

## Narrative Information Sheet – Oakland County

1. **Applicant Identification:** Oakland County, a government entity, with an address of 2100 Pontiac Lake Road, Building 41 West, Waterford, Michigan 48328 requests consideration of the following EPA Assessment Grant proposal.
2. **Funding Requested:**
  - a. **Assessment Grant Type:** Assessment Coalition
  - b. **Federal Funds Requested:** \$1,500,000
3. **Location:** Oakland County (lead) and Community Housing Network (non-lead) have jurisdictions within all of Oakland County, Michigan. The City of Southfield (non-lead) will conduct activities within Southfield, Oakland County, Michigan.
4. **Coalition Members' Target Areas and Priority Site Information:**

**Lead Member:** Oakland County  
**Lead Member Target Area:** Downtown Pontiac, including Census Tracts 26125142400, 26125142200, 26125141600, 26125142100, and 26125142700.  
**Priority Site:** Central School, 47700 and 47910 Woodward Avenue, Pontiac, MI 48342

**Non-lead Member:** City of Southfield  
**Target Area:** Southeast Corner District, including Census Tracts 26125162400, 26125162300, and 26125162200.  
**Priority Site:** Three vacant industrial buildings located at 21460 and 21430 West 8 Mile Road, Southfield, MI 48075

**Non-lead Member:** Community Housing Network  
**Target Area:** 8 Mile Road Corridor, including Census Tracts 26125175200, 26125175300, 26125172500, 26125171600, 26125171500, 26125173300, 26125173400, 26125173500, and 26125173600.  
**Priority Site:** 30-acre vacant commercial area located at 21300 Mendota Avenue, Ferndale, MI 48220; 10500, 10550, 11000, and 11002 W 8 Mile Road, Ferndale, MI 48220; and 20930 Meyers Road, Oak Park, MI 48237
5. **Contacts:**
  - a. **Project Director:** Mr. Bradley J. Hansen  
Senior Business Development Representative  
2100 Pontiac Lake Road, Building 41 West  
Waterford, Michigan 48328  
Phone (248) 858-8073/ Fax (248) 858-7998  
hansenb@oakgov.com
  - b. **Chief Executive:** Mr. David Coulter  
Oakland County Executive  
2100 Pontiac Lake Road, Building 41 West  
Waterford, Michigan 48328  
Phone (248) 858-0480/ Fax (248) 858-7998
6. **Population:**

Oakland County	1,270,017
i. Target Area: City of Pontiac	60,984
ii. Target Area: City of Southfield	75,898
iii. Target Area:	
City of Ferndale	19,109
City of Hazel Park	14,900
City of Oak Park	29,322
Royal Oak Township	2,434

7. **Other Factors Checklist:**

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	
The applicant, is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	
The reuse of the priority site(s) will incorporate energy efficient measures	
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments	4,5
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B, for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing	

8. **Letter from the State or Tribal Environmental Authority:** A letter of support from Mr. Ronald Smedley, Michigan Brownfield Redevelopment Coordinator, Michigan Department of Environment, Great Lakes, and Energy (EGLE) is included as an attachment to this application.

9. **Releasing Copies of Applications:** Not applicable



GRETCHEN WHITMER  
GOVERNOR

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



PHILLIP D. ROOS  
DIRECTOR

October 30, 2023

VIA EMAIL

Bradley Hansen  
Senior Business Development Representative  
Oakland County  
2100 Pontiac Lake Road, Building 41 West  
Waterford, Michigan 48328

Dear Bradley Hansen:

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

Oakland County is applying for a \$1,500,000 Brownfield Assessment Coalition Grant. As a general-purpose unit of local government, Oakland County is an eligible grant applicant and is working with a coalition of other eligible governmental entities.

Should the U.S. EPA award a brownfield grant to Oakland County and their coalition partners, it would allow the County to conduct environmental investigations and other eligible activities to promote economic development at brownfield sites. If you need further information about potentially eligible sites in Oakland 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: Michelle Bakun, EGLE

## 1. Project Area Description and Plans for Revitalization

### a. Coalition Members, Target Areas, and Brownfields

#### i. Coalition Members

In 2009, Oakland County created the Oakland County Brownfield Consortium (OCBC), which was successful in procuring multiple EPA Assessment Grants as a proactive measure to aid its communities in effectively managing and redeveloping their brownfields. As such, the goal of the OCBC is part of a county-wide initiative to continue diversifying the local economy by attracting sustainable, 21<sup>st</sup> century jobs and industries that will soften the effects of future economic recessions. In addition, the OCBC is collaborating to increase affordable and attainable housing to support existing and future working families across the county, and to provide safe and attractive housing options for those in need. The OCBC includes Oakland County (the “County”) as the lead agency and applicant, the Oakland County City of Southfield, and the Community Housing Network (CHN), a non-profit 501(c)3 community-based organization, as the non-lead agencies. CHN partners with governmental agencies, corporations, foundations, other community partners, and collaborative groups in their commitment to providing vital services for people experiencing crisis, homelessness, or facing obstacles due to a disability, income, or hardship. Reliant on memberships, donations, and grants CHN’s partnership with the OCBC allows for greater capacity and strength in providing for the County. The City of Southfield’s Economic Development Department is maintained by a single staff person serving a population of over 75,000. With limited budgets to expand the department, the City relies on their partnership with the OCBC to ensure progress with brownfield redevelopment. Both the City of Southfield and CHN lack the administrative staff and capacity to apply for and manage a brownfield grant independently. Working together with the County will allow for a more impactful, regional program that can support both the non-lead members and other small communities throughout the County.

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

Oakland County (population 1,270,017, 2021 Census-American Community Survey (ACS)), located in southeast Michigan, is the second most populated county in the state. Although the County’s automotive and manufacturing industries are diversifying and evolving into a knowledge and service-based economy, it is still significantly subject to the ebbs and flows of the automotive industry. Oakland County was among the first and hardest hit when the economy fell into recession in 2008, which forced two of the nation’s largest automakers into bankruptcy and claimed a net loss of 130,891 automotive manufacturing jobs in the southeast Michigan region from 2001 to 2009 (Southeast Michigan Council of Governments (SEMCOG)). At the forefront of the automotive crisis, through the recession later followed by the pandemic, the County has experienced a sharp decline in the economic productivity of the automotive industry’s supporting supplier network.

Although the county has weathered these challenges and has experienced the recovery of 16,500 regional jobs lost over the course of the pandemic, the region’s motor vehicle manufacturing jobs are roughly 50% of the employment figures of 2001. Further, since 2001, the southeast Michigan region has dropped in the national share of motor vehicle manufacturing jobs from 16.7%, to an estimated 11.8% for 2023. The economic outlook of the automotive industry is anticipated to continue to decline with the loss of automotive manufacturing employment decreasing 0.61% annually through 2050 (SEMCOG). Remnants of former manufacturing facilities, such as tool and die shops, plating facilities, fabrication facilities, and other small manufacturing-based operations that were reliant on the automotive industry now exist as vacant, blighted, and contaminated brownfield properties. More than 1,000 of these brownfield properties exist within the County, which has challenged local governments and community partners to find creative uses that will foster economic growth.

To that end, Oakland County is applying for a \$1,500,000 FY2024 EPA Brownfield Coalition Assessment Grant to address the brownfield properties within target areas that will subsequently add jobs and support the growth of affordable housing. As the lead applicant, Oakland County’s target area consists of **downtown Pontiac**, including an area within and adjacent to the Woodward Business Loop (“the Loop”). This target area encompasses five census tracts (26125142400, 26125142200, 26125141600, 26125142100, and 26125142700), which are all considered disadvantaged by the Climate and Economic Justice Screening Tool (CEJST). The Loop opened in 1964 with the intention of becoming a high-capacity roadway, efficiently delivering automotive parts to several factories formerly located in Pontiac. After decades of concern, Michigan Department of Transportation (MDOT) committed to converting the Loop (beginning in 2025) from its current five-lane, one-way configuration into a two-way boulevard with pedestrian improvements and non-motorized pathways. This undertaking will commence the reconnection of neighborhoods and their residents to the downtown business district, which has been long separated by the Loop. Since the construction of the Loop, investments in the adjoining neighborhoods and the downtown have been stifled, resulting in long-term vacancies of manufacturing buildings, commercial businesses, and even vacant land untouched for decades. In combination with MDOT’s plans, Oakland County has purchased 10-12 acres of land located within the Loop to relocate up to 600 county employees back in the center of downtown Pontiac by 2026. The overall project investment for the project will bring employment opportunities and patrons to the business district, while serving as a catalyst for transforming long-standing, underutilized Brownfield properties.

The City of Southfield’s target area consists of three-square miles in the **Southeast Corner District** located between Lahser Road and Greenfield Road as the west and east boundaries, and 8 Mile Road and 9 Mile Road as the south and north boundaries, respectively. Moving west to east, the target area consists of highway commercial uses dotted within residential neighborhoods before transitioning to a wider variety of medical, corporate office, logistics, automotive, and healthcare uses on the east side of the District. This variety of uses

occurs at a massive interchange where 9 Mile Road, the Southfield Freeway, and M-10 (The John C. Lodge Freeway) all meet. The District is home to one of Southfield's disadvantaged communities, as defined by CEJST where 81% of the population is a minority race and populations are within the 65th percentile in the nation for low-income populations residing in that Census Tract (Tract 26125162400).

The target area for the Community Housing Network consists of a 6 mile stretch along the **8 Mile Road Corridor** from the southeast corner of the county in the City of Hazel Park, west through the City of Oak Park. The Corridor transverses through five disadvantaged census tracts based on the CEJST mapping tool, all of which experience housing burdens due to historic underinvestment, housing costs, and/or high percentiles of lead paint in combination with low-income populations. Four additional census tracts are in the target area, and while they are not defined as disadvantaged by CEJST, they experience similar housing burdens and should be considered at risk. In fact, one census tract is also in the 90<sup>th</sup> percentile for lack of indoor plumbing and another in the 82<sup>nd</sup> percentile for the same. Along the corridor within a ¼ mile radius, nearly 50% of the population is considered low income, 77% are people of color, and 12% experience unemployment (EPA Environmental Justice Screening Tool (EJSCREEN)). In addition to aging housing infrastructure, Brownfield properties in this Corridor include obsolete and vacant industrial and manufacturing properties, including former tool and die shops, automotive suppliers, sales, and repair, and various waste and recycling facilities, many adjoining low-income neighborhoods.

### iii. Description of Priority Brownfield Sites

An estimated 80+ suspected brownfields have been identified within the target areas consisting of former gas stations, automotive repair garages, small manufacturing operations, tool and die shops, and dry cleaners, vacant land, obsolete industrial buildings, surplus office space, and vacant schools. The following three priority sites have been identified by the coalition partners and communities as a priority due to their location within commercial and downtown areas along the 9-Mile Road Corridor, their adjacency to residential areas, and the positive impact that redevelopment of the sites will have on the neighboring residents.

The priority site within Oakland County's target area of **downtown Pontiac** includes the oldest remaining school building in the city, **Central School**, an adjoining gas station, and six parcels of vacant land. In total, the priority site consists of approximately 2.6 acres of land, including the former school building that was constructed in 1893 and listed in the National Register of Historic Places. The school building is three and one-half stories tall and contains approximately 32,000 square feet. It has been vacant since the early 2000s. Given the priority site's location immediately adjacent to the Woodward Loop, these parcels are a priority for rehabilitation of the school structure, and additional construction to connect with the downtown business area. Previous uses of the site include automotive service, tool machining, gasoline filling, and retail/commercial uses. Potential contaminants include petroleum products from former fueling use. Chemicals of concern for the former auto service use include Polycyclic Aromatic Hydrocarbons (PAHs), Volatile Organic Compounds (VOCs), Metals, and PCBs. Due to the date of construction and size of the property, asbestos containing materials and lead-based paint are also large deterrents to redevelopment.

The priority site in Southfield's **Southeast Corner District** includes three contiguous parcels containing approximately seven acres and **three vacant former industrial buildings**. One building contains approximately 7,000 square feet, another contains approximately 30,400 square feet, and the last one contains 2,500 square feet, all buildings are in varying stages of deterioration with over 150,000 square feet of deteriorating surface parking/concrete and overgrown vegetation. Previous uses of the priority site includes automotive collision repair and chemical storage, electrical distribution, and waste disposal services. Potential environmental concerns include known previous leaking underground storage tanks, previous polychlorinated biphenyls (PCB)-containing electrical equipment storage and staging, and likely use of chlorinated solvents as part of the automotive repair operations. Due to the date of construction and size of the property, asbestos containing materials and lead-based paint are also large deterrents to redevelopment. The site is located within 400 feet of residences and provides a great opportunity to improve upon the environmental conditions for this neighborhood, while adding new employment opportunities – making it a high priority site for the City.

The priority site in the Community Housing Network's target area of the **8 Mile Road Corridor** includes nine parcels containing approximately 30 acres of land consisting of two former car dealerships, a gas station, an obsolete hotel, and a former school ("**30-acre vacant commercial area**"). The properties collectively have been vacant for approximately 15 years, and are characterized by boarded windows, caving in roofs, orphaned underground storage tanks, and nearly 700,000 square feet of crumbling surface concrete. This site is a priority for assessment due to its size and opportunity for redevelopment to make a positive impact for the populations who live nearby, many directly adjoining the property. According to EJSCREEN, 46% of people living within a half mile radius from the site are low-income earners, only 50% of households are owner-occupied, 25% are persons with disabilities, and 99% are people of color. Environmental concerns with the site include petroleum products from gasoline fueling, and VOCs, PAHs, PCBs, and/or metals associated with former automotive repair. In addition, the historic heat source of the former school is unknown and may have utilized fuel oil. Combined with the dates of construction for each building, asbestos containing materials and lead-based paint have also been a deterrent to developer interest in the priority site.

### iv. Identifying Additional Sites

Building on the successes of past Assessment Grants, Coalition and community members met on October 25, 2023, to revisit the current inventory of priority sites, evaluate additional sites for inclusion, and to prioritize the



sites for future assessment. More than 15 preliminary sites were identified, not including the sites identified for priority assessment as discussed previously. Utilizing the community engagement process described in Section 2.b.iii, the County will solicit input from residents over the course of the grant to ensure underserved communities have the opportunity to recommend sites for assessment. The County will evaluate brownfield sites for assessment funding as they are identified through the site selection process to ensure grant outcomes are achieved. Each project/site under consideration will be evaluated using an established site nomination form that was developed during the County's previous grants. The information gathered from the site nomination form includes:

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

Completed site nomination forms will be reviewed by the County and scored based on the project's potential to achieve grant outcomes. The scoring will be used to determine whether a project will receive grant funding and the amount of grant funding the project will receive, with higher weighting given to projects that meet the goals of this application and that will benefit our disadvantaged and underserved communities. Site nominations will be accepted throughout the duration of the grant's cooperative agreement or until grant funding has been exhausted.

**b. Revitalization to the Target Area**

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

The former **Central School** in Pontiac is heralded Richardsonian Romanesque historic building in downtown Pontiac. As the oldest remaining school building in Pontiac, preservation and reuse of the building is of utmost importance as plans for the revitalization of the downtown and the conversion of the Loop is completed. The school building is visioned for a conversion into approximately 28 loft apartments that are offered at attainable rental rates for residents of Pontiac. Portions of the property to the north, currently occupied by the gas station, may be utilized for pedestrian and non-motorized connections within the planned Loop conversion project. The gas station sites are at a crucial intersection of Huron Street (M-59) and Woodward Avenue, underscoring the importance of creating a multi-modal transportation hub to connect the neighborhoods to the east, with downtown located immediately west. Additional new construction on the vacant land is visioned to include mixed-use retail/service-based uses, along with additional affordable housing options for Pontiac residents. This revitalization approach is consistent with visioning completed by the City of Pontiac in their Master Plan, Oakland County's commitment to relocating county employees as part of a wider downtown revitalization, and MDOT's investment to convert the Woodward Loop into a boulevard with traffic calming features and safer options for multi-modal transportation. The strategy aligns with numerous facets of the City's Master Plan by restoring safe and attractive neighborhoods with a range of housing opportunities for people with different incomes, needs, and preferences – while preserving historic buildings. Furthermore, the Plan sets specific goals for residential uses in the City including, providing new and diverse housing choices, encouraging infill housing development, supporting projects with mixed-income housing, and increasing the reuse of historic buildings for housing development – all of which this project will accomplish. Similarly, the Pontiac Housing Commission adopted a 5-Year Housing Improvement Plan that identifies 2,345 needed affordable housing units for the City of Pontiac by the year 2045. Through implementing the Plan's walkable urbanism policy for new development, the project will assist in transforming the Loop/downtown adjoining neighborhood into a self-sustaining area that can provide a range of uses and services within a walkable distance.

In Southfield, the **former industrial buildings** are poised to continue the County's and community's effort of bringing high paying, knowledge-based and technologically advanced jobs. This focus has been developed with the goal of diversifying, propelling the region into a knowledge economy with new employment opportunities in information, finance, and professional and technical services. SEMCOG has forecasted employment in this industry to grow twice as fast as the total employment in the southeast Michigan region through 2050. Reuse and reinvestment in the six acres and existing 40,000 square feet of building space for this knowledge-based economy, is consistent with Southfield's Master Plan by maintaining industrial and light industrial land uses in areas that can cater to research and high-tech industries with improved site design features. Southfield has seen success in their attraction efforts to bring tech-based manufacturing employers to the region over the past several years, and the goals for the priority area are no different. Reuse of these buildings maintains the industrial-crucial connections along major transportation routes, while providing desirable working conditions and wages called for within the City's Master Plan. Jobs will be further supported by the regional efforts to increase housing options for both existing and future residents within the county. Additionally, the priority parcels are identified within the City's Sustainable Southfield Plan as a priority area to ensure future implementation of special planning and site design

that incorporate appearance and buffering features that reduce impacts on neighboring uses, especially where they abut residential. Reuse of the priority site will allow for the implementation of improved site design and environmentally conscious planning elements, while increasing new economic and employment opportunities within an area with high low-income and unemployment rates.

The redevelopment strategy under CHN for the **30-acre vacant commercial area** includes a mixed-use development blending additional recreation, residential units, and commercial or light-industrial space. The recreational space includes the addition of recreational fields, pavilions, playscapes, and indoor event space at the site of the former school. A variety of housing typologies, including single family homes, duplexes, and multi-family housing is anticipated at the northern end of the site to transition land uses between existing residential to the north and east compared to the former commercial uses to the south along 8 Mile Road. Finally, given the high flow of traffic and connectivity of 8 Mile Road, approximately 500,000 square feet of additional commercial and/or light industrial could be constructed in the southern portion of the property, targeting technology, healthcare, or other professional services industries that would create high-paying jobs for residents. Located in Royal Oak Township, who in their 2019 Master Plan identified this site as a “Key Site Area” for redevelopment. Residents who participated in the Master Plan process identified residential infill, including a variety of housing typologies, recreation, and open space as opportunities for redevelopment of the area. CHN will support these efforts by connecting people with housing needs to affordable housing options that are developed. CHN also provides education on subsidized housing or other-long term housing options to assist with housing needs. Finally, CHN may become a partner in building affordable, accessible housing as they actively seek opportunities to work with local, state, and federal entities to create high-quality homes for low-income families and those with disabilities.

The Royal Oak Township master plan also noted the 8 Mile Road Corridor as commercial in land use, suggesting a mixed-use redevelopment for the large site. Commercial investments are noted to include reinvestment of aging structures and/or to utilize the Township’s location and access to position itself to attract high paying technological jobs in newer, more attractive buildings. The redevelopment strategy for this priority site aligns with the Master Plan by creating additional recreational and gathering space for the community near the existing Township Recreation offices, offering efficient use of priority site that addresses several needs of the community.

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

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

Redevelopment Project	Outcomes and Benefits	Tax Implications
Central School	<ul style="list-style-type: none"> <li>Reuse of 32,000 square feet of a historic building</li> <li>Pedestrian and multi-modal transit improvements</li> <li>Creation of approximately 58 new apartment units</li> <li>An additional 75 new residents</li> </ul>	Est. Taxable Value Increase: \$1,200,000 Annual Tax Revenue Increase: \$67,000
Former Industrial	<ul style="list-style-type: none"> <li>Reuse of 40,000 square feet for technology driven jobs</li> <li>Creation of 90 new jobs*</li> </ul>	Est. Taxable Value Increase: \$344,500 Annual Tax Revenue Increase: \$26,000
30-acre Vacant Commercial Area	<ul style="list-style-type: none"> <li>Creation of 100+ single and multi-family housing units</li> <li>500,000 square feet of commercial space</li> <li>Creation of 1,000 new jobs*</li> <li>Approximately 6 acres of additional recreation space, reduction of heat island effect by reducing paved and impervious surfaces</li> </ul>	Est. Taxable Value Increase: \$5,800,000 Annual Tax Revenue Increase: \$400,000

\*According to data provided by the Energy Information Administration

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

Redevelopment Project	Estimate of Carbon Dioxide Reductions (lbs/year)			
	Trees Planted (estimated)	Energy Reduction from Heating/Cooling	Carbon Sequestration	Total
Central School	15	144 lbs.	158 lbs.	302 lbs.
Former Industrial	10	263 lbs.	105 lbs.	368 lbs.
30-acre Vacant Commercial Area	55	567 lbs.	578 lbs.	1,144 lbs.

Estimates provided by CUFR’s Tree Carbon Calculator

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

**c. Strategy for Leveraging Resources**

**i. Resources Needed for Site Reuse**

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

<b>Leveraging Source &amp; Description</b>
<b>Tax Increment Financing:</b> Michigan enables local governments to issue Tax Increment Financing plans for the cleanup and redevelopment of brownfields. Tax revenue generated from brownfield redevelopment creates the tax increment, which is reimbursed to the developer over time to assist in the cost of cleanup activities, site preparation, infrastructure and filling financing gaps for affordable housing development. All the priority sites are eligible for this funding, which can be pursued following site plan approval for each property.
<b>Michigan Department of Environment, Great Lakes and Energy (EGLE) Grant and Loans</b> offer funding for environmental cleanup at properties with known contamination. Local units of government can apply for the funding. Funding is limited to up to \$1 million grant and loan per applicant per year. All the priority sites are eligible for this funding and funding is available on an ongoing basis.
<b>EGLE Refined Petroleum Fund (RPF):</b> The RPF establishes an environmental protection regulatory fee that funds cleanup. Eligible properties include properties where soils contaminated by releases from registered underground storage tanks (USTs) exist, non-labile parties, and planned redevelopment in place. These funds could benefit all the priority sites.
<b>Tax Abatements</b> are available to encourage the rehabilitation of obsolete, commercial, and industrial properties. The type, amount and length of the tax abatement is dependent upon the property history and need for assistance. All the priority sites are eligible for this funding through several abatements established under state legislature.
<b>Michigan State Land Bank Blight Elimination:</b> This program has allocated \$200,000 to each Michigan County for use at blighted properties in need of environmental remediation, demolition, stabilization, and site preparation. These funds may be applied for by January of 2024 and can be utilized on any of the priority sites based on timing of redevelopment. The Oakland County Land Bank is currently preparing an application for funding and plans to apply for future rounds to assist in brownfield redevelopment.
<b>Michigan UST Authority (MUSTA):</b> Serves Michigan’s petroleum UST owners and operators, local units of government, and country road commissions by managing the UST Cleanup Fund, Legacy Release Program, and Public Highway Cleanup Program. Owners or operators of USTs may apply for cleanup funding up to \$1,000,000 upon discovery of a release from the UST system, if certain qualifications are met (i.e. registration, insurance). These funds may support any of the priority sites that have leaking underground storage tanks.

**ii. Use of Existing Infrastructure**

Oakland County is part of the City of Detroit Metropolitan Area, that has an established regional infrastructure providing the target areas with access to a world-class transportation network of highways, rail, and waterways. All target areas have existing and available utilities such as natural gas, electricity, water, sewer, and fiber that are sufficient to support the redevelopment and reuse of brownfield sites without significant additional resource investment. Sidewalks are available throughout the entire target area, however in areas where the need to be improved in conjunction with streetscaping, the County will support these efforts using the leveraged sources previously described. The OCBC Coalition Partners encourage adaptive reuse of as many buildings and as much infrastructure as possible through the local site plan review and approval process. In some cases, vacant buildings within the target areas are structurally sound, requiring updates to meet current building codes, aesthetics, and simple reactivation to the existing utility infrastructure may be needed. Sources of funding such as tax increment financing and blight elimination program can be utilized to assist in these costs.

**2. Community Need and Community Engagement**

**a. Community Need**

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

Oakland County faces a unique set of challenges. It is the second most populated county in Michigan, located directly north of Detroit, and the coalition cities were among the first suburbs to develop during the original boom of the automotive industry. They are also some of the most impacted by the great recession and where the most significant pockets of poverty are found, with target area communities being some of the most disadvantaged areas in the state. The **Downtown Pontiac** target area includes Census Tracts 26125142400, 26125142200, 26125141600, 26125142100, and 26125142700, all of which are considered disadvantaged by the Climate and Economic Justice Screening Tool (CEJST) with low-income populations ranging from the 87<sup>th</sup> to 95<sup>th</sup> percentile and unemployment ranging from 84<sup>th</sup> to 98<sup>th</sup> percentile. Further, EJSCREEN notes that the per capita income for the target area is \$16,102, compared to \$49,012 in Oakland County, and \$37,638 in the United States. Similarly, the Southfield **Southeast Corner District** consists of disadvantaged Census Tract 26125162400, which is in the 65<sup>th</sup> percentile for low-income populations. As noted in Section 1.a.i, the **8 Mile Road Corridor** consists of five disadvantaged census tracts (26125175200, 26125175300, 26125172500, 26125171600, and 26125171500) that range from 68<sup>th</sup> to 90<sup>th</sup> percentile for low-income populations.

Oakland County and the coalition partners are unable to draw upon their own resources to address these brownfield sites. Whereas the private sector has experienced growth in emerging from the recession, the governmental sector lags far behind. Governmental employment in Oakland County has been stagnant since 2016 and is not forecasted to keep pace with the private sector. In fact, personnel cost reductions equal to 2% of the General Fund are assumed in the 2023-2024 budget. This slow growth in the governmental sector is also seen with property tax revenues, of which governmental units primarily rely on for funding. Property values are further hindered by the low-income populations within the Target Areas and their ability to invest in improvements. The passage of Michigan’s Proposal A in 1994 capped the rate of inflation for a property’s taxable value, so while other



sectors can apply increases based on inflation, governmental units cannot. This means that the taxable value of properties across the county have just equalized the amount they were in 2007 BEFORE the great recession. The recovery in taxable value, however, is not uniform across all communities. In Southfield, taxable values peaked in 2008 at \$3,752,556,640, while the current 2023-2024 approved budget only realizes a taxable value of \$2,981,023,940, less than 80% of its pre-Great Recession peak. While municipalities are expected to offer additional services and prioritize improvements of the aging infrastructure, without seeing additional tax revenues. The Oakland County General Fund balance is expected to be utilized to support ongoing operations in FY2023, as it has since the Great Recession.

**ii. Threats to Sensitive Populations**

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

There is a disproportionate minority and low-income populations present within each of the target areas in comparison with the rest of the County. Additionally, a large portion of the populations are under the age of 18 or over the age of 65; Downtown Pontiac 37%, Southfield 40%, and 8-Mile Corridor 50% (EJSCREEN). The following table shows the percentage of minority and low-income populations that are located within a half-mile radius of the priority brownfield sites compared to their respective city’s percentages (EJSCREEN).

Priority Brownfield Site (source: EJSCREEN)	Percent Minority Population			Percent of Low-Income Population		
	½ Mile of Site	City	State	½ Mile of Site	City	State
Central School (Pontiac)	83%	76%	23.3%	69%	52%	31%
Former Waste/Recycling Facility (Southfield)	94%	76%		34%	27%	
30-Acre Vacant Commercial Area (Royal Oak Township, 8 Mile Corridor)	99%	64%		45%	32%	

Census data illustrates the housing adversity facing populations in the target areas, in correlation with high rates of low-income families. In the **Downtown Pontiac** target area 44% of renters are cost-burdened households. In addition, the median year a housing unit was built in Pontiac is 1959, compared to 1979 nationwide. By 2025, 477 units of federally subsidized housing in Pontiac is set to expire, and an additional 779 units are set to expire by 2030. The housing need in Pontiac can begin to be addressed with the redevelopment strategy that activates the downtown and offers new attainable housing units for Pontiac residents. A 2021 Community Health Needs Assessment (CHNA) conducted by Honor Community Health illustrates the difficulty with the current stock of affordable housing in their county service area, which includes Pontiac and Southfield’s **Southeast Corner District** target areas. Service housing providers pointed to the lack of affordable housing units and the exacerbation of the issue that fair market rents (FMRs) and Area Median Income (AMI) values are too high, letting unhoused individuals remain unhoused, vouchers expire and go unused, creating an illusion that subsidizing funds are not needed.

Within the **8-mile Corridor Target Area**’s five disadvantaged census tracts (26125175200, 26125175300, 26125172500, 26125171600, 26125171500) all are housing burdened in a combination of historic underinvestment and/or housing costs, where the share of households that make less than 80% of the area median income and spend more than 30% of their income on housing, exceeds the 90<sup>th</sup> percentile (CEJST). Four additional census tracts in that target area (26125173600, 26125173500, 26125173400, 26125173300) share at least one indicator, but often multiple, for housing burdens, including high percentiles for lead paint, lack of indoor plumbing, historic underinvestment, and lack of green space.

The CHNA also illustrates the barriers to health due to poverty and lack of access to care. The CHNA drives home the disparity in Pontiac where over 30% of the population lives in poverty (compared to 8.2% in the rest of the county) and nearly 14% are uninsured (compared to 2.6% in the rest of the county). Further, over 50% of the Pontiac population with insurance coverage does so through public insurance, rather than private. Survey respondents within the CHNA noted that populations served in both Pontiac and Southfield service areas cited the lack of insurance, poor insurance coverage, financial barriers to specialty care, and high cost of prescription drugs as the top reasons for not seeking medical treatment. Furthermore, within the **8-Mile Corridor Target Area**, nearly 50% of the population living within a ¼ mile are considered low income, 25% of the population has a disability, and 7% lack health insurance (EJSCREEN).

Redevelopment of the brownfield sites in the target area will reduce environmental exposures and increase access to employment opportunities (increasing access to health insurance), many of which will be within walking distance of the target area residents. Additionally, the lack of affordable housing options available throughout the County is heightened in each of the target areas of which priority site redevelopment into new, accessible, affordable housing seeks to solve for.

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

Based on the historical uses and age of the priority brownfield sites, contamination from asbestos containing building materials, lead based paint, PAHs, PCBs, VOCs, and metals likely exist. These contaminants have been linked to lung cancer, asthma, chronic obstructive pulmonary disease (COPD), birth defects and central nervous system disorders. The CHNA notes among Oakland County adults, the prevalence rates for respiratory diseases such as lifetime asthma (24.4%), current asthma (15.4%), and COPD (10.2%) are all higher than both state and national averages.

Heavy metals, VOCs, PAHs, and benzene, all of which may be found at the priority sites and within the target areas can affect cardiovascular health. The CHNA highlights a high mortality rate among men, particularly in Pontiac, Southfield, and portions of the 8-mile Corridor due to heart disease as the leading cause of death. The CHNA notes that for every 100,000 male deaths in Pontiac, 369.5 are due to heart disease, compared even to 259.4 male deaths per 100,000 people county-wide. In Southfield, male heart disease deaths are higher at 440.7 per 100,000. CEJST data corroborates these statistics for priority site census tracts, and target area disadvantaged tracts. The cleanup and redevelopment of brownfield will contribute to a reduction of the threat of disease and adverse health conditions, resulting from environmental exposures within the target areas.

This disparity of adverse health conditions is further shown in each of the target areas as outlined in the table below.

<b>EJ Burden Threshold (CEJST data)</b>	<b>Downtown Pontiac Disadvantaged CTs –</b> 26125142400, 26125142200, 26125141600, 26125142100, 26125142700	<b>Southeast Corner District Disadvantaged CTs –</b> 26125162400	<b>8 Mile Road Corridor Disadvantaged CTs –</b> 26125175200, 26125175300, 26125172500, 26125171600, 26125171500
Asthma	<b>98<sup>th</sup>, 99<sup>th</sup>, 95<sup>th</sup>, 97<sup>th</sup>, 97<sup>th</sup> percentiles</b>	<b>90<sup>th</sup> percentile</b>	<b>96<sup>th</sup>, 97<sup>th</sup>, 98<sup>th</sup>, 91<sup>st</sup>, 93<sup>rd</sup> percentiles</b>
Diabetes	<b>97<sup>th</sup>, 98<sup>th</sup>, 90<sup>th</sup>, 93<sup>rd</sup>, 90<sup>th</sup> percentiles</b>	<b>71<sup>st</sup> percentile</b>	<b>91<sup>st</sup>, 77<sup>th</sup>, 97<sup>th</sup>, 43<sup>rd</sup>, 56<sup>th</sup> percentiles</b>
Heart Disease	<b>87<sup>th</sup>, 94<sup>th</sup>, 71<sup>st</sup>, 83<sup>rd</sup>, 80<sup>th</sup> percentiles</b>	35 <sup>th</sup> percentile	<b>55<sup>th</sup>, 64<sup>th</sup>, 90<sup>th</sup>, 53<sup>rd</sup>, 69<sup>th</sup> percentiles</b>

According to the March of Dimes Premature Birth Report Card for 2022, Oakland County received a C grade with a 9.7% preterm birth rate, however, additional localized data published by the Michigan Department of Health and Human Services (MDHHS) indicates that the highest percentages in the county for pre-term births, low birth weight, and infant mortality occur within and adjacent to the three target areas. **Black women experience a premature birth rate 60% higher than white, non-Hispanic women** in region 10, which includes Oakland and adjoining counties of Macomb and Wayne. Preterm birthrates have been linked to prolonged exposure to many suspected contaminants associated with our brownfield sites, including VOCs, PNAs, and metals (EPA). Many of the brownfields are in areas of low-income, high minority populations, close to residential properties, and lack access control. Redevelopment of brownfields in the target areas and throughout the county will reduce exposures, improve overall environmental and human health, and citizen wellbeing.

### 3. Environmental Justice

#### a. Identification of Environmental Justice Issues

As previously discussed, the target area communities in Pontiac, Southfield, and along the 8 Mile Corridor have been disproportionately impacted by Brownfield sites and cumulative impacts have hindered low-income and minority populations the most. The historical drive for an automotive centric economy in Michigan has created a legacy of economic and environmental instability, severely impacting underserved populations. Within the target areas are the County’s highest minority populations, who are also most at risk of exposure to contamination via proximity to leaking underground storage tanks, and exposure to high traffic areas – compounding the environmental related health impacts of the numerous brownfield sites that surround them.

<b>EJ Burden Threshold (CEJST data)</b>	<b>Downtown Pontiac Disadvantaged CTs –</b> 26125142400, 26125142200, 26125141600, 26125142100, 26125142700	<b>Southeast Corner District Disadvantaged CTs –</b> 26125162400	<b>8 Mile Road Corridor Disadvantaged CTs –</b> 26125175200, 26125175300, 26125172500, 26125171600, 26125171500
Percentage minority	<b>78 to 96%</b>	<b>81%</b>	<b>22 to 96%, two tracts above 95%</b>
Proximity to Leaking underground storage tanks	<b>94<sup>th</sup> through 98<sup>th</sup> percentiles</b>	<b>89<sup>th</sup> percentile</b>	<b>85<sup>th</sup> through 97<sup>th</sup> percentiles</b>
Proximity to major roadways with high traffic counts	<b>77<sup>th</sup> through 94<sup>th</sup> percentiles</b>	<b>71<sup>st</sup> percentile</b>	<b>79<sup>th</sup> through 97<sup>th</sup> percentiles</b>
Poverty	<b>88<sup>th</sup> through 94<sup>th</sup> percentiles</b>	44 <sup>th</sup> percentile	<b>61<sup>st</sup> through 84<sup>th</sup> percentiles</b>
Low educational Attainment (less than high school diploma)	<b>12% to 27% of people age 25+</b>	5% of people age 25+	<b>7% to 16% of people age 25+</b>
Low Median Incomes compared to neighboring census tracts	<b>84<sup>th</sup>-99<sup>th</sup> percentiles</b>	41 <sup>st</sup> percentile	<b>57<sup>th</sup> through 94<sup>th</sup> percentiles</b>
Low life expectancy	<b>91<sup>st</sup> through 99<sup>th</sup> percentiles</b>	<b>62<sup>nd</sup> percentile</b>	<b>80<sup>th</sup> through 97<sup>th</sup> percentiles</b>

With high poverty and low-educational attainment hindering residents’ ability to relocate or improve conditions, they’re further forced to live within greater environmental conditions created outside of their control. The combination of these factors is resulting in the County’s primarily minority populations, experiencing generational poverty, and low-life expectancy (reaching rates up to the 99<sup>th</sup> percentile in the US). These severe

environmental justice issues experienced by the county’s underserved communities, within disadvantaged census tracts, highlights the importance of brownfield assessment and reuse in the target areas.

**b. Advancing Environmental Justice**

As all brownfields that are associated with this application are vacant, no businesses or residents will be displaced by the assessment and subsequent clean-up and redevelopment of the priority sites. As illustrated by the CEJST data for disadvantaged census tracts within the three target areas, this assessment grant will assist Oakland County and the coalition partners to identify and eliminate the environmental hazards that are contributing to the health, income and housing disparities of underserved residents. The housing burdens that are prevalent in the downtown Pontiac and 8 Mile Road Corridor target areas will be assisted by the redevelopment strategy outlined in section 1.b that would create various housing typologies at attainable rental rates that meets the needs of the populations living in the target area and near the priorities sites. Similarly, we can begin to address income disparities by turning our brownfield sites, such as the vacant industrial priority site, into new jobs that diversify our economy and provide higher paying employment opportunities. The City of Southfield has been successful in attracting industry that invests in training and workforce development for employees, further increasing the probability that the reuse will help those living nearby in our target areas.

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

**b. Community Engagement**

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

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

Organization	Point of Contact	Project Role/Assistance Provided
City of Pontiac	Rachel Loughrin, Economic Development <a href="mailto:RLoughrin@pontiac.mi.us">RLoughrin@pontiac.mi.us</a> 248-758-3034	The mission of the City of Pontiac's Economic Development program is to encourage economic growth through the City by promoting business opportunities and advantages that are unique to Pontiac; identifying the needs to the business community; facilitating strategic partnerships to address those needs; encouraging job creation and growth; and, marketing the City's unique assets to future businesses and residents. The City will be a partner in communicating grant progress to business and residents stakeholders in the community.
Southfield Community Renewal Corporation (SFCNF)	Fred Zorn, Executive Director <a href="mailto:fzorn@cityofsouthfield.com">fzorn@cityofsouthfield.com</a> 248-763-5198	SFCNF maintains four communities that serve seniors, disabled individuals, and income-eligible families within the City of Southfield. SFCNF will be an important partner to assist in the identification of projects that are focused on preserving access to affordable, quality housing; paying special attention to facility safety, cleanliness, and energy-efficiency, as well as serving as a voice for residents in the Southfield target area.
Eight Mile Boulevard Association (8MBA)	Tami Salisbury, Executive Director <a href="mailto:contact@8mile.org">contact@8mile.org</a> 313.366.3388	8MBA is a non-profit organization dedicated to the revitalization and promotion of Eight Mile Road. Since 1993, 8MBA has united Southeastern Michigan area stakeholders, and delivered tangible improvements to the Eight Mile corridor all thanks to strategic partnerships with sponsors, its member communities, and governmental partners. 8MBA will be an important partner to assist in prioritization of sites for assessment and reuse and as an avenue of outreach to potential investors for the industrial corridor.
Automation Alley	Thomas Kelly, Executive Director <a href="mailto:kellyt@automationalley.com">kellyt@automationalley.com</a>	Automation Alley is based in Oakland County and is a nonprofit manufacturing and technology business association and Michigan's Industry 4.0 knowledge center, with a global outlook and a regional focus. Automation Alley connects industry, academia and government to fuel Michigan's economy and accelerate innovation. Automation Alley will assist in marketing of assessed sites and will be an important liaison to businesses who may locate to one of our Brownfield properties.
Pontiac Housing Commission	Ahmad Taylor, Executive Director 248.338.4551	The housing commission guides hundreds of families each year through the process of obtaining rental assistance. They work directly with the U.S. Department of Housing and Urban Development to distribute Housing Choice Vouchers to Pontiac’s diverse and growing community. The Housing Commission will be an instrumental partner, bridging the needs of the community with development partners in our goals of adding to our affordable housing stock.
Habitat for Humanity Oakland	Claire Devlin, Director of Finance 248.338.1843 <a href="mailto:claired@habitatoakland.org">claired@habitatoakland.org</a>	(HFHOC) has been a long-time partner for Brownfield programs in Oakland County. They have worked with Oakland County communities to revitalize blighted and tax reverted homes across the city through renovations and pathways to homeownership. HFHOC will be an



County (HFHOC)		important partner to communicate and outreach to local citizens and as a potential stakeholder for assessments through this grant.
Grace Centers of Hope	Kent Clark, CEO 248.334.2187 info@gracecentersofhope.org	Grace Centers of Hope is in downtown Pontiac and is one of the largest faith-based, long-term skills programs in southeast Michigan. Grace Centers include outreach to those afflicted by homelessness, dependency, and abuse. Grace Centers will be a partner for housing solutions in the City of Pontiac and will serve as a voice of representation for residents in the downtown Pontiac target area.
Oakland County Land Bank	Jill Robinson, Deputy Treasurer and Property Specialist <a href="mailto:robinsonj@oakgov.com">robinsonj@oakgov.com</a>	Tax foreclosed properties that are not purchased during the land sale auction and new development projects may be transferred to the land bank. For land bank properties, additional resources and funds may be available to help with infrastructure, roads and utility costs for economic development projects including affordable and market-rate housing along with commercial activities. The Land Bank will facilitate connections of land bank and brownfield properties for near term redevelopment.

**iii. Incorporating Community Input**

Community involvement has long been a mainstay of the County’s governance philosophy. Effective and ongoing two-way communication is key to garnering involvement of the community and stakeholders in the planning and implementation of Assessment Grant funds. The County will gather the input received and work with the stakeholders to ease any concerns of the environmental threats on a project-by-project basis depending on the level of concern in the community. The County values each partnership and will take all concerns under consideration when deciding on which projects to fund. Through local council, commission, and other city-held meetings, education and outreach regarding the project goals, progress, and outputs will be presented to area stakeholders that include residents and neighborhood organizations that represent underserved communities, area non-profit groups, economic development corporations, local business and property owners, planning consultants, and local governments. In addition, the county holds regular Brownfield authority meetings which are open to the public and offer a virtual option for those unable to attend in person. Stakeholders will have the opportunity to voice public concerns over real or perceived threats associated with sites in their community as well as suggestions related to property reuse. Furthermore, their expertise will play an integral role in the success of the grant, identify and prioritize brownfield sites for assessments, aid with cleanup and redevelopment planning. With our project partners, we are committed to provide effective communication with local businesses, developers, and real estate professionals. These strong partnerships in the county and with the Coalition partners has been effective during previous grants and will work to further involve and educate the business community. Stakeholders will be informed of redevelopment opportunities on brownfield sites, the site assessment assistance available through the grant, as well as further other local, state or federal programs with which EPA assessment funds could be leveraged. The county regularly offers outreach programs and community events that will continue to include grant highlights through presentations, social media, and newsletters. Each coalition member maintains a website and regularly posts information, plans, and meeting minutes. These websites also provide an outlet for technical information, staff contact information, notice of open meetings where public participation is welcome, and other resources. Throughout the entire grant, the public will have opportunity to express concerns, comments and questions during the various meetings and social media opportunities presented above. These continued partnerships facilitate the sharing of technical solutions aimed at eliminating environmental and health risks and devising implementable redevelopment strategies, while ensuring that the residents have a voice at the table. Input received by the community will help guide the County to effectively identify projects that will provide the maximum benefit to the target area residents.

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

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

Grant funding will be used to investigate sites that have environmental contamination which the Coalition has identified and those that may be identified in the future as having a high redevelopment potential. The tasks under this grant and includes: 1) Cooperative Agreement Oversight, 2) Inventory and Community and Outreach and, 3) Environmental Site Assessments. Inventory and community outreach activities will begin at the start of the grant and occur on an ongoing basis. Projects identified through the site selection process will be evaluated for viability and prioritized prior to being approved for funding. Once a project is approved and the subsequent site eligibility determination has been accepted by EPA respectively, the environmental consultant will coordinate the obtaining of site access agreements prior to assessment activities.

<b>Task 1 – Cooperative Agreement Oversight</b>	
i.	Project Implementation – Led by County staff, this task includes the general grant management, contract procurement and oversight, QAPP approval, ensuring reporting requirements are met, and budget and invoice reconciliation.
ii.	Anticipated Project Schedule – Throughout the grant cycle, but approval of the QAPP is anticipated in the first 60 days
iii.	Task/Activity Lead – County staff with assistance from the environmental consultant.
iv.	Outputs – Approved EPA Work Plan and QAPP, quarterly reports, and final close-out report.
<b>Task 2 – Inventory and Community Outreach</b>	
i.	Project Implementation – A kick-off meeting, and subsequent quarterly meetings that includes the County, Coalition partners, the environmental consultant, and EPA project manager will be held throughout the



duration of the grant to track progress and discuss redevelopment projects in need of funding. The community engagement and involvement activities previously described are included within this task. Key staff will attend the EPA Regional Kick Off Meeting and the national EPA Brownfield conferences as in-kind contributions.
ii. Anticipated Project Schedule - Planning and outreach activities will begin concurrently with Task 1, with quarterly meetings being held throughout the duration of the project. Nominated projects will be evaluated for viability and prioritized by the Coalition prior to being approved for funding.
iii. Task/Activity Lead – The County will manage and oversee community engagement activities with support from an environmental consultant(s).
iv. Outputs – Brownfield site inventory, community outreach and education, and attendance at the brownfield conference.
<b>Task 3 – Environmental Site Assessments (ESAs)</b>
i. Project Implementation - Environmental assessments for the priority sites include conducting three Phase I and Phase II ESAs, and Hazardous Materials Surveys within the target areas. This task cost includes consulting, assessment activities, reporting expenses and other eligible assessment-related costs. In addition to the priority sites, the County has been resourceful in managing grant funds to allow for many additional assessments. As such, we anticipate completion of many additional Phase I and Phase II ESAs and Hazardous Materials Surveys, as outlined below. For each Phase II ESA, it is anticipated that Clean-up Planning via a Documentation of Due Care Compliance (DDCC) report will be incorporated under this task. Site assessments will adhere to the All-Appropriate Inquiry guidelines, applicable ASTM International Standards and environmental liability will be evaluated as it pertains to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Generic and Site Specific QAPPs will be reviewed by EGLE and the EPA. An eligibility determination, procurement of site access, the preparation of a sampling and analysis plan for approval by the USEPA project manager (as applicable), and ACRES reporting are included under this task.
ii. Anticipated Project Schedule – For priority sites, Phase I ESAs will begin immediately following the finalization of the Cooperative Agreement between Oakland County and EPA and will take place primarily within Quarters 1 through 3, Phase II ESAs and Hazardous Materials Surveys will take place in Quarters 2 through 4 of the agreement. For supplemental sites, Phase I ESAs are expected to take place primarily within Quarters 2 through 16, with Phase II ESAs and Hazardous Materials Surveys occurring in Quarters 3 through 16 of the agreement, as funds are available.
iii. Task/Activity Lead – These activities will be conducted by a qualified environmental professional and overseen by the county with assistance from the members of the coalition.
iv. Outputs – Site specific eligibility determinations, ESAs, site specific health and safety plans, types and concentration of contamination and risk posed, and building the ACRES database.

**b. Cost Estimates**

The following provides a cost estimate of the tasks and activities described in the previous section.

**Task 1 – Cooperative Agreement Oversight** - The costs associated with developing an EPA approved Work Plan and QAPP, as well as ongoing quarterly reporting, and final reporting will be completed as in-kind services that are provided by the County and the County’s consultants.

**Task 2 – Inventory and Community Outreach** – This task is expected to include only in-kind services that are provided by the County.

**Task 3 – Environmental Site Assessments** – Cost estimates for each of the eligible activities under this task will be prepared under the direction of the County by a selected environmental consultant and submitted to the County for review and approval. Although these costs are expected to vary, a cost estimate for these activities based on average pricing as experienced by the County’s prior grants is provided below.

Activity	Estimated Total		Estimated or Average Cost	Total Cost
Phase I ESAs	Central School	1	\$6,000	\$6,000
	Former Industrial Buildings	1	\$8,000	\$8,000
	30-acre Vacant Commercial Area	1	\$15,000	\$15,000
	Additional Sites	92	\$3,000	\$276,000
Phase II ESAs	Central School	1	\$16,000	\$16,000
	Former Industrial Buildings	1	\$30,000	\$30,000
	30-acre Vacant Commercial Area	1	\$50,000	\$50,000
	Additional Sites	55	\$12,000	\$660,000
Hazardous Materials Surveys	Central School	1	\$23,000	\$23,000
	Former Industrial Buildings	1	\$30,000	\$30,000
	30-acre Vacant Commercial Area	1	\$50,000	\$50,000
	Additional Sites	42	\$8,000	\$336,000

Budget Categories		Task 1	Task 2	Task 3	Total
		Cooperative Agreement Oversight	Inventory and Community Outreach	Environmental Site Assessments	
Direct Costs	Personnel	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0
	Travel	\$0	\$0	\$0	\$0
	Equipment	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0
	Contractual	\$0	\$0	\$1,500,000	\$1,500,000
	Other	\$0	\$0	\$0	\$0
Total Direct Costs		\$0	\$0	\$0	\$1,500,000
Indirect Costs		\$0	\$0	\$0	\$0
<b>Total Budget</b>		\$0	\$0	\$0	\$1,500,000

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

Per the requirements of the EPA Assessment Grant, Oakland County is familiar with the submission of quarterly reports to the EPA Project Officer. These reports will cover work progress and current status, as well as any difficulties that were encountered, a record of financial expenditures, data results and anticipated further action. We will complete reporting in the ACRES database, as required, for each assessment site noting specific accomplishments, contaminants found, which materials were impacted, if clean-up activities are required and the progress of said activities, and other resources that have been leveraged to complete the redevelopment of the site. The ACRES reporting will be a tool for both the EPA and the county to track and measure the grant’s progress in achieving the outputs and eventual outcomes. The ACRES database will also be utilized to track job creation and acres of land assessed as part of this grant, as well as the total number of assessments completed and the type of assessment, the amount of funds expended by project, the total project cost, leveraged resources, and anticipated jobs created. At the end of the four-year grant period, a final report will be produced. Additional site-specific outcomes may be tracked on a project-by-project basis (e.g. the number of USTs, or cubic yards of contaminated soil removed, or dollars leveraged from private investment); however, it is anticipated that site-specific outcomes generally may not become available until after the cooperative agreement has expired.

**4. Programmatic Capability and Past Performance**

**a. Programmatic Capability**

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

Mr. Brad Hansen, Senior Business Development Representative for Oakland County, has been with Oakland County for over 18 years and oversees the Oakland County Brownfield Redevelopment Authority (OCBRA). The OCBRA consists of a county resident board, and is responsible for administering the Oakland County TIF incentive program. Mr. Hansen has extensive experience working with the OCBC and has successfully overseen Oakland County’s EPA Brownfield Grant programs, which ranged from a pilot project, an EPA Revolving Loan Fund, and three EPA assessment grants since 2001. Mr. Hansen will continue to oversee the Brownfield program and this grant. He will lead the procurement process with the County’s procurement office for selecting a consultant, act as the point of contact with the EPA, receive invoices and transmit through the County’s internal payment and processing process, and complete required reporting. If the situation arises where Mr. Hansen leaves the Oakland County government or is unable to continue administering the grant, Mr. Bret Rasegan, who currently approves allocations from grants and has over 35 years of experience in economic development activities, will take over day to day management of the Coalition Assessment Grant. Mr. Rasegan currently works closely with Mr. Hansen on final approval of grant projects for this and other funds managed by Oakland County. The effectiveness of Oakland County’s process is evidenced in past compliments from the EPA on running an extremely successful and seamless grant throughout the multiple grant projects. The county has consistently received the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting for its Comprehensive Annual Financial Reports for 27 years in a row. Furthermore, coalition partners will lead community engagement efforts within their areas, supported by Oakland County and to supplement county-wide engagement activities.

From prior assessment grant successes, potential projects within each coalition partners’ jurisdiction and target areas will be directed to those in head positions for economic and community development, as well as Mr. Hansen, for review and approval based upon priorities within each area and the potential for near-term redevelopment. In the case that current economic development specialists are unable to administer allocated grant funds, Mr. Hansen will work with the City Administrator to review and approve projects for assessment.

**iv. Acquiring Additional Resources**

Through management of the previous grants, the county has developed relationships with several knowledgeable environmental consulting firms. As required, Oakland County will qualify consulting firms through a competitive bid process. Consulting firms will be required to submit documentation that demonstrates their qualifications and experience to conduct EPA assessment grant work. We will obtain the services of an environmental consultant that has prior experience with setting up and managing Brownfield

programs, conducting Brownfields Inventory, Community Outreach, Phase I and Phase II ESAs, Hazardous Materials Surveys, developing Quality Assurance Project Plans, Corrective Action Plans and working with state regulators regarding solid waste and brownfield assessment and remediation, and redevelopment planning. The county's staff expertise and experience along with the county's partnerships and the contracted environmental consultants will ensure the timely and successful expenditure of funds and completion of all technical administrative and financial requirements of the project and grant.

Oakland County operates the Oakland80 initiative through the economic development department with the goal of assist residents in securing a degree of credential beyond high school. The goal is for 80% or more of the working age adults to have a post-secondary degree or credential by 2030 in order to seek out high demand careers. The program not only connect residents to training or educational programs, but also assist many to overcome barriers like affordable childcare, transportation, or student debt to increase one's ability to graduate. In addition, Oakland County Michigan Works! Operates six service centers across the county, three of which are located within or near to our three target areas. Michigan Works! assists job seekers in finding employment and includes specific programs to assist low-income families to move them out of poverty, trade adjustment programs to assist those who have suffered unemployment as a result of shifts in production to foreign countries, and workforce investment programs to increase employability skills and increase competitiveness of the economy. These established and strong partnerships will allow us to directly advertise employment opportunities resulting from grant projects to our residents who are seeking employment.

**b. Past Performance and Accomplishments**

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

**1. Accomplishments**

Oakland County received a 2013 Coalition Assessment Grant in FY2013. The grant assessed 100 properties, including 80 Phase I ESAs, 36 Phase II ESAs, and 14 Supplemental Assessments. In particular, the former Hazel Park Raceway, a 130-site site formerly used for horse racing and as a landfill prior to 1940. Through successful assessment, redevelopment is underway to bring 1.49 million square feet of new manufacturing and warehousing/distribution buildings. The project leveraged \$85 million dollars, including over \$21 Million in Brownfield TIF to assist in project financing costs.

Under Oakland County's FY2016 Coalition Assessment Grant, 123 properties were assessed, including 115 Phase I ESAs, 38 Phase II ESAs, and 13 supplemental assessments. Assessment of a former Kmart in Madison Heights was the starting point for a landmark development. Redevelopment of the property resulted in a \$36 million investment and 225 full-time equivalent (FTE) jobs. In Ferndale, the redevelopment of a 13-acre industrial site that was assessed under the grant has leveraged \$32 million investment which has brought 75 residential units, a market, brewery, and other retail/commercial uses to the County. Brownfield TIF was utilized in both projects to help offset the additional costs of redeveloping both brownfield properties.

In 2020, the County was awarded a \$600,000 U.S. EPA Assessment Grant which has been fully spent and will be closed out within the required timeframe in December 2023. Outputs include: 46 Phase I ESAs, 19 Phase II ESAs, and 19 supplemental assessments through hazardous materials surveys and cleanup planning investigations. The direct and indirect outcomes of the assessment grant are still being finalized as the redevelopment of several projects are in progress. To date the assessment grant has assessed 51 sites, leveraged approximately \$250,000 in cost share for assessment activities within 18 Oakland County communities, and has prepared nearly over 70 acres for redevelopment reuse, and created 85 permanent jobs. Additional leveraging was also already secured during the grant cycle through an EGLE Grant to remove USTs and contaminated soil for a former School that is being converted for non-profit users. Grant outputs and outcomes have been reported in ACRES and are being updated as projects are completed. All output and outcomes have been accurately reflected in ACRES, with final reporting currently being completed.

**2. Compliance with Grant Requirements**

Grant funds previously awarded to the County under their FY 2013 and 2016 EPA Brownfield Assessment Grants were completely spent. All the funds awarded under the FY 2020 EPA Brownfield Assessment Grant have been expended and the County is currently completing their final processing, reporting and ACRES requirements. The cooperative agreement will be closed out by December 2023, congruent with requirements of the EPA grant terms. Compliance with all grant requirements were met through on time and accurate submission of approved work plans, quarterly reporting, final reports, deliverables, and ACRES reporting. The expected results of the grant (see section above) met or exceeded the goals outlined in each work plan.

## **THRESHOLD CRITERIA**

**Applicant Eligibility:** Oakland County is the lead applicant and is a General Purpose Unit of Local Government as defined under 40 CFR Part 31.

Two non-lead members are included in the coalition and eligible as follows:

- The Community Housing Network is a 501(c)(3) nonprofit organization. Documentation is included as an attachment.
- The City of Southfield is a General Purpose Unit of Local Government as defined under 40 CFR Part 31.

Letters from the coalition partners agreeing to be part of the coalition have been provided as an attachment.

### **Target Areas:**

**Lead Member Target Area:** Downtown Pontiac, including Census Tracts 26125142400, 26125142200, 26125141600, 26125142100, and 26125142700.

**Southfield Target Area:** Southeast Corner District, including Census Tracts 26125162400, 26125162300, and 26125162200.

**Community Housing Network Target Area:** 8 Mile Road Corridor, including Census Tracts 26125175200, 26125175300, 26125172500, 26125171600, 26125171500, 26125173300, 26125173400, 26125173500, and 26125173600.

### **Disclosure of Open Brownfields MARC Grant for Non-Lead Coalition Members:**

Neither non-lead coalition members have an open cooperative agreement, nor were awarded Brownfields MARC Grant that closed in 2016 or later.

### **Letters of Commitment:**

Letters of commitment from the City of Southfield and the Community Housing Network are attached.

### **Community Involvement:**

Community involvement has long been a mainstay of the County's governance philosophy. Effective and ongoing two-way communication is key to garnering involvement of the community and stakeholders in the planning and implementation of Assessment Grant funds. The County will gather the input received and work with the stakeholders to ease any concerns of the environmental threats on a project-by-project basis depending on the level of concern in the community. The County values each partnership and will take all concerns under consideration when deciding on which projects to fund. Through local council, commission, and other city-held meetings, education and outreach regarding the project goals, progress, and outputs will be presented to area stakeholders that include residents and neighborhood organizations that represent underserved communities, area non-profit groups, economic development corporations, local business and property owners, planning consultants, and local governments. In addition, the county holds regular Brownfield authority meetings which are open to the public and offer a virtual option for those unable to attend in person. Stakeholders will have the opportunity to voice public concerns over real or perceived threats associated with sites in their community as well as suggestions related to property reuse. Furthermore, their expertise will play an integral role in the success of the grant, identify and prioritize brownfield sites for assessments, aid with cleanup and redevelopment planning. With our project partners, we are committed to provide effective communication with local businesses, developers, and real estate professionals. These strong partnerships in the county and with the Coalition partners has been effective during previous grants and will work to further involve and educate the business community. Stakeholders will be informed of redevelopment opportunities on brownfield sites, the site assessment assistance available through the grant, as well as further other local, state



or federal programs with which EPA assessment funds could be leveraged. The county regularly offers outreach programs and community events that will continue to include grant highlights through presentations, social media, and newsletters. Each coalition member maintains a website and regularly posts information, plans, and meeting minutes. These websites also provide an outlet for technical information, staff contact information, notice of open meetings where public participation is welcome, and other resources. Throughout the entire grant, the public will have opportunity to express concerns, comments and questions during the various meetings and social media opportunities presented above. These continued partnerships facilitate the sharing of technical solutions aimed at eliminating environmental and health risks and devising implementable redevelopment strategies, while ensuring that the residents have a voice at the table. Input received by the community will help guide the County to effectively identify projects that will provide the maximum benefit to the target area residents.

**Expenditure of Assessment Grant Funds:** Oakland County has a current FY2020 Assessment Grant, in which more than 70% of funds have been drawn down. A report from the Automated Standard Proposal for Payments (ASAP) is attached hereto.

**Contractors and Named Subrecipients:**

Not applicable; Oakland County has not selected a contractor.