why Targeted
4461 W. Jefferson	This site consists of a 24-acre parcel on the Detroit River occupied by the Nicholson Terminal and Dock Company. A former 10-story building, known as the Bob-Lo Building, was	VOCs, PAHs, metals	Community Need and



Priority Site	Description	Potential Contaminants	Why Targeted
Avenue, Detroit	constructed in 1925. Demolition was completed in 2023. Reuse of this site is a DWCPA priority.		Redevelopment Ready
601 Piquette, Detroit	A block from Henry Ford’s Piquette Plant (birthplace of the Model T) this former industrial site has been identified for potential reuse by a battery manufacturer to reduce reliance on fossil fuels. Historical industrial uses included machine shops; parts finishing; die shops; tin shop; dynamometer rooms; stamping and pressing; pattern shops; salvage and repair shop; sheet metal shops; coal rooms; tank storage room; gasoline furnaces; kilns; gluing; bending; woodworking; bumping and shaping; a brass foundry and an aluminum foundry.	VOCs, PAHs, metals	Community Need and Redevelopment Ready
14584 Livernois, Detroit	Located in Detroit’s Dexter-Fenkell neighborhood, this six-acre property is zoned M4 for heavy industrial use. A minority-owned construction engineering firm intends to build a 13,000-square-foot company headquarters, a technology training center, and pre-apprentice training facility. The site will also house a truck driving school.	VOCs, PAHs, metals	Community Need and Redevelopment Ready
14440 Wildemere, 14445 Linwood, and 14445 Lawton, Detroit	These three industrial parcels total over six-acres are owned by the city and located adjacent to the Joe Louis Greenway, a 27-mile hiking and biking path (under construction) extending from the Detroit River into neighborhoods. A minority-owned construction engineering firm intends to conduct hazardous materials abatement and demolition of a vacant 32,000-square-foot industrial building to support construction of a 5,000-square-foot mechanic training facility, service garage, classroom, and machinery storage.	VOCs, PAHs, metals	Community Need and Redevelopment Ready
8800 E. Forest and 4630 Crane, Detroit	Over 23,000-square-feet of blighted commercial buildings sit on a total of 0.62-acres along a residential neighborhood. The parcels are currently owned by the city. A developer intends to purchase and renovate the structures for use by a millwork company. The properties were formerly used for automobile servicing and a drycleaning plant.	VOCs, PAHs, metals	Community Need and Redevelopment Ready

1b. Revitalization of the Target Area

1b.i Reuse Strategy and Alignment with Revitalization Plans: DWCPA has targeted sites for assessment based on blighted condition, severity of threats to nearby sensitive receptors, reuse potential, and potential cumulative revitalization impacts. DWCPA will require that the redevelopment and reuse of sites selected for assessment comply with local planning and zoning. The following target sites comply with the [2021 Detroit Master Plan](#):

- **Former Bob-Lo Building, 4461 W. Jefferson Avenue** - This 24-acre property is situated on the Detroit River. In 1925, a 10-story light industrial building was constructed and was used for dry warehousing and cold storage until 2003, when it was vacated. Previous subsurface investigations revealed concentrations of target parameters above State cleanup criteria and Toxic Substances Control Act (TSCA) standards. Several abandoned underground storage tanks (USTs) may remain on-site. Shallow groundwater flows toward storm sewers that discharge into the Detroit River.
- **601 Piquette** – This 12.30-acre industrial site contains a 514,046 sq. ft. former automobile manufacturing building. The developer plans to renovate the property and has identified end users that include an electric vehicle battery manufacturer. The property is known to have abandoned USTs and soil impacted with volatile organic compounds that may cause indoor air



inhalation exposure. The renovation and reuse of this facility will allow for the reuse of existing infrastructure, create much needed neighborhood jobs, reduce blight, and retain critical manufacturing in the USA.

- **14584 Livernois Avenue** - This six-acre industrial property contains a blighted building. The developer intends to demolish this structure and build a new company headquarters. The contaminants at the site present a vapor intrusion and direct contact concern. The property is unoccupied and open to trespassers. The unemployment rate of the 48238 Zip Code is 25%, and 43.6% of the residents in the zip code live below the poverty line, making it the 5th poorest zip code in Michigan.
- **14440 Wildemere, 14445 Linwood, and 14445 Lawton** - The proposed development will bring \$6 Million in investment to the neighborhoods and a total of 198 job opportunities for Detroit residents, with an additional 360 students being trained annually. Once an individual has the correct training and certifications, the skilled trades offer opportunity for a median income of \$54,000 a year and upward career mobility within the field. In addition, union shop positions offer great healthcare benefits for employees and families. Redevelopment of the site is prohibited by abandoned USTs, asbestos containing materials, and contaminants above the vapor intrusion and direct contact criteria.
- **8800 E. Forest Street and 4630 Crane Street** - A Phase I ESA has been completed and funding is being sought to conduct additional assessment; however, contamination associated with the former use as an automobile servicing business and drycleaning plant have likely resulted in indoor air inhalation issues that challenge renovation of the building. The site used USTs including gasoline and heating oil. The project will rehab the vacant buildings filling them with a Detroit-based business, returning the properties to the tax roll, with an estimated 30 permanent jobs and 50 temporary (construction-related) jobs.

1b.ii Outcomes and Benefits of Reuse Strategy: Based on prior performance, DWCPA anticipates approximately 25 properties will be assessed with this grant, which will promote the reuse of existing infrastructure (i.e., including buildings, utilities, transportation, municipal resources, etc.) and stimulate cleanup and redevelopment. We expect assessment of those properties may create over 150 jobs, leverage over \$50M in other investments, and create millions in new annual tax revenue. Redevelopment of these properties will serve as a catalyst for investment in nearby properties, creating additional jobs and economic benefits.

1c. Strategy for Leveraging Resources

1c.i Resources Needed for Site Reuse: Given the magnitude of the Brownfields issues in Wayne County, the financial needs are difficult to quantify. The need for critical pre-development assessment funds is in the millions. DWCPA established an effective EPA RLF for cleanup of brownfields, and state funding (Brownfield Grant/Loan, Refined Petroleum, Renew Michigan's Environment, Community Revitalization Grant/Loans) is available as well. Michigan also has state and local tax increment financing (TIF) mechanisms to support redevelopment of contaminated, blighted, obsolete, or historic properties. However, critical funding to support assessment of brownfield properties to evaluate remediation/mitigation strategies is not currently available.

Creative public and private financing tools are necessary for the successful redevelopment of urban brownfield properties in Wayne County. The DWCPA has committed staff resources, general funds, bonding capacity, and in-house staff to support its Brownfield program, and has demonstrated the ability to leverage other funds to complete Brownfield redevelopment projects.

1c.ii Use of Existing Infrastructure: Priority sites are in urban areas on existing transportation corridors with existing infrastructure (including rivers) in place for at least 80 years. Wayne County communities are experiencing population declines and need to increase density around existing infrastructure. Redeveloped brownfield projects often tap into state and local tax increment financing and other programs to improve infrastructure, an eligible expense.



2. Community Need and Community Engagement

2a. Community Need

2a.i The Community's Need for Funding: Detroit has reported population loss during every census since 1950, the same is true for Wayne County since 1980. From their highs, housing values and tax revenues dropped over 50% in Detroit resulting in record tax foreclosures. As a result, Detroit became the largest city in the country to have declared bankruptcy. The estimated median income for Detroit is \$10,000 less than the national median. The poverty rate in Detroit is more than double that of Michigan, and triple that of the United States. The Metropolitan Statistical Areas (MSAs) are not accurate depictions of Detroit's unemployment rate. University of Michigan's Economic Forecast (August 2021) indicated Detroit's pre-pandemic unemployment rate was 11%, 48% in June 2020, and now sits at approximately 25%, while the MSA is at 3.7%. The project area contains federally designated economic distressed communities with large tracts of Federal Opportunity Zones. The needs in Detroit and other distressed communities in Wayne County are immense. Comparative demographics for a few Wayne County communities from census and BLS data are presented below.

Location	Population (2021)	Population Change (1960-2021)	Population Change (2010-2021)	MSA Unemployment Rate	Median Household Income	Per Capita Income	Bachelor's Degree or Higher
United States	331,449,281	77.5%	6.8%	4.8%	\$62,843	\$34,103	32.1%
Michigan	10,077,331	28.8%	1.9%	4.7%	\$57,144	\$37,713	29.1%
Wayne County	1,793,561	-32.7%	-3.13%	4.00%	\$49,359	\$28,403	25.2%
Detroit	639,111	-61.7%	-10.4%	3.7%	\$30,894	\$18,621	15.3%
Highland Park	8,902	-76.6%	-23.8%	5.6%	\$20,666	\$16,802	16.7%
River Rouge	7,222	-60.2%	-8.62%	5.6%	\$22,664	\$16,081	8.7%

2a.ii Threats to Sensitive Populations

2a.ii 1. Health or Welfare of Sensitive Populations: The combination of declining populations and tax revenue increases the number of blighted properties (including brownfields) and disproportionately impacts low-income and vulnerable residents. Brownfields tend to be located in communities with the higher rates of poverty and minority populations. This creates a high health risk and jeopardizes welfare for residents from both contamination and physical hazards. The following tables present a comparison to national averages and demographics for the priority sites census tracts from EPA's [EJScreen](#):

Census Data	Detroit	Wayne County	Michigan	United States
Percent Minority	85.3%	51.8%	20.8%	23.7%
Persons with Disability (<65)	15.3%	11.8%	10.2%	8.6%
Poverty Rate	35.0%	20.0%	13.0%	11.4%

Demographic Percentiles	4461 Jefferson	601 Piquette	14584 Livernois	Wildemere and Lawton	E Forest and Crane
Demographic Index	NA	100	77	77	77
People of Color	NA	100	100	100	92
Low Income	NA	100	54	31	63
< High School Education	NA	0	12	9	20
Under Age 5	NA	0	4	5	10

NA = The area is too small or sparsely populated; cannot generate an EJScreen chart or report.



Several communities within Wayne County are beset by social, economic, and environmental challenges. These communities have thousands of abandoned and vacant properties, many of which pose contaminant threats. Detroit is currently undergoing major city-wide water service line replacements diverting significant municipal resources from assessing brownfield properties. According to Wayne County Treasurer’s Office, over 65,000 homes throughout Wayne County, were in forfeiture in 2017. The foreclosure rate doubled between 2011 and 2016. The decrease in market share of domestic auto companies has resulted in multiple plant closures. Plant closures have plagued the economic trend in Michigan since 2001 (National Association of Realtors). The legacy of closed industrial sites creates idle brownfields that are difficult to market due to the presence (or perception) of hazardous substances and petroleum products.

The proposed assessments will support the removal of vacant blighted structures, which research ([American Public Health Association](#) and [PLOS.org](#)) shows can improve community health and safety by reducing fear, stress, and anxiety - reducing firearm violence by 39%.

DWCPA is also focused on protecting and enhancing natural resources. Targeted properties for assessment under the grant are located adjacent to waterways and within their floodplains. The cleanup and redevelopment of brownfield sites along rivers and wildlife areas help control contaminated storm water and sediment run-off improving freshwater ecosystems, benefiting environmental and community receptors (health and recreation). Incorporation of green space, bike trails, and parks will also be considered when supporting projects in the Target Area.

By strategically partnering with non-profits organizations and other local and state units of government, the DWCPA supports progress towards achieving EPA 2022-26 Strategic Plan Goal 6 – Safeguard and Revitalize Communities, Objective 6.1 Cleanup and Restore Land for Productive Uses and Healthy Communities. Specifically, this grant will help sustain, clean up, and restore the communities, riverfront, port districts, and the ecological systems that support them by providing funds to assess (and support clean-up) of brownfields.

2a.ii 2. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Targeted brownfield sites are located in close proximity to sensitive populations such as low-income residential areas with large minority populations. The *America Lung Association (ALA) State of the Air (2022)* reports that Wayne County has the highest number of pediatric and adult asthma cases in Michigan, coupled with the highest state population living in poverty. The health effects of this disproportionate impact are exemplified in the following health data from the Census, Michigan Department of Health and Human Services, and CDC:

Health Effect	Detroit	Wayne County	Michigan	United States
Low Birthrate (%)	2015-19	2015-19	2015-19	2019
	14.5		8.6	8.3
Infant Mortality Rate	13.9		6.6	5.5
Black Infant Mortality Rate	14.9		13.5	10.4
White Infant Mortality Rate	10		4.9	4.6
Life Expectancy	2012-16	2012-16	2012-16	2019
	72.1		78.1	78.8
Cancer Index (per 100k)	2014-18	2014-18	2014-18	2014-18
	454.7		449.7	448.6
Years of Potential Lost Life per 100k under 75	2019	2019	2019	2019
	14,007		7,737	7,350

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



Contaminants	Exposure Pathways	Health Effects
Chlorinated solvents, petroleum, asbestos, VOCs, PAHs, heavy metals, sodium chloride, PCBs, phosphates	Direct contact, inhalation, vapor intrusion (VI), airborne particulates	Eyes, skin, liver/ kidney damage, neurological and nervous system, reproductive and developmental problems, respiratory disease, developmental problems, cancer

The grant will assess over 20 brownfield sites to identify and quantify environmental risks. Due care planning documents (risk assessment equivalents) will outline remediation/mitigation strategies to protect public health and the environment where contaminants exceed residential standards. These measures will be incorporated in redevelopment plans, resulting in reduced exposure to contaminants by area residents. These assessments will be catalysts for the mitigation, remediation, and redevelopment of brownfield properties, which result in safe reuse, eliminating exposure, reducing adverse health conditions, and other intangible benefits.

2a.ii 3. Promoting Environmental Justice: The DWCPA Brownfield Program targets environmental justice, poverty, and underserved/disadvantaged communities. According to EPA’s EJScreen, significant disparity exists when compared to Michigan and United States statistics (higher percentiles indicate increased susceptibility to environmental justice issues):

EPA EJ Screen Variable	Detroit		Wayne County	
	MI	USA	MI	USA
Index for PM2.5	95	97	89	87
Index for Ozone	94	89	85	75
Diesel Particulate Matter	95	90	85	76
Air Toxics Cancer Risk	97	58	93	54
Respiratory Hazard Index	94	64	91	47
Lead Paint Index	94	97	85	85
Superfund Proximity	86	81	73	69
Hazardous Waste Proximity	92	90	80	75

Beyond the documented health impacts of brownfield properties in the community, the impression imposed on children living in these areas is that the conditions are normal and they don’t deserve to live in safe, clean, healthy, and walkable communities. DWCPA and our project partners are working to change that impression.

2b. Community Engagement

2b.i and ii Project Partners and Project Roles: Since receiving our first EPA Assessment Grant in 2004, the DWCPA has created an effective, measurable, and results-oriented brownfield program built on partnerships that support sustainable economic activity throughout Wayne County. In 2005, the DWCPA invited regional brownfield stakeholders to form a technical advisory committee. The goal of this informal group is to promote collaboration to facilitate brownfield redevelopment in the region. The result is increased communication and cooperation between the agencies allowing for leveraged resources and synergies. DWCPA also relies on community-based nonprofits to support program outreach, including translating materials in areas where English is not the primary language. Our goal is to build on this approach and continue to provide measurable environmental outcomes. The following project partners are invited to provide input on the selection, cleanup, and reuse of brownfield sites:

Entity Name	Point of Contact	Specific Involvement
Technical Advisory Committee		
City of Detroit Building Safety Engineering and Environment	Raymond Scott 313-471-5108	Target community, local regulator, city-owned property representative - will assist with outreach and site nominations



Detroit Brownfield Redevelopment Authority	Brian Vosburg 313-237-4612	Brownfield authority/local economic development corporation – will provide outreach, site nominations, and tax-increment financing approvals
Wayne County Brownfield Redevelopment Authority	Lucius Anthony 313-224-0410	Brownfield authority/county economic development corporation – will provide outreach, site nominations, and tax-increment financing approvals
Community Based Organizations		
Southwest Detroit Environmental Vision	Raquel Garcia 313-242-7424	Community environmental quality advocate - will assist with outreach and site nominations
Wayne Metropolitan Community Action Agency	Louis D. Piszker 313-388-9799	Affordable housing partner – will assist with outreach and site nominations to drive job creation for low-income individuals and support low-income housing
Southwest Housing Solutions	Tim Thorland 313-841-3727	
Southwest Detroit Business Association	Laura L. Chavez-Wazeerud-Din 313-842-0986	Local business coalition - will assist with outreach and site nominations
Friends of the Rouge	Marie McCormick 734-927-4901	River Rouge advocate - will assist with outreach and site nominations for projects located near waterways

2b.iii Incorporating Community Input: DWCPA will host two public community outreach meetings to raise awareness in the community about the availability of assessment grant funds; attendees will include port stakeholders, community advocates, brownfield developers, and community-based organizations. The meetings will be hybrid (virtually and in-person) or recorded and posted on the DWCPA [website](#). To inform the public of these meetings, DWCPA will: (1) prepare an information sheet “one-pager,” (2) provide a press release to local media, (3) post the notice on the DWCPA website, and use social media ([LinkedIn](#), [Instagram](#)). During the meetings, the DWCPA will present on Brownfield Program Goals, Priority Sites, availability of grant funds, eligibility requirements, and process for nominating properties for assessment. DWCPA will consider input received during these meetings to be valid and will acknowledge, record, and account for this information during site selection. A list of proposed, completed, and ongoing projects will be made available to attendees during each meeting. DWCPA will continually evaluate the effectiveness of the outreach techniques to accommodate the community.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3a. Description of Tasks/Activities and Outputs:

Task 1-Community Outreach and Programmatic Activities
i. Implementation: DWCPA will use the grant for community outreach and programmatic activities integral to achieving the grant objectives. Those tasks include work plan development, preparing program information, meeting materials, presenting program to stakeholders, planning and meetings, contractor procurement and management, grant reporting, attending brownfields conferences, and grant compliance (e.g., ACRES reports, quarterly reporting, etc.).
ii. Schedule: The Work Plan will be prepared and submitted within one month of grant award. A Qualified Environmental Professional (QEP) will be retained in accordance with EPA and DWCPA procurement guidelines within three months of grant award. Community outreach materials and meetings will be conducted within six months of grant award. Grant compliance will be completed throughout the grant.
iii. Task Lead: DWCPA
iv. Outputs: Cooperative Agreement, Work Plan, QEP selection, outreach materials and releases, site nomination form, project and budget tracking spreadsheet, quarterly reports, ACRES updates, 3 community outreach and stakeholder meetings, and one brownfield conference.
Task 2-Phase I and Phase II Environmental Site Assessments (ESAs)
i. Implementation: The QEP will prepare and annually update a Quality Assurance Project Plan (QAPP). Phase I Environmental Site Assessments (ESAs) will be completed (ASTM International E1527) for most of the assessed sites. Site-Specific Work Plan/Sampling Analysis Plans will be prepared for sites with recognized environmental conditions (RECs). Phase II ESAs will be conducted (ASTM International E1903) to



identified during the Phase I ESAs. The Phase II ESA data will be used to determine redevelopment options and cleanup requirements to protect future site occupants, surrounding properties and nearby residents.
ii. Schedule: QAPP completed within one month of retaining QEP; Phase I and II ESAs throughout the grant.
iii. Task Lead: Qualified Environmental Professional
iv. Output: 1 QAPP with 3 annual updates, 20 Phase I ESAs and 15 Phase II ESAs
Task 3-Hazardous Materials Surveys
i. Implementation: Site-Specific Work Plan/Sampling Analysis Plans will be prepared for sites where building demolition or significant renovation is planned prior to completing Hazardous Material Surveys. Those work plans will describe building surveys for asbestos, lead-based paint, and other hazardous and regulated materials.
ii. Schedule: Hazardous Materials Surveys will be completed throughout the grant period
iii. Task Lead: Qualified Environmental Professional (Michigan-certified inspectors)
iv. Outputs: 9 Hazardous Materials Surveys (three funded by assessment grant)
Task 4-Baseline Environmental Assessments (BEA)/ Due Care Documentation
i. Implementation: BEAs will be prepared to obtain Michigan environmental cleanup liability protection for new site owners/operators. Due Care documentation will be conducted to demonstrate site use is protective of human health and will satisfy EPA's Continuing Obligations for CERCLA liability protection. BEAs and due care documents for sites purchased by private parties, will be funded with leveraged, private funds.
ii. Schedule: BEAs and due care documents will be completed throughout the grant period
iii. Task Lead: Qualified Environmental Professional
iv. Outputs: Up to 15 BEAs and due care documents (10 funded by assessment grant)
Task 5 – Cleanup Planning/Brownfield Plans
i. Implementation: A cleanup plan (e.g., Analysis of Brownfield Alternatives or Michigan Brownfield Plan) may be prepared to leverage other funding such as EGLE grants/loans and municipal tax-increment financing. Reuse planning may include Land and Infrastructure Evaluation, Market Study, and Revitalization Plans for high-profile projects meeting project goals.
ii. Schedule: Cleanup Planning will likely begin in year two and completed by end of grant period.
iii. Task Lead: Qualified Environmental Professionals
iv. Outputs: Up to 10 cleanup or development reuse plans (5 funded by assessment grant)

Identifying Additional Target Areas/Sites

DWCPA anticipates continued outreach efforts will result in nomination of additional sites targeted for assessment by the Technical Advisory Committee, Community-Based Organization partners, and other stakeholders (See Section 2bi and 2bii).

3b. Cost Estimates

DWCPA plans to use 93% of the grant to conduct environmental assessments at over 20 brownfield sites; more than 65% of the grant will be used for Phase I and Phase II ESAs.

Task 1 - Community Outreach and Programmatic Activities: The \$37,250 budget for this task includes personnel costs (\$20,000), travel to a least one brownfield conference (\$2,250), and contractual support (\$15,000). Personnel costs (4% of grant total) also account for publication of public notices, printing materials, and salaries and fringe benefits for DWCPA staff for time spent working on eligible grant activities. DWCPA staff will spend up to 5 hours, at an average rate of \$50/hour on each of the projected 20 brownfield sites (\$5,000). Remaining personnel costs (\$15,000) are budgeted for activities such as attending meetings, performing required program activities such as contractor procurement and management, grant reporting, etc. \$15,000 in contractual services are budgeted for quarterly grant reporting.

Task 2- Phase I and Phase II ESAs: 20 Phase I ESAs at an average cost of \$3,000 per Phase I ESA and approximately 15 Phase II ESAs with typical costs ranging from \$10,000 to \$20,000 per Phase II ESA. DWCPA routinely requires a match from for-profit developers to complete Phase II ESAs to preserve and extend assessment grant funds.

Task 3 – Hazardous Materials Surveys: 6 surveys at an average cost of \$5,000 per project. Up to 3 additional surveys will be funded with leveraged, private funds.

Task 4 – BEAs/Due Care: Up to 10 at an average cost of \$5,500 per project. Up to 5 additional



BEAs/Due Care will be funded with leveraged, private funds.

Task 5 – Cleanup Planning: Up to 5 cleanup plans will be prepared at an average cost of \$10,000 per project. Up to 5 additional plans may be funded with leveraged, private funds.

Proposed Grant Budget Summary

Budget Categories	Project Tasks					Total
	Task 1: Outreach, Programmatic, Travel	Task 2: Phase I and II ESAs	Task 3: Hazardous Material Surveys	Task 4: BEA/Due Care	Task 5: Cleanup Planning	
DWCPA Personnel	\$20,000	\$0	\$0	\$0	\$0	\$20,000
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
DWCPA Travel	\$2,250	\$0	\$0	\$0	\$0	\$2,250
Supplies	\$0	\$0	\$0	\$0	\$0	\$0
Contractual	\$15,000	\$327,000	\$30,000	\$55,750	\$50,000	\$477,750
Subtotal	\$37,250	\$327,000	\$30,000	\$55,750	\$50,000	\$500,000
Total Direct Costs	\$37,250	\$327,000	\$30,000	\$55,750	\$50,000	\$500,000
Total Indirect Costs	\$0	\$0	\$0	\$0	\$0	\$0
Total Grant Budget	\$37,250	\$327,000	\$30,000	\$55,750	\$50,000	\$500,000

3c. Measuring Environmental Results

DWCPA uses a grant-specific spreadsheet for tracking the status of each project funded by EPA Assessment Grants. The spreadsheet tracks specific project outputs, such as Phase I and II ESAs, as well as outcomes, such as the anticipated number of jobs created/retained, total project investment, and funds leveraged. The tracking spreadsheet also lists the schedule and allocated budget for each project, providing an easy tool to monitor project progress and will be included in quarterly reports.

4. Programmatic Capability and Past Performance

4a. Programmatic Capability

4a.i and ii Organizational Structure and Description of Key Staff: Mark Schrupp, Executive Director, will manage the EPA Brownfield Assessment Grant. Mr. Schrupp has managed the DWCPA Brownfield Program for the past 18 months and has over 15 years managing publicly funded construction programs, all of which included compliance with state and federal environmental and cleanup requirements. Mr. Schrupp will draw upon other DWCPA staff to assist with administrative and financial management of the grant when necessary.

4a.iii Acquiring Additional Resources: DWCPA will be supported by a highly competent QEP with experience in all aspects of EPA Assessment Grant management. The Coalition will procure its consultants in accordance with applicable requirements of 40 CFR Part 31. As necessary, DWCPA also reaches out to technical advisory committee members and the assigned EPA project manager for guidance when unique situations arise.

4b. Past Performance and Accomplishments

4b.i Currently Has or Previously Received an EPA Brownfield Grant: The DWCPA currently manages a \$1M EPA RLF Grant (Cooperative Agreement No. BF00E00793) awarded in 2011 with three supplemental awards (2015, 2018, and 2023) totaling \$2.35M. All grant reporting is up to date and compliant. DWCPA previously managed three EPA Assessment Grants, all of which exceeded work plan outputs. DWCPA successfully closed out the following previous EPA Brownfield Assessment Cooperative Agreements:

Award Year	Cooperative Agreement No.	Grant Amount	Balance	Status
FY2004	BF-965055-00	\$400,000	\$0	Closed-Out
FY2006	BF-965055-01	\$400,000	\$0	Closed-Out
FY2008	BF00E80201	\$400,000	\$0	Closed-Out



The following is a few examples of DWCPA other grant experience demonstrating our ability to issue contracts for environmental expertise and manage state and federal funding:

- \$6 million TEA-21 Grant (Transportation Equity Act for the 21st Century)
- \$3 million CMI (Clean Michigan Initiative) Waterfront Redevelopment Grant.
- Over \$3M in EGLE Brownfield Redevelopment Grants (2014-2019)
- \$25,000 MDNRE Coastal Zone Management Grant
- \$300,000 MDNRE Diesel Emission Reduction Grant (2009)
- \$150,000 NOAA Marine Debris Removal and Restoration Grant (2010)

4b.i 1. Accomplishments: During previous EPA assessment grants, DWCPA tracked outputs and accomplishment. With every EPA grant award, DWCPA exceeded work plan outputs including number of sites assessed, other investment leveraged, and building regional partnerships. DWCPA assessed over 60 brownfield sites using \$1,191,000 of USEPA assessment funding, which resulted in over \$6M of potential new tax revenue and over \$500M of new investment. The EPA website highlights successful [Brownfield Redevelopment in Detroit](#), all the listed projects were partially funded by the DWCPA Brownfield Program. These two successful DWCPA EPA grant-funded projects are nationally recognized for excellence in brownfield redevelopment:

- [Piquette Square Housing for Homeless Veterans](#): Completed in 2010, DWCPA invested over \$50,000 of EPA grant funds to support Southwest Solutions' redevelopment of a former industrial property as an apartment for homeless veterans. Final approval of the project through the City of Detroit's Brownfield Redevelopment Authority resulted in a \$2,600,000 Brownfield tax credit. DWCPA also supported a \$600,000 cleanup loan from Wayne County's EPA RLF program. Southwest Solutions in cooperation with the Michigan State Housing Development Authority and community banks invested over \$22,000,000. Critical pre-development funding provided by DWCPA made this project feasible. This project received the 2010 Phoenix Award (Community Impact and Grand Prize Runner-up) for excellence in Brownfield redevelopment.
- [Cardinal Health Medical Distribution Warehouse](#): Over 80 blighted, brownfield parcels covering 20-acres were assessed, remediated, mitigated, and redeveloped as a state-of-the-art medical distribution facility for Cardinal Health. DWCPA supported the project with an EPA RLF loan and State cleanup grants and loans. This funding allowed the end users to leverage an additional \$12M in brownfield redevelopment incentives and tax abatements to complete this \$32M project. The new 275,000 square foot facility services Henry Ford Health System, Detroit Medical Center, and other local medical centers. The project received multiple national awards for excellence in brownfield redevelopment, including 2014 Phoenix Awards (Grand Prize, People's Choice, and Region 5) and 2015 Renewal Award for Environmental Impact.

In addition, the DWCPA leveraged \$43 million of bonding capacity to support the Public Dock and Terminal project and redevelopment along the East Detroit Riverfront.

4b.i 2. Compliance with Grant Requirements: DWCPA is compliant with OMB Circular A-133, has had no adverse audit findings, and has never been required to comply with special "high risk" terms and conditions under agency regulations under OMB Circular A-102. DWCPA financial records are audited annually and have complied with all regulations regarding management and procurement methods. The DWCPA currently manages an EPA Brownfield Revolving Loan Fund (RLF) and has successfully closed out three previous EPA Brownfield Assessment Grant Cooperative Agreements. DWCPA has complied with the requirements of its EPA Brownfields Grants and has submitted all required deliverables to EPA Region V. All quarterly progress reports, financial status reports, and property profiles/ACRES database entries have been submitted to EPA in a timely fashion. All public outreach, technical and administrative requirements for conducting assessment activities were met or exceeded.

We hope this application adequately portrays how critical the proposed EPA community-wide assessment grant is to support and stimulate economic activity in our region. We look forward to EPA's continued support of DWCPA's Brownfield Program through this award.

Attachment A
Threshold Documentation and Eligibility



DETROIT WAYNE COUNTY PORT AUTHORITY

130 E. Atwater Street, Detroit MI 48226 • 313 259 5091 • www.portdetroit.com

Threshold Criteria Responses Detroit Wayne County Port Authority

Executive Director
Mark Schrupp

FY2024 USEPA Community-Wide Brownfield Assessment Grant

1. Applicant Eligibility

In 1925, the Michigan Legislature passed Public Act 234, the Port Districts Act, authorizing the creation of Port Districts. In 1933, the Detroit Wayne County Port District was created. As additional development progressed, a stronger need for concentration on port activities arose, resulting in the establishment of the Detroit Wayne County Port Authority (DWCPA) as a governmental entity in 1978 under the Michigan Hertel-Law-T. Stopczynski Port Authority Act ([Act 639 of 1978 MCLA 120.101 et. seq.](#)). The DWCPA is a governmental entity formed by the joint agreement of the City of Detroit and Wayne County operating under the laws of the State of Michigan. The DWCPA has a five-member board with one member appointed by the State of Michigan, two by Wayne County, and two by the City of Detroit. The DWCPA has received and successfully closed out three previous USEPA Assessment Grants and currently manages a robust USEPA Revolving Loan Fund.

Documentation of Applicant Eligibility

See attached Michigan PA 639 of 1978 documenting the creation of the DWCPA.

2. Community Involvement

DWCPA's plan for robust community involvement includes communication through existing channels and outreach to identify additional candidate sites for assessment. In 2005, DWCPA formed a technical advisory committee comprised of municipalities, economic development agencies, and brownfield redevelopment authorities. The group includes representatives from the City of Detroit, Wayne County, Detroit and Wayne County Brownfield Redevelopment Authorities, the State of Michigan, USEPA, and other regional stakeholders. The group meets regularly to collaborate on brownfield sites and promote information and strategy sharing. DWCPA anticipates several brownfield sites will be nominated by this group.

DWCPA also maintains relationships with several non-profit organizations throughout Wayne County. Those organizations include Southwest Housing Solutions, Southwest Detroit Environmental Vision, Wayne Metropolitan Community Action Agency, Friends of the Rouge, and Southwest Detroit Business Association. DWCPA will rely on these organizations as conduits to the community, including translation of outreach materials.

DWCPA will host two public community outreach meetings to raise awareness in the community about the availability of assessment grant funds; attendees will include port stakeholders, community advocates, brownfield developers, and community-based organizations. To engage the public, DWCPA will: (1) prepare an information sheet "one-pager," (2) provide a press release to local media, (3) post the notice on the DWCPA homepage (www.portdetroit.com), and (4) use social media ([LinkedIn](#), [Instagram](#)). During the meetings, the DWCPA will present on Brownfield Program Goals, Priority Sites, availability of grant funds, eligibility requirements, and process for nominating properties for assessment. DWCPA will continually evaluate the effectiveness of outreach techniques to accommodate the community.

3. Expenditure of Existing Grant Funds

The DWCPA does not currently manage a USEPA Assessment Grant, but successfully closed out, three previous USEPA Brownfield Assessment Cooperative Agreements totaling \$1.2 Million.

4. Contractors and Named Subrecipients

Not applicable - The DWCPA has not selected a contractor that will be compensated with USEPA funds made available under this request. If awarded, the DWCPA intends to solicit a contractor following appropriate procurement standards.

Not applicable – The DWCPA does not plan to name a subrecipient for the proposed grant funding.