



**NARRATIVE INFORMATION SHEET**  
**SHIAWASSEE ECONOMIC DEVELOPMENT PARTNERSHIP**  
**FY2024 U.S. EPA BROWNFIELD ASSESSMENT GRANT APPLICATION**

R05-24-A-029

1. Applicant Identification:  
Shiawassee Economic Development Partnership  
201 North Shiawassee Street, Floor 3  
Coruna, Michigan 48817
2. Funding Requested:
  - a) Assessment Grant type: Community-Wide
  - b) Federal Funds Requested: \$300,000
3. Location: Shiawassee County, Michigan
4. Target Area and Priority Site/Property Information: Target areas consist of Owosso (Census Tracts 26155030600, 26155030700, 26155030800) and Laingsburg. Priority site addresses:
  - a) Former Vaungarde Property, 1000 Bradley Street, Owosso, Michigan
  - b) Former Sciota/Woodhull Township Dump, Laingsburg Road, Laingsburg, Michigan
  - c) Former Owosso Books Building, 117, 119, 121 W. Exchange Street, Owosso, Michigan
5. Contacts:
  - a) Project Director:  
Mr. Brent Jones  
Vice President Shiawassee EDP  
Shiawassee County, Michigan  
Phone: 989-725-9241  
Email: [bjones@sedpweb.org](mailto:bjones@sedpweb.org)
  - b) Chief Executive/Highest Ranking Elected Official:  
Mr. Justin Horvath  
President/CEO Shiawassee EDP  
Shiawassee County, Michigan  
Phone: 989-725-9241  
Email: [jhorvath@sedpweb.org](mailto:jhorvath@sedpweb.org)
6. Population: Shiawassee County (pop. 68,493); Target areas: Owosso (pop. 14,704), Laingsburg (pop. 1,415) (*US Census Bureau [2020]*)

7. Other Factors Checklist:

<b>Other Factors</b>	<b>Page #</b>
Community Population is 10,000 or less (6 rural communities with less than 2,300 population may take advantage of the grant funds)	Page 1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
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).	Page 2
The priority site(s) is in a federally designated flood plain	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	Pages 2 and 3
The reuse strategy or project reuse of the priority site(s) considers climate adaptation and/or mitigation measures.	Page 3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2012 or later) or is closing.	N/A

8. Letter from State of Tribal Environmental Authority: Attached

9. Releasing Copies of Application: N/A



GRETCHEN WHITMER  
GOVERNOR

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



PHILLIP D. ROOS  
DIRECTOR

October 26, 2023

VIA EMAIL

Justin Horvath, President/CEO  
Shiawassee Economic Development Partnership  
201 North Shiawassee Street, Floor 3  
Corunna, Michigan 48817

Dear Justin Horvath:

**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 Shiawassee Economic Development Partnership's (SEDP) 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 County's need for assessment funding.

The SEDP is applying for a \$300,000 Community-wide Brownfield Assessment Grant. As an entity created by a general-purpose unit of local government, the SEDP is an eligible grant applicant.

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

Sincerely,

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

cc: Sarah Venner, EGLE

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

**1.a. Target Area and Brownfields: 1.a.i. Overview of Brownfield Challenges and Description of**

**Target Area:** The geographic boundary where eligible activities will be conducted under the grant is Shiawassee County, Michigan (the County). Nestled in the lower peninsula of central Michigan, the County covers 541 square miles of primarily agricultural land with industries and commercial businesses focused in urban areas such as Owosso, Corunna, Durand, Laingsburg, and Perry. The Shiawassee River is a prominent natural resource that cuts through the County from the southeast to the north. The River has long influenced the lives of residents and industry which has been a benefit and curse when it comes to the location of brownfields. The County serves an essential role in the region's transportation infrastructure acting as a crucial link between major cities and industrial hubs. The vital lifelines of commerce, Interstate-69 (I-69) and the intricate web of railroad lines that weave their way between Chicago, Illinois, and the bustling port city of Port Huron, Michigan traverse the southern region of the County. Serving as arteries for the movement of goods, people, and ideas, these transportation routes underscore the pivotal role that the County plays in the economic and social interconnectivity of the state. Bordered by prominent cities like Saginaw to the north, Flint to the east, and the state capital of Lansing to the west, it is not surprising the County was part of the region's industrial evolution from lumber activities to diverse manufacturing sectors, notably in the automotive industry. However, the decline in manufacturing during the latter half of the 20th century led to an outflow of residents seeking employment elsewhere. This departure left a legacy of abandoned structures and neglected brownfield sites, especially in the downtown areas of Owosso, Corunna, Durand, and Laingsburg. These sites pose health risks to disadvantaged residents due to exposure to contaminants such as asbestos, lead-based paints, polychlorinated biphenyls (PCBs), dust, and mold. They stand as evidence to the challenges faced by the communities, impacting the very fabric of their existence through the contamination of soil, groundwater, surface water, and air.

The Shiawassee Economic Development Partnership (SEDP) is requesting U.S. EPA Brownfield Assessment Grant funding to evaluate critical brownfield sites within the County. With limited resources available for these assessments, external support is vital. The SEDP will use the Grant to focus on priority sites in the following two target areas in the County: **1) downtown Owosso target area (Census Tracts 26155030600, 26155030700, 26155030800)** – This area is the heart of Owosso with Michigan Highways 52 and 21 (M52 and M21) meeting at its intersection. The target area is a mix of industrial and commercial sites combined with underserved residential neighborhoods. The Shiawassee River cuts through downtown and is in the federal flood plain. According to the Michigan Department of Environment, Great Lakes, and Energy, downtown Owosso has over 60 known brownfields. **2) Laingsburg target area** – Laingsburg is a small rural community (population 1,415) in the southwest portion of the County. Approximately 15 brownfield sites have been identified in the town according to EGLE. The community is primarily residential and is known for its quaint small town feel with parks, walking trails, canoeing and kayaking on the Looking Glass River.

**1.a.ii Description of the Priority Brownfields Sites:** The SEDP has identified two priority sites in the **downtown Owosso target area**. The **Former Vaungarde Property priority site** (1000 Bradley Street) includes 3-acres of former industrial land that was once occupied by a manufacturing plant. The plant was in operation from the early 1900s until its demise in 2005 due to a devastating fire. Nestled amidst residential neighborhoods to the north and east, with the Shiawassee River 250 feet away, the site's environmental condition after the fire was a major concern. The former owner abandoned responsibility for the site's evaluation and mitigation of hazards and the burden fell upon the City of Owosso, who shouldered the costs of complete demolition. The threat of contamination from volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and heavy metals remain in the soil and groundwater at the site and the migration of shallow contamination towards the neighboring residential areas poses a tangible threat of vapor inhalation for residents. Moreover, impact to the water quality of the Shiawassee River is also a concern. Owosso needs more affordable housing and the SEDP has identified the **Former Vaungarde Property** as a priority site because it is a large vacant parcel near existing underserved residential neighborhoods. Assessment and

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cleanup planning with the Grant will start the revitalization of the area for a much-needed multi-family residential development and serves as opportunity to protect residents and the river.

The **Former Owosso Books Building priority site** (117, 119, 121 W. Exchange Street) is the second priority site in the **downtown Owosso target area**. It is a 3-story vacant structure built in the early 1900's. The 1<sup>st</sup> floor was used as retail space and residences were on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Currently, the roof of the structure has deteriorated to the point that water enters the building during rain or snow events. Based on age of the building, asbestos and lead-based paint are immediate concerns along with mold. A hazardous materials assessment is needed to determine what hazards are present in the building. The SEDP chose the **Former Owosso Books Building** as a priority site because the building is in disrepair and is a threat to residents and visitors to downtown Owosso. The assessment will allow for proper cleanup planning to deal with hazards in the building and redevelopment or demolition of the building to revitalize and enhance the downtown area.

The third priority brownfield site is the **Former Sciota/Woodhull Township Dump priority site** (Laingsburg Road) is situated along the banks of the Looking Glass River in the **Laingsburg target area**. The priority site was in operation during the 1940s and 1960s and served as a repository for household and commercial waste. The site is currently unsecured and there are concerns of contamination entering the Looking Glass River. Heavy metals, chlorinated solvents, and PCBs may be present in soil, sediment, or shallow groundwater, posing an imminent threat to the health of the residents in the community who frequent the river and the delicate ecosystem that the River sustains. The urgency surrounding this priority site is heightened by the impact its assessment and cleanup could yield. Not only would it serve to improve the surface water and sediment quality of the River, safeguarding its ecosystem, but it also holds the promise of transformation. The potential redevelopment of this priority site expands parkland and recreational space.

**1.a.iii. Identifying Additional Sites:** If grant funds remain after assessing the priority sites, the SEDP will work with local governments, community organizations, health officials, and citizens to identify additional eligible sites and catalog these non-priority brownfield sites. The SEDP will prioritize non-priority sites based on the following: 1) sites identified pose an imminent threat to public health and welfare; 2) sites that will be redeveloped with attainable housing; 3) sites have a strong potential for job creation, attraction/retention of businesses, and enhancing the quality of life within the community. When additional non-priority sites are nominated for grant funds, the SEDP will determine if the site is in an underserved community and/or a disadvantaged census tract.

**1.b. Revitalization of the Target Area: 1.b.i Reuse Strategy and Alignment with Revitalization Plans:** Shiawassee County's Master Plan states the vision for the County is to promote a high quality of life for residents while continuing to preserve and enhance the unique character of the County. Some of the key objectives include, 1) promote conditions that provide for the health, safety, and welfare of residents; 2) respect the land and natural features and protect agricultural land; 3) create and promote attractive neighborhoods with adequate housing for residents; and 4) promote residential, commercial, and industrial growth in urban areas with existing and adequate utilities. The SEDP will focus on these objectives during the 4-year grant cycle.

The **Former Vaungarde Property priority site**, strategically earmarked by the SEDP and City of Owosso, stands as a testament to this balanced approach. The site's transformation into a hub for quality multi-family housing, will not only contribute to the revitalization of the existing neighborhoods but also reinforce a sustainable, walkable community, all while allowing for climate adaptation near the River and ensuring minimal disruption to the agricultural landscape. The reuse plan will cleanup a contaminated site, protect the health, safety, and welfare of the community, and provide affordable housing that will use existing infrastructure.

The redevelopment of the **Former Owosso Books Building priority site** will play a critical role in protecting the health, safety, and welfare of residents and visitors to downtown Owosso through the remediation of hazardous building materials. The reuse strategy will create a

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vibrant mixed-use building with retail or office space on the 1<sup>st</sup> floor and affordable, safe housing on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The redevelopment will allow Owosso to incorporate modern, energy-efficient building systems and renewable energy sources, such as solar panels and will create high quality of life for residents while promoting growth in urban areas with adequate utilities.

Adjacent to the Looking Glass River, the **former Sciota/Woodhull Township Dump priority site** is poised to blossom into a vibrant public space, offering unfettered access to the River. Envisioned as a recreational opportunity for the community, it will not only protect the County's natural splendor but also shows the collective commitment to safeguarding these precious resources. Redeveloping this site will directly address the key objective of protecting natural resources in the County and will provide additional recreational space while cleaning up and mitigating environmental impacts to soil and water from historical use of the site.

**1.b. ii. Outcomes and Benefits of Reuse Strategy:** Reinvestment in downtown Owosso will result in an expanded tax base for the City and County, will create affordable housing for low income households, and additional employment opportunities while protecting natural features and agricultural land. The **Former Vaungarde Property priority site** represents a transformative opportunity for the community to expand residential housing in Owosso and remove a vacant eye sore adjacent to residential neighborhoods. Poised to host modern, energy-efficient housing units, paved parking, green spaces and expand the walkability of Owosso, this redevelopment will unlock \$5 million in private investments and create a 30-job construction boom while creating 8 permanent jobs. The outcome for redevelopment of the **Former Owosso Books Building priority site** will include creating new safe commercial space and affordable residential housing while enhancing downtown Owosso. The development will protect the public and allow for energy efficient modern construction that will spur additional economic growth in the downtown. This project is estimated to leverage \$2 million of private investment, create 20 construction jobs, and 10 permanent jobs while expanding the tax base and providing residents with safe affordable housing.

The site assessment activities at the **former Sciota/Woodhull Township Dump priority site** will pave the way for comprehensive cleanup planning, effectively remediating soil and groundwater contamination. This overhaul will not only create additional recreational space for the community but also prioritize the evaluation and mitigation of any potential environmental impacts to nearby residents. The assessment and cleanup planning will also allow for the finding other funding sources to assist with mitigation of flooding concerns associated with the River.

**1.c. Strategy for Leveraging Resources: 1.c.i Resources Needed for Site Reuse:** The SEDP has over 20 years' experience and expertise with leveraging resources and building partnerships in the County and state. Additional key resources that can be used to support assessment or cleanup of sites during the Grant project are listed in Table 1.

**Table 1. Key Resources**

<b>Source</b>	<b>Description</b>	<b>Eligibility</b>	<b>Potential Funding Use</b>
Michigan Department of Environment, Great Lakes and Energy (EGLE) grants and loans	Grants/loans of up to \$1M for projects that promote economic development and reuse of brownfields	Local units of government can apply	Assessment, due care and remedial activities, demolition, and lead/asbestos abatement. Remedial activities and exposure barriers/mitigation system at the <b>Former Vaungarde Property</b> priority site. Abatement and demolition at the <b>Former Owosso Books Building</b> priority site. Cleanup and monitoring of the <b>Former Sciota/Woodhull Township Dump</b> priority site.
Michigan Natural Resources Trust Fund (MNRTF)	Grants that support development and improvement of public outdoor recreation opportunities	Local units of government can apply	Inclusion of brownfields into trails/greenways/parks/rec facilities. Support development of a park and recreational area along the Looking Glass River on the <b>Former Sciota/Woodhull Township Dump</b> priority site.

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Community Development Block Grants (CDBG)	Funding for improvements in low-moderate income areas	The SEDP can apply for CDBG funds for cities and townships.	Rehabilitation of structures on brownfields like the <b>Former Owosso Books Building</b> priority site and redevelopment of brownfields into public-use facilities. Support affordable residential redevelopment on the <b>Former Vaungarde Property</b> priority site and other non-priority sites within the target areas.
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The Grant serves as a catalyst for unlocking essential funds through the assessment of brownfields. This critical step prepares sites for subsequent remediation and redevelopment initiatives supported by funding from both EGLE and MNRTF sources. Moreover, Shiawassee County's and the City of Owosso's Brownfield Redevelopment Authorities provide the opportunity for capture of incremental taxes (TIF), enabling the reimbursement of eligible costs linked to assessment, remediation, and redevelopment efforts on the priority sites and additional sites identified during the grant.

**1.c. ii. Use of Existing Infrastructure:** The local communities and the County have been updating their existing infrastructure over the last several years including bringing in high speed broadband to urban areas. Maximizing this existing infrastructure within the target areas, stands as a cornerstone of the SEDP's strategy. Aligned with the County's goal of nurturing compatible commercial and industrial growth while preserving the integrity of residential and agricultural zones, the focus remains on areas equipped with established utilities, transportation, and solid waste disposal facilities. Leveraging grant funds to assess brownfields within these target areas not only paves the way for reuse of these sites but also underscores a prudent and sustainable approach, promoting the optimal utilization of existing resources.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a. Community Need: 2.a.i. The Community's Need for Funding:** The County, dominated by its rural landscape and agricultural heritage, is comprised primarily of small towns and townships, with populations of less than 4,000 residents, barring the City of Owosso<sup>1</sup>. Financially, the County's 2023 budget stands at just over \$20 million, with 75% dedicated to the operations of the general government, police services, and judicial services. Notably, the allocation for economic development hovers at \$700,000, representing a meager 3% of the total budget, with no funds earmarked for vital environmental assessment or remediation. The local governments in Owosso, Laingsburg, Corunna, and Durand face similar constraints, with a significant chunk of their budgets directed towards essential services like fire, police, and ambulance operations, and leaving no funds to address environmental concerns from brownfields. Given this, the SEDP's request for \$300,000 in Assessment Grant funds takes on an urgent significance. This critical funding is slated to provide support to the target areas, aiding in the identification and comprehensive assessment of brownfields.

**2.a.ii Threats to Sensitive Populations: (1) Health or Welfare of Sensitive Populations:** Sensitive populations in the target areas of downtown Owosso and Laingsburg are single mothers (22%, 19%), children (18%, 43%), and the elderly (15%, 7%)<sup>1</sup>. According to the Climate and Economic Justice Screening Tool (CEJST), these residents represent low income households, paying higher energy costs and living in older homes and neighborhoods with lead-based paint. They also face higher risks associated with uncontrolled exposures to petroleum vapors (a known carcinogen) associated with higher numbers of underground storage tanks and brownfields in the target areas. Minorities also represent a sensitive population in the County though their numbers are relatively small (4%-11% in Owosso and 8% in Laingsburg)<sup>1</sup>. They are disproportionately affected by brownfields because they live in the same low-income neighborhoods as these sites. The reality of the situation is evident in the poverty rates, with Owosso recording a rate of 13.4% and Laingsburg at 26%, exceeding both the County's 12.7% and the national average of 12.6%. Additionally, the percentage of households that rely on food stamps and the Supplemental Nutrition Assistance Program, with usage rates is 19.4% in Owosso and 22.2% in Laingsburg, far surpassing the County's 12.8% and the state's 13.6%.

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<sup>1</sup>2021 American Community Survey

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Compounding these challenges is the aging and potentially hazardous housing situation, with 60% to 85% of homes in the target areas built before 1980<sup>2</sup>. These old structures expose a significant portion of the population, especially children, to lead-based paint and asbestos hazards within their homes, further underscoring the urgent need for comprehensive brownfield assessment and cleanup to safeguard the health and well-being of these vulnerable communities.

The identification of brownfield threats to sensitive populations through Grant-funded site assessments will allow for implementation of cleanup plans, integrated with necessary controls to mitigate exposures, and remediation of contamination. The Grant will be a catalyst for securing additional funding to support the cleanup efforts, thereby fostering reinvestment and redevelopment. Ultimately, this comprehensive approach will uplift the target areas and significantly enhance the overall health and welfare of these communities.

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Residents in the County grapple with a concerning prevalence of debilitating health conditions such as cancer, asthma, chronic lower respiratory disease, kidney disease, and stroke, which have been linked to exposures to hazardous substances and petroleum contaminants present at both priority and non-priority brownfield sites within the targeted areas. This correlation becomes even more evident when examining mortality rates, as illustrated in Table 2, revealing that the incidence of chronic lower respiratory disease, cancer, pneumonia and influenza, stroke, and kidney disease exceeds the overall rates for Michigan and the United States.

**Table 2: Mortality Rates**

	Shiawassee Co.	MI	US
Chronic Lower Respiratory Disease	<b>73.7</b>	52.7	44.2
Cancer	<b>240.1</b>	209.6	182.4
Pneumonia & Influenza	<b>20.6</b>	14.3	14.0
Stroke	<b>72.2</b>	57.8	49.6
Kidney Disease	<b>21.7</b>	21.0	17.4

Data taken from <https://www.mdch.state.mi.us/osr/chi/profiles/frame.htm>, Michigan residents 2019-2021

The interconnectedness between these severe health issues and the exposure to contaminants commonly associated with brownfields, along with air pollution, underscores the pressing need for comprehensive remediation efforts. For instance, chronic lower respiratory diseases and susceptibility to pneumonia can be attributed to the inhalation of asbestos and other hazardous building materials. Similarly, the onset of cancer and kidney disease may be linked to direct contact with contaminated soil or water, or the ingestion of compromised drinking water. The disproportionate exposure of residents living near brownfields within the target areas is a significant concern, as it is likely contributing to the observed long-term and chronic health effects prevailing throughout the County. The Grant serves as a crucial tool in effectively assessing the threats posed by brownfields to both human health and the environment within these targeted regions. Subsequently, the Grant's support will pave the way for the development and implementation of cleanup plans, integrating robust engineering and institutional controls aimed at curtailing these exposures and mitigating the health risks for the residents.

**(3) Environmental Justice: a. Identification of Environmental Justice Issues:** The target area and the 2 priority sites in downtown Owosso are identified as disadvantaged census tracts as defined by the CEJST and the Environmental Justice Screening and Mapping Tool (EJSCREEN). The areas of the **Former Vaungarde Property** and **Former Owosso Books Building** priority sites are dominated by low income households (82<sup>nd</sup> percentile) with low life expectancy (90<sup>th</sup> percentile). These residents/sensitive populations are also likely to be exposed to lead-based paint (95<sup>th</sup> percentile) present in their homes daily. Furthermore, in Owosso the number or density of underground storage tanks (97<sup>th</sup> percentile) is more prevalent meaning that sensitive populations are more likely to be exposed to contaminated vapors. The remaining urban areas in the County like Laingsburg are not identified as underserved or disadvantaged communities.

**b. Advancing Environmental Justice:** By leveraging Grant-funded assessments and subsequent redevelopment initiatives, the SEDP will advance environmental justice through identification,



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removal, and effective management of contamination in the target areas that will create a healthier living environment for residents. The residential housing redevelopments at the **Former Vaungarde Property** and **Former Owosso Books Building** will remediate contamination, asbestos, and lead-based paint from vacant properties and buildings and create new affordable and healthy living space. Furthermore, the development of brownfield sites will result in expansion of tax bases to allow the County and local governments to provide essential services to residents, thereby contributing to the promotion of environmental equity and socioeconomic stability within the affected population. The SEDP will focus the Grant on assessment of brownfields in the County and the funds will not be used on projects that displace residents or businesses.

**2.b. Community Engagement: 2. b. i – 2.b.ii Project Involvement and Project Roles:** The following community partners will be involved in the project.

**Table 3. Public Involvement and Project Roles**

<b>Partner Name</b>	<b>Point of contact</b>	<b>Specific role in the project</b>
<b>Shiawassee Regional Chamber of Commerce:</b> A business advocacy organization that assists with community growth and development. It represents County businesses and economic growth planning.	Char Hebekeuser chebekeuser@tri-mer.com, 989-723-5149	Contribute to community outreach efforts for priority and non-priority sites. Connect developers with market assessed sites ready for development including the <b>Former Vaungarde Property</b> and <b>former Owosso Books Building</b> priority sites.
<b>Shiawassee Community Foundation:</b> supports the well-being and improvement of the quality of life in Shiawassee County through strong community relationships and good stewardship of their funds.	Kimberly Renwick, Executive Director kim@shiacf.org 989-725-1093	Assist SEDP with community outreach throughout the grant and use their community partnerships to solicit input for the <b>Former Vaungarde Property</b> and <b>former Owosso Books Building</b> priority sites. The SCF could also help bridge funding gaps for projects in the downtown Owosso target area.
<b>Friends of the Shiawassee River:</b> Community-based volunteer organization working to promote responsible land use and environmental practices to maintain and improve the watershed.	Sarah Baker, Administrative / Education Coordinator sbaker@shiawasseeiver.org 989-723-9062	Assist the SEDP with evaluating how contamination from the <b>Former Sciota/Woodhull Township Dump</b> priority site is impacting the Looking Glass River and provide input for cleanup planning.

**2.b.iii. Incorporating Community Input:** The SEDP will prioritize community involvement throughout the grant project by implementing various inclusive engagement strategies. In adherence to accessibility requirements for individuals with disabilities, limited availability, or health concerns, multiple communication channels will be utilized to announce the grant award, including press releases, notices on the SEDP and County websites, and social media posts by project partners. The SEDP will leverage its partnership with the Shiawassee County Regional Chamber of Commerce to engage the business community, while the County, cities, and townships will actively disseminate information to their respective residents and businesses, emphasizing those within the target areas. The SEDP will host an **initial outreach and “kick-off” meetings** to acquaint key community organizations, environmental organizations, educational institutions, and the media with the grant project. The SEDP will ask stakeholders and residents to **identify additional brownfields they feel are impacting their health and welfare**. These sites will be added to the SEDP’s list of potential sites for funding. To encourage public participation in the disadvantaged target areas, the SEDP will engage with local leaders, religious organizations, or community groups to make sure information is presented and input is received from residents in these areas. The SEDP will host public meetings twice a year in the target areas. However, the number of meetings may increase depending on assessments of sites. These meetings will include a virtual option using video conferencing software (e.g., Zoom or Teams). Public comments will be solicited and accepted through various mediums, including verbal and written submissions during public meetings and

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drop-off locations for written comments at commonly used community gathering sites in the area. Additionally, community meetings will be organized to discuss assessment activities, ensuring stakeholders are well-informed about the process and its implications. In the event of identified health threats, impacted citizens will be duly notified, and the Shiawassee County Health Department will be engaged for necessary interventions. At the project's conclusion, the SEDP will conduct a final public meeting to present the project outcomes, inviting comments on potential avenues for pursuing further grants. Comprehensive documentation, including presentation materials and meeting minutes, will be archived and made readily accessible on the SEDP and Shiawassee County websites.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**3.a. Description of Tasks/Activities and Outputs:** The grant obtained by the SEDP will be instrumental in the comprehensive assessment of the priority and high-risk sites within the target areas, facilitating their cleanup and subsequent redevelopment. The project is set to span a 4-year performance period, and no subawards or participant support costs are foreseen. To effectively carry out this initiative, the SEDP has outlined four key tasks that will be diligently executed. The detailed breakdown of each task, along with the corresponding activities and expected outputs are presented below.

**Table 4. Tasks, Activities, and Outreach**

<b>Task 1 – Programmatic and Outreach</b>
<p><b><i>i. Project Implementation</i></b></p> <ul style="list-style-type: none"> <li>• The Work Plan will be prepared, and the Cooperative Agreement (CA) will be executed. Grant project tracking and financial systems will be set up and maintained. Compliance with CA Terms will be monitored.</li> <li>• A Qualified Environmental Professional (QEP) will be retained in compliance with applicable federal procurement regulations.</li> <li>• Quarterly reports will be submitted to the EPA; the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) will be updated; MBE/WBE/DBE reports and final project closeout documentation will be submitted.</li> <li>• SEDP staff will attend one EPA National Brownfields Conference.</li> <li>• Project “kick-off” meetings will be hosted by the SEDP in target areas and the townships.</li> <li>• Community Outreach Activities: Press Releases; updates to the SEDP, the County and community partners’ websites and social media pages; and site-specific meetings will be conducted. Impacted residents will be notified of assessments.</li> <li>• Assistance will be requested from the County or State health department as appropriate to understand and prioritize health risks at brownfield sites identified for assessment.</li> <li>• Community outreach will be provided in-kind by the SEDP.</li> </ul>
<p><b><i>ii. Anticipated Schedule</i></b></p> <ul style="list-style-type: none"> <li>• The Work Plan will be prepared within 1 month of receiving notification of the grant award; CA will be executed by September 2024. CA Compliance Tracking and Financial Systems will be set up upon award of grant and maintained throughout term.</li> <li>• A QEP will be retained within 3 months of award.</li> <li>• Beginning January 2025, quarterly reports will be submitted within 30 days of the end of the quarterly reporting period, ACRES will be updated as sites are assessed. ACRES will also be updated with cleanup and/or redevelopment information during the performance period. Annual MBE/WBE reports will be submitted. Final project closeout documentation will be submitted as required once the performance period ends.</li> <li>• SEDP staff will attend the 2025 EPA National Brownfields Conference.</li> <li>• A project “kick-off” meeting held within 1 month of notification of the grant award for SEDP; Kick-off meetings scheduled within the targeted areas in the 1<sup>st</sup> quarter of 2025.</li> <li>• Community outreach activities begin immediately upon award announcement and continue throughout the performance period. QEP will assist with technical outreach materials.</li> </ul>
<p><b><i>iii. Task/Activity Lead:</i></b> The SEDP will be responsible for day-to-day programmatic oversight and outreach activities.</p>

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<b>iv. <u>Outputs:</u></b> Work Plan, CA, quarterly reports (16); ACRES updates; MBE/WBE reports (4) and final project closeout documentation; staff training; outreach meetings throughout the term.
<b>Task 2 – Site Inventory</b>
<b>i. <u>Project Implementation:</u></b> Soliciting input for sites throughout the County; interviewing stakeholders and visiting sites to determine if they meet eligibility and prioritization scoring criteria. Priority sites will receive higher prioritization ranking. Non-priority sites will be evaluated, prioritized, and added to the inventory.
<b>ii. <u>Anticipated Schedule:</u></b> Inventory and prioritization activities will begin upon grant announcement and continue throughout the 4-year term.
<b>iii. <u>Task/Activity Lead:</u></b> SEDP will be the lead for this Task.
<b>iv. <u>Outputs:</u></b> SEDP will generate a prioritized brownfields site inventory.
<b>Task 3 – Site Assessment</b>
<b>i. <u>Project Implementation</u></b>
<ul style="list-style-type: none"> <li>• Priority sites (and non-priority sites identified during the performance period) evaluated through completion of Phase I and/or Phase II assessments, in accordance with All Appropriate Inquiry (<i>Phase I: ASTM Standard E1527-13 and E1527-21; Phase II ASTM E1903-19</i>) and other ASTM standards or practices required by the project.</li> <li>• QEP will prepare and submit a Quality Assurance Project Plan (QAPP) for U.S. EPA for approval.</li> <li>• QEP will conduct assessments on Targeted Area sites and issue reports.</li> <li>• SEDP and QEP will meet to ensure site access has been secured, individual assessments are progressing, and the overall project schedule is met.</li> </ul>
<b>ii. <u>Anticipated Schedule</u></b>
<ul style="list-style-type: none"> <li>• Once sites are selected and site access is granted, EPA eligibility will be submitted for approval. Phase I and/or Phase II assessments will begin in the 1<sup>st</sup> quarter of 2025 and continue throughout the term.</li> <li>• Phase II Assessments will begin once EPA approves the QAPP and associated Sampling and Analysis Plans (SAPs). SEDP anticipates submitting the QAPP by April 2025.</li> <li>• Assessments on priority and non-priority sites will continue through the performance period.</li> <li>• The SEDP and QEP will meet monthly to discuss priority sites, ensure required site access/eligibility have been secured, individual projects are progressing, and the overall project schedule is met.</li> </ul>
<b>iii. <u>Task/Activity Lead:</u></b> The QEP will lead this task.
<b>iv. <u>Outputs:</u></b> 1 QAPP and 3 annual updates, 13 Phase I, 5 Hazardous Materials Assessments, and 8 Phase II ESA reports.
<b>Task 4 – Cleanup Planning</b>
<b>i. <u>Project Implementation</u></b>
Cleanup/ redevelopment planning as required by various State of Michigan programs for sites (priority and nonpriority sites) where redevelopment is imminent. This may include preparation of Remedial Action Plans, assessment of brownfield cleanup and redevelopment alternatives, and preparation of Brownfield Plans/Work Plans to support acquisition of tax increment financing (TIF).
<b>ii. <u>Anticipated Schedule:</u></b> - Cleanup planning will be conducted at priority sites and other sites following completion of the associated assessment activities and will continue throughout the performance period.
<b>iii. <u>Task/Activity Lead:</u></b> The QEP will lead this task. QEPs have the educational and technical experience required for evaluating/mitigating hazardous/petroleum releases to the environment.
<b>iv. <u>Outputs:</u></b> Outputs include at least 2 cleanup planning documents.

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**3.b. Cost Estimates** - Approximately 94% of the grant budget will be used for site assessment and cleanup planning. No grant funds will go to direct administrative costs, indirect costs, fringe benefits, equipment, or supplies.

**Task 1 – Programmatic: \$10,000 Total Budget**

- **Personnel costs:** 60 hours at an average rate of \$50/hour = **\$3,000** for contractor selection/oversight, monthly progress meetings, and reporting
- **Travel costs:** **\$3,000** for one person’s attendance at one U.S. EPA Brownfields Conference: registration-\$400, airfare-\$1,500, 4 nights hotel-\$740, 4 days per diem and incidentals-\$360.
- **Contractual:** **\$4,000** for QEP assistance on quarterly reports, monthly progress meetings, and outreach activities throughout term of grant.

**Task 2 - Site Inventory and Prioritization: \$9,000 Total Budget**

- **Personnel:** 80 hours at average rate of \$50/hour = **\$4,000** for stakeholder interviews, project site visits, prioritization of sites, and coordinating site access
- **Contractual:** **\$5,000** for QEP assistance on interviews and site visits throughout term of grant.

**Task 3 – Site Assessment: \$269,000 Total Budget**

- **Contractual:** **\$269,000** for QEP to conduct and prepare deliverables for:  
1 QAPP and updates = **\$3,000**                      13 Phase I ESAs @ \$4,000 each = **\$52,000**  
5 HMAs @ \$6,000 = **\$30,000**                      8 Phase II ESAs @ \$23,000 each = **\$184,000**

**Task 4 – Cleanup Planning: \$12,000 Total Budget**

- **Personnel:** 40 hours at average rate of \$50/hour = **\$2,000**
- **Contractual:** 2 cleanup planning documents at average cost of \$5,000 = **\$10,000**

**Table 5. SEDP EPA Brownfields Assessment Budget Request FY2024-2028**

Budget Categories	Program Tasks				Budget
	Programmatic, Outreach	Site Inventory	Site Assessment	Cleanup Planning	
Personnel-(non-admin) <sup>2</sup>	\$3,000	\$4,000	\$0	\$2,000	<b>\$9,000</b>
Travel	\$3,000	\$0	\$0	\$0	<b>\$3,000</b>
Contractual	\$4,000	\$5,000	\$269,000	\$10,000	<b>\$288,000</b>
<b>Total Direct Costs<sup>1</sup></b>	<b>\$10,000</b>	<b>\$9,000</b>	<b>\$269,000</b>	<b>\$12,000</b>	<b>\$300,000</b>

<sup>1</sup>No indirect costs will be incurred; <sup>2</sup> In-kind SEDP staff time will be contributed for amounts over those accounted for under the personnel budget category.

**3.c. Plan to Measure and Evaluate Environmental Progress and Results:** The SEDP will track, measure outputs (e.g. Phase I and II ESAs, HMAs, meetings), and assess environmental impacts, tracking outputs (e.g. number of assessments, meetings) and outcomes (e.g. land area assessed, jobs created, revenue generated) in ACRES. Additional updates on meetings, staff training, and community outreach will be included in quarterly reports. Progress will be evaluated biannually, with any shortcomings addressed through discussions with the QEP and stakeholders to adjust the project approach.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**4.a. Programmatic Capability, 4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure, and 4.a.iii. Description of Key Staff:** The SEDP project team has the capacity to manage the programmatic, administrative, and financial requirements of the Grant. The project team will be led by **Mr. Justin Horvath**, the Chief Executive Officer of the SEDP, serving as the Project Director. Mr. Horvath has over 20 years of experience at the SEDP and has been instrumental in driving Shiawassee County's economic growth. His extensive educational background includes a Bachelor of Arts degree in Economics, a Master of Arts degree in Applied Economics, and a Master of Public Policy degree from the University of Michigan. **Mr. Brent Jones** will be Assistant Project Director. He has more than 11 years of experience at the SEDP, brings valuable expertise in project management and financial oversight. He has played a key role in supporting local businesses, implementing successful social media marketing strategies, and enhancing community engagement. Brent holds a Bachelor of Arts degree in Marketing Communications from Central Michigan University. The project team is well-equipped to handle the

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administrative, financial, and programmatic aspects of the grant, ensuring its successful completion within the 4-year timeline. Mr. Jones will provide the day-to-day duties associated with all grant tasks. He will also be responsible for the financial management of the project, including budget reviews and payment transfers through the Automated Standard Application for Payments (ASAP) system. Brent has vast experience implementing engagement strategies which have increased the SEDP's public visibility, knowledge of available support, and increased awareness. To bolster community involvement, he will use these same skills to provide and support public outreach and community engagement throughout the grant.

**4.a.iv. Acquiring Additional Resources:** The SEDP will retain a Qualified Environmental Professional (QEP) to oversee technical grant activities and conduct environmental assessments. With an established procurement process aligned with federal regulations, the SEDP has successfully managed contractor procurement for various state grant projects, prioritizing the inclusion of disadvantaged, minority-, and women-owned businesses when possible. The SEDP is also committed to strong hiring practices that include procurement of local firms or spurring connections between the local workforce and firms to create employment opportunities for residents. This allows residents to be part of and take pride in enhancing their community. Upon approval of the Cooperative Agreement (CA), the SEDP will initiate the Request for Qualifications process and supervise the procurement process. The selected QED(s) will bring extensive experience in managing U.S. EPA Assessment Grants, Michigan's Voluntary Cleanup Program, and Michigan's Brownfield Law (Act 381), ensuring a comprehensive understanding of all programmatic requirements.

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

**4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements:** The SEDP has managed non-federally funded assistance agreements like State Site Readiness Grants and Community Development Block Grants. The SEDP has the procedural knowledge and experience to successfully disburse Assessment Grant funds and track Grant expenditures.

**(1) Purpose and Accomplishments:** The SEDP staff are currently, or have recently, managed: Site Readiness Grant (2020 – 2022) – Awarded \$125,000 to conduct engineering assessments for a new road and rail crossing to support industrial development in the City of Corunna. The SEDP retained a qualified planning and engineering professional and complete required reporting. The accomplishment of the grant was to provide Corunna with critical assessments and planning needed for the industrial development, which expanded the tax base for the community and County and created jobs for residents.

Community Development Block Grant – Awarded \$960,000 to coordinate environmental assessments, wetland delineation, water & wastewater studies, protected species studies, traffic and rail studies, and archaeological assessments associated with a large commercial development the County.

**(2) Compliance with Grant Requirements** –The SEDP is currently overseeing and tracking individual tasks and completing required reporting. This includes selecting a qualified vendor and compiling work plans, schedules, reporting, financial tracking, and auditing requirements for both grants.

**FY2024 USEPA BROWNFIELDS COMMUNITY-WIDE ASSESSMENT  
GRANT PROPOSAL**

**SHIAWASSEE ECONOMIC DEVELOPMENT PARTNERSHIP**

**THRESHOLD CRITERIA RESPONSE**

1. Applicant Eligibility: Shiawassee Economic Development Partnership (SEDP) (applicant) is a Michigan based 501(c)(6) nonprofit organization (documentation attached).
2. Community Involvement: The SEDP believes it is important to provide the residents and community organizations in Shiawassee County with opportunities to become informed and provide input into all phases of the Brownfield Assessment Grant. Following the U.S. EPA Assessment Grant (the Grant) award notice we will announce the award to the community through a press release to local newspapers, notices posted on the Shiawassee County and SEDP websites ([www.shiawassee.net](http://www.shiawassee.net) and [www.sedpweb.org](http://www.sedpweb.org)) and other social media pages. Our community partners will assist with the notification process if needed, and we will capitalize on our relationships with Shiawassee County Regional Chamber of Commerce and other local business organizations to gain exposure to the business community. Translators and translated documents will be made available upon request to assist non-English speaking residents to ensure full participation in the Grant. We will also include instructions on how to reach pertinent Grant contact personnel in our press release and notices.

The primary post-award community input program will be focused on preparation of the Grant Work Plan and final budget. After a draft Work Plan and budget are prepared, the document will be made available to the public, and comments on the draft will be solicited. The draft Work Plan will be made available to the public, and comments will be solicited. The document will be posted on the SEDP and the Shiawassee County websites. Hard copies will be made available at Shiawassee County, city and township municipal offices, and the SEDP office to ensure access for those without adequate information technology availability, knowledge, or experience. Public comments on the proposed project and allocation of grant funds will be accepted verbally, in writing, and publicly discussed during a public meeting. The draft Work Plan will be modified in response to comments and the comments will be summarized in the final Work Plan.

Following approval of the Work Plan, we will seek public input prior to conducting assessments by attending community meetings to discuss the project. Assessment activities will be discussed to familiarize community stakeholders with what to expect during and after assessments. The stakeholders will be made aware of assessment results and any health or environmental impacts will be explained. If health threats are identified, written notices will be sent to impacted citizens, and the Shiawassee County Health Department and Michigan Department of Environment, Great Lakes, and Energy will be contacted. When cleanup and/or redevelopment planning is initiated, we will explain plans and rationales and solicit comments and feedback on those plans, communicating with various community groups as outlined above. At the close of the project, we will hold a final public meeting to present the outcomes of the project, and

to request comments regarding interest in pursuing additional grants. Presentation materials and information will be archived and publicly available at the SEDP office.

3. Expenditure of Assessment Grant Funds:

SEDP affirms that we do not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Subrecipients:

Not Applicable: The SEDP has not procured a contractor or named a subrecipient