



Bay Mills Indian Community

12140 West Lakeshore Dr.
Brimley, Michigan 49715
(906) 2448-3241 Fax (906) 248-3283



Bay Mills Indian Community Silver Dome Clean Up Proposal Narrative Information Sheet

IV.D.1. Applicant Identification

Bay Mills Indian Community
12140 W. Lakeshore Drive
Brimley, Michigan 49715

IV.D.2. Funding Requested

IV.D.2.a. Grant Type

Grant Type: Single Site Cleanup

IV.D.2.b. Federal Funds Requested

\$575,000

IV.D.3. Location

Bay Mills Indian Community Trust land near the town of Brimley, in Chippewa County, Michigan.

IV.D.4. Property Information

Silver Dome, 12069 Lakeshore Drive Brimley, MI 49715

IV.D.5. Contacts

IV.D.5.a. Project Director

Name: Jennifer Satchell
Ph: 906-248-8655
E: jmsatchell@baymills.org
Mailing Address: Bay Mills Indian Community, 12140 W. Lakeshore Dr. Brimley, MI 49715

IV.D.5.b. Chief Executive/Highest Ranking Elected Official

Name: Whitney Gravelle
Ph: (906) 248-8100
E: wgravelle@baymills.org
Mailing Address: Bay Mills Indian Community, 12140 W. Lakeshore Dr. Brimley, MI 49715

IV.D.6. Population

According to the Bay Mills Indian Community Enrollment Director, BMIC has 2,346 enrolled Tribal members, 727 of which currently reside on the Reservation. BMIC is located within Bay Mills Township, which has a population of roughly 1,567 people, 804 of which are non-tribal.

IV.D.7. Other Factors

Other Factors	Page #
Community population is 10,000 or less.	4
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	1
The proposed brownfield site(s) impacted by mine-scarred land.	1
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The proposed site(s) is in a federally designated flood plain.	1
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	3
The reuse strategy or project reuse of the proposed site(s) considers climate adaptation and/or mitigation measures.	3
The target area(s) is located within a community which a coal-fired power plant has recently closed (2011 or later) or is closing.	1

IV.D.8. Releasing Copies of Applications

This criterion is not applicable as the application does not contain confidential, privileged, or sensitive information.

Bay Mills Indian Community Silver Dome Clean-Up Proposal
Narrative/Ranking Criteria for Clean-up Grants

IV.E.1 Project Area Description and Plans for Revitalization

IV.E.1.a Target Area and Brownfields

IV.E.1.a.i Overview of Brownfield Challenges and Description of Target Area

The Silver Dome is located in the target area of Bay Mills Indian Community (BMIC), which is a federally recognized Tribe in Chippewa County, Michigan. The closest town is Brimley, MI. The Silver Dome is centrally located on the only access road through BMIC on West Lakeshore Drive.

Brownfield challenges on the site include Tetrachloroethene/trichloroethylene (TCE) contamination which is impacting the soil, groundwater, and is volatilizing in the air creating an acute health hazard inside the Silver Dome building. Additionally, the adjacent office building is deteriorating and the interior is coated in black mold and is no longer safe to occupy. The TCE contamination is located beneath the floor of the buildings and it is unknown how or when the contamination occurred. Due to the type of material contaminating the site, it is suspected it may be related to activities such as parts washing that could have occurred at the site. This site is located in the heart of BMIC. It is situated 200' from the community park which includes playgrounds, a ball field, picnic areas, campground, beach access to Lake Superior and is the site of the community's annual Pow Wow. BMIC's Ojibwe Charter School is located 350' away and serves children in grades K – 12. Lake Superior is approximately 700' away from the Silver Dome site. It is not contiguous to a body of water nor in a flood plain. The site is not impacted by mine-scarred land nor is it in a community which a coal-fired power plant has recently closed or is closing.

Due to the location and various access points, this site is easily accessible and keeping trespassers out of the area is difficult. The community has strong concerns about the site regarding the contamination, dilapidated structures, and visual appearance. EPA Clean-up Grant funding will allow BMIC to clean-up the soil, groundwater and mold contamination associated with the building to the fullest extent, allowing for a site that is safe for reuse.

This site has been managed through BMIC's Brownfield 128(a) Tribal Response Program and BMIC's Environmental Coordinator since 2019 when another source of contamination was discovered (Source Area #1). However, the TCE contamination is a new discovery (Source Area #2) and not associated with the contamination that has been in clean up progress since 2019. Due to the levels of TCE contamination volatilizing within the structure and the continuing concerns about the mold within the office, BMIC is seeking clean up funds to eliminate these acute health hazards that are a deep concern for the community.

IV.E.1.a.ii Description of the Proposed Brownfield Site(s)

Historical photos show the Silver Dome was constructed sometime between 1993 and 1998 and sits on approximately 1.4 acres. It was constructed to serve as headquarters for BMIC's Public Works and Construction Department. A Quonset hut structure housed the shop area and a small building adjacent to the shop served as the office. The site is serviced by municipal water and sewer.

In 2019, a spill was discovered which resulted in brownfields actions (Source Area #1). Currently, the cleanup efforts associated with Source Area #1 have reduced the level of contaminants to beneath applicable state criteria. However, as part of sampling events related to Source Area #1, TCE was discovered in August 2022 when vapor pins were installed and

sampled. In December 2022, additional vapor pins were installed and sampled. Soil and vapor samples were collected and monitoring wells were installed in July 23. Groundwater samples were collected in August 2023. BMIC's environmental contractor has concluded the TCE is from another source (Source Area #2) and is not part of the first cleanup (Source Area #1).

For Source Area #2, soil analytical results exceeded drinking water and soil vapor state criteria. TCE was identified in four soil vapor samples at concentrations that exceed Volatilization to Indoor Air Pathway Screening Levels (VIAP SLs) and Time-Sensitive Media-Specific Screening Levels (TS MSSLs). The TCE identified in the soil vapor represents an acute health risk and requires interim response actions be taken while assessing the building. Groundwater testing showed that presently there are no contaminants of concern above applicable criteria identified in the aquifer beneath the site.

IV.E.1.b Revitalization of the Target Area

IV.E.1.b.i Reuse Strategy and Alignment with Revitalization Plans

BMIC's reservation is over 25% wetland and therefore buildable land is highly coveted. BMIC has several planning documents, including an Economic Diversification Strategy, Conceptual Land Use Plan, and two Comprehensive Economic Development Strategies (CEDs) through the Eastern Upper Peninsula Regional Planning and Development Commission and Inter-Tribal Council of Michigan. BMIC plans to develop a community recreation complex at the site which is located in the Mixed-Use Town Center, a centrally-located area on Lakeshore Drive with excellent redevelopment potential.

The Inter-Tribal Council of Michigan completes Comprehensive Economic Development Strategies (CEDs) for the twelve Federally Recognized Tribal Nations in Michigan. The BMIC 2020 CEDs includes the following priority areas pertinent to this project:

- Increased infrastructure to various landholdings.
- Diversification of economic development for BMIC-implementation of BMIC Diversification Strategy Plan to increase job opportunities in our region.
- Foster more growth within tourism

In addition to the CEDs, BMIC's Economic Diversification Strategy and Conceptual Land Use Plan notes that many opportunities exist to improve and enhance the center of the community to foster vibrant social, cultural, and commercial activities. The Mixed-Use Town Center designation is intended to allow a range of commercial, residential and civic uses within the heart of the Bay Mills Community – traditionally recognized as the area surrounding the Tribal government offices and Bay Mills Community College. This land use designation would seek to spur a more diverse economic pallet, allowing for commercial and residential uses to intermingle at higher intensities, creating a community “core” that looks, feels and functions more like a true town center. The focus in this area is to improve connectivity for pedestrians, establish more distinct architectural character through design standards and vertical mixed-use building, and develop a true community center that establishes a community gathering space to serve as a hub of activity for Tribal citizens and community guests. A community recreation center would fit well with the focus determined for this area.

Public engagement was vital in creating the Economic Diversification Plan and Conceptual Land Use Plan, and played a significant role in BMIC Executive Council and Tribal Administration's decision to redevelop the Silver Dome site as part of the Mixed-Use Town Center. The public notification process adhered to the RFA requirements and comments received indicated the projected reuse of the site is favorable.

IV.E.1.b.ii Outcomes and Benefits of Reuse Strategy

The primary goal of the Silver Dome redevelopment is to ensure the health and safety of BMIC personnel and citizens. The contamination has raised public health concerns due to the nature of the hazardous substances found on the property; therefore, remediating this site is of the utmost priority. Former employees and BMIC residents who worked in the Silver Dome building for many years have been diagnosed with cancer. While it is unknown if these impacts are directly connected to the contamination at the Silver Dome, the community is extremely concerned.

The Silver Dome site is located in a prime location on Lakeshore Drive, a hub for government operations, educational institutions, community services, and residential homes. BMIC intends to build a community recreation center which will include courts for basketball and volleyball, a walking track and weight lifting facilities and will provide a place to gather. The facility will be available to the community and the students at Bay Mills Community College. BMIC believes a community recreation center is an excellent reuse of a property that once potentially caused harm to community members.

BMIC is working on implementing green policies for energy, efficiency and infrastructure for new developments, which will be included in the revitalization plans. Climate adaptive and climate mitigation strategies will be key for this site. The recreation center will incorporate energy efficiency measures and will include either photovoltaic technology if funding is immediately available or will be constructed to support adding photovoltaic panels in the future. This project will not displace residents or businesses.

IV.E.1.c Strategy for Leveraging Resources

IV.E.1.c.i. Resources Needed for Site Characterization

1.c.i. Resources Needed for Site Characterization

BMIC: Secured funding: BMIC has committed to filling in gaps in funding to move this project forward.

EPA Brownfield 128(a) Annual Appropriation: Secured funding: BMIC has utilized these funds on previous site-specific work at the site and development of a QAPP.

1.c.ii. Resources Needed for Site Remediation

BMIC: Secured Funding. BMIC has committed to fill in gaps in funding to move this project forward. BMIC has already spent funds for a wetland delineation of the site and cleanup expenses related to Source Area #1.

1.c.iii. Resources Needed for Site Reuse

BMIC: Secured funding: BMIC has committed to fill in gaps in funding to move this project forward.

Economic Development Administration: Unsecured: These funds will be sought as needed as the remediation timeline is closing. This also depends on finalized plans for site reuse.

USDA Rural Development Grants: Unsecured: These funds will be sought as needed as remediation timeline is closing. This also depends on finalized plans for site reuse.

Indian Health Service: Unsecured: These funds will be sought as needed as remediation timeline is closing.

IV.E.1.c.iv. Use of Existing Infrastructure

The Quonset hut structure is made of prefabricated steel and has not been impacted by contamination at the site. This structure has the ability to be dismantled and moved. Unfortunately, the contamination is underneath the concrete floor within this building. It has been recommended by BMIC's environmental contractor and Michigan's Department of Energy, Great Lakes and Environment (EGLE) staff that the structure be removed due to the acute hazard

posed by the volatilizing contamination. BMIC has received quotes for dismantling, moving and reassembling the building at a new location. The high costs for these activities made this effort unfeasible. BMIC is still looking into creative options for reuse of the metal building components including reuse and recycling. The office building containing the mold will be demolished as will the concrete floors of both structures.

IV.E.2 Community Need and Community Engagement

IV.E.2.a Community Need

IV.E.2.a.i. The Community's Need for Funding

BMIC's on-Reservation population consists of 727 Tribal members who are mostly employed in the hospitality industry. Our region's primary economic engine is tourism, which is highly affected by external influences such as weather, climate change and transportation costs.

Tribes are uniquely situated in economics because Tribal governments rely on enterprise revenue to operate. Additionally, Tribal governments cannot access a tax base from which to draw funds for environmental remediation and infrastructure development, as property taxes cannot be collected on Trust land.

BMIC is an economically and underserved Native American reservation with a strong history of high unemployment and low per-capita income in relation to the national rates. The U.S. Census 2021 American Community Survey (ACS) found BMIC has an unemployment rate of 7.3% compared to an unemployment rate of 3.9% for Michigan. Furthermore, ACS reports that the BMIC median household income is \$50,455, lower than the Michigan median household income of \$63,202, and significantly lower than the national median household income of \$74,580. 18.7% of BMIC families live under the poverty level, as compared to 13.4% in the state of Michigan.

The factors noted above mean that funding is not always available to address brownfield sites without financial assistance from outside resources. The Silver Dome site is of particular high importance for the Tribe to clean up due to the health and safety concerns associated with the contamination and its location on the main road (Lakeshore Drive), near a school, the tribal administration building, a public park, multiple businesses, and residences. This prime real estate location could be much better utilized to address community needs in the form of a community recreation center which will increase access to wellness activities for community members.

IV.E.2.a.ii. Threats to Sensitive Populations

IV.E.2.a.ii.1. Health or Welfare of Sensitive Populations

According to data published by the CDC in 2021 on Michigan health factors, Native communities had the highest rates of overweight or obesity of any ethnicity, and half of all adults did not eat the recommended servings of fruits/vegetables daily. The CDC also reports that Native Americans have a higher chance of dying from diet-related diseases such as type 2 diabetes, stroke, and heart disease than other population groups in Michigan and nationwide.

Chippewa County, where BMIC is located, is ranked 56th out of the 83 counties in Michigan for indicators of health behavior, including obesity, physical inactivity, and excessive drinking (University of Wisconsin Population Health Institute, 2023).

Clean up of the Silver Dome site will not only mitigate threats to these sensitive populations by removing a source of hazardous exposure, but it also clears up the site for more beneficial use by the community. The adjacent store to the Silver Dome would like to install cold storage for local fishers. This would increase the community's access to fresh, locally harvested food as well as support the culturally important practice of Anishinaabe fishing. However, due to the contamination present at the Silver Dome, this storage building cannot be constructed

because it is within the set backs posed by the contamination. Therefore, the Silver Dome is not only impacting beneficial reuse of the site, but also the use of adjacent sites.

IV.E.2.a.ii.2 Greater Than Normal Incidence of Disease and Adverse Health Conditions

Native Americans are disproportionately affected by disease and adverse health conditions that may be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum. According to a 2017 IHS Indian Health Disparities Report, "Mortality Disparity rates across American Indians and Alaskan Natives," native populations experience a higher rate of cancer and chronic lower respiratory diseases than all races across the nation. Native Americans suffer from the highest rates of obesity, asthma, heart attacks, diabetes, cancer diagnoses, and mortality due to respiratory diseases of any ethnic group in the state of Michigan.

The proposed clean up and reuse of the Silver Dome site will reduce adverse health impacts by removing chlorinated vapors containing TCE that create the potential for development of cancer, breathing-related conditions such as asthma, and neurological conditions such as dizziness, headaches, confusion, euphoria, facial numbness, and weakness. Removing soil contaminants will protect drinking water and surface water quality, which reduces harmful exposure to community members and fisheries which the community relies on heavily.

IV.E.2.a.ii.3. Environmental Justice Grants

IV.E.3.a.ii.3.a. Identification of Environmental Justice Issues

As defined by the "Environmental Justice Guidance Under NEPA" (CEQ, 1997), "minority populations" include persons who identify themselves as Asian or Pacific Islander, Native American or Alaskan Native, Black (not of Hispanic origin), or Hispanic. A minority population exists where the percentage of minorities in an affected area either exceeds 50% or is meaningfully greater than in the general population. Bay Mills Indian Community is a Federally Recognized Tribe. The percentage of minorities in BMIC is nearly 85%; thus, it is considered to have a minority population.

The Tribe's reduced access and use of land is due to past federal government programs. BMIC is now only comprised of approximately 3,500 acres (mostly wetland), which is unusable for development. The Climate and Economic Justice Screening Tool notes that land within the boundaries of Federally Recognized Tribes is designated as disadvantaged on the map. The Superior Dome, on the Tribe's reservation, poses an environmental and health hazard that can no longer safely store community assets. Valuable buildable land would become available if the Silver Dome was cleaned up so the site could be revitalized.

IV.E.3.a.ii.3.b. Advancing Environmental Justice

The environmental cleanup project will protect human health and the environment within our area surrounding the Great Lakes and the broader environment surrounding the Bay Mills Indian Community. Bringing this site in compliance with state and federal regulations, the Silver Dome can allow our community to redevelop and reuse this site. After the building demolition, excavation, removal, and disposal of the impacted soil, concrete, and homogenized liquids, this site will no longer have harmful contaminants and materials. This project will advance environmental justice in our community.

IV.E.2.b Community Engagement

IV.E.2.b.i. Project Involvement

IV.E.2.b. ii. Project Roles

Due to the rural nature of BMIC, other truly local citizen groups are not present.

Name of entity	Point of contact (name, email & phone)	Specific involvement in the project or assistance provided
Executive Council	Whitney Gravelle, President (906) 248-8100 wgravelle@baymills.org	Provides support for other resources as needed. Certifies the clean-up as complete. Will provide guidance for the future reuse of the project.
Tribal Administration	Rachel Lyons, Tribal Manager (906) 248-8132 rlyons@baymills.org	Provides accounting and administrative support.
Tribal Administration	Jeff Gargoshian, Construction Manager (906) 248-8121, jgargoshian@baymills.org	Responsible for managing the cleanup of the site and assisting the Project Director as needed.
Bay Mills Biological Services	Jennifer Satchell, Environmental Coordinator (906) 248-8655 jmsatchell@baymills.org	Project Director (PD) for the proposed project, oversees QEP, reporting, and coordination.

IV.E.2.b.iii Incorporating Community Input

Community input occurred via a public meeting and notification on the BMIC website. The information on the website included the meeting details (time, date, place), draft Analysis of Brownfields Cumulative Alternatives (ABCA), the reason for the clean-up and type of contamination, the funding request amount, and how to submit comments. At the public meeting, the ABCA, maps of the site, application materials, and participant comment forms were available.

Ongoing community engagement will continue throughout the clean-up and revitalization process. Updates on the project will be provided to BMIC Tribal Council quarterly and to the community on the BMIC website, social media, and at public meetings. Community members will be able to offer input through social media, Council meetings, during public engagement events such as a booth at the annual Pow Wow and at public meetings. The BMIC website also includes a comment area which is always available. These comments will be acknowledged through written responses or notes taken at information outreach events.

IV.E.3 Task Descriptions, Cost Estimates, and Measuring Progress

IV.E.3.a Proposed Clean-up Plan

The overall purpose of clean-up at this site is to allow the property to be redeveloped while mitigating risks posed to human health and the environment. BMIC has completed assessment work at the site which identifies the contaminant type and extent. These documents qualify as Phase II equivalent documents as they address contaminant presence and extent. BMIC has QAPP on file with EPA but recognizes a new QAPP will likely be needed for this specific project.

The clean-up for this site will be led by a certified Qualified Environmental Professional (QEP) who will be a liaison with Michigan EGLE to ensure all state laws and processes are followed. The Environmental Coordinator and Construction Manager will oversee the QEP. A soliciting process for hiring this QEP will follow BMIC and Federal procurement policies. The Construction Manager will develop bid specifications which will be announced through an RFP process, and at least three bids will be considered. The QEP will develop and follow a clean-up plan. As needed, this QEP will create the bid specification to hire subcontractors to complete the

clean-up. The clean up will include the following steps: 1. Demolition of the Site buildings. 2. Excavation and disposal of the TCE source soils. The excavation will require dewatering and water treatment to facilitate the removal of the recommended volume of contaminated soils. It is estimated that approximately 40,000 - 80,000 gallons of water will need to be removed to reach the target excavation depth. The contamination will be “chased” until it is removed in its entirety, as long as doing so is plausible. The extents will be determined by field observations such as discoloration, odor, and PID readings, which is the most reliable methodology. As the excavation progresses, soils will be collected incrementally and scanned with a PID using the headspace method. Verification samples will be collected and submitted to a contract laboratory for analysis via EPA method 8260 – VOCs and 8270 – SVOCs. 3. Quarterly monitoring – Following the source soil removal and dewatering, nested wells will be installed to facilitate a vertical profile of the aquifer beneath the Site. These will bisect the water table at two ten-foot intervals to determine the vertical extent of the TCE identified within the soil and groundwater. Following installation, the monitoring wells will be sampled each quarter utilizing the low-flow sampling method. The collected samples will be submitted to a contract laboratory under appropriate chain-of-custody procedure for analysis via EPA method 8260 – VOCs. 4. Place a restrictive covenant over the horizontal extent of the dissolved phase plume to address the drinking water pathway (if necessary). 5. Complete No Further Action (NFA) report once exposure pathways representing potential risk to the Site are adequately addressed.

The Tribe has adopted the state of Michigan’s clean up standards. Once state standards are met, BMIC Tribal Council will certify the site as cleaned-up.

IV.E.3.b Description of Tasks/Activities and Outputs

IV.E.3.b.i. Project Implementation

Task/Activity 1: Project Planning/Monitoring/Permitting/Reporting

- i. Project Implementation:** The QEP will be hired as outlined in the section above. The QEP will be responsible for the technical management and on-site work activities, including developing a clean-up plan, monitoring and permitting, and reporting during the project period.
- ii. Anticipated Project Schedule:** Duration of grant. However, the much of this task will occur upfront (October 2024 – Spring 2026) with much project planning, hiring of subcontractors, and preparation for clean-up.
- iii. Task/Activity Lead:** With assistance from the Construction Manager, the PD will provide planning oversight for the QEP. This QEP will provide oversight of subcontractors and monitoring, permitting, and reporting activities due to their expertise in this area. Progress updates with the QEP will occur either bi-weekly or monthly with the BMIC PD, Construction Manager, and other staff.
- iv. Outputs:** Bi-weekly or monthly “check-in” meeting notes. The PD will provide quarterly updates to BMIC Council, Assessment, Clean-up, and Redevelopment Exchange System (ACRES) database entries, final ABCA, progress reports to EPA, and project updates on the BMIC website. The QEP will provide permitting, landfill approval, excavation oversight, NFA report preparation, laboratory results analysis, monitoring well installation, quarterly sampling events, subcontractor oversight, site reports and closure plans and as required by MI EGLE.

Task/Activity 2: Clean-up/ remediation

- i. Project Implementation:** The contractor will excavate, transport, and dispose of contaminated soil and replace it with clean fill. A contractor will provide a water holding and disposal service or treatment system designed to treat TCE-impacted groundwater as part of the soil excavation. Clean soil will cap over specified areas. A certified contractor will demolish the office

containing the black mold. The Quonset hut structure will be dismantled for reuse or recycling. The concrete slab will be removed. The tribe will investigate reusing the concrete vs. disposal options. Quarterly monitoring events will be required as per MI EGLE.

ii. Anticipated Project Schedule: Excavation, transport, and disposal of contaminated soil and replacement with clean fill: Spring through fall 2025. Water treatment/dewatering will coincide with contaminated soil removal during this time. Full demo of building and dismantling of Quonset hut: Spring through fall 2025. Quarterly monitoring by a QEP: Fall 2025 through fall 2026.

iii. Task/Activity Lead: PD will receive updates from QEP bi-weekly or monthly.

iv. Outputs: Waste manifests for contaminated soil disposal, C&D with mold containing materials, invoices for clean imported soil, the water treatment system or tank storage and disposal for water, soil and groundwater sampling events, quarterly site reports from the QEP, and confirmation sample analytical reports. Progress reports to EPA. Restrictive covenants if necessary. No Further Action Report (NFA) per EGLE.

Task/Activity 3: Additional Project Activities/Community Engagement

i. Project Implementation: BMIC with participation from the QEP will implement community engagement efforts, including continued outreach via public meetings and project updates via the Bay Mills News website, social media, and BMIC Executive Council. Solicitation of input/feedback from the community will continue throughout the project.

ii. Anticipated Project Schedule: Community Engagement will be performed throughout the grant work period of October 2024 – September 2027.

iii. Task/Activity Lead: The PD will implement the community engagement with assistance from the QEP.

iv. Outputs: Community engagement outputs include public meetings, progress reports, updates on the Bay Mills News website and social media, and comments from the community.

Task/Activity 4: Post Clean-up

i. Project Implementation: Quarterly monitoring. Technical evaluations and compilation of documentation (No Further Action Report -NFA) required by MI EGLE to certify that the clean-up has met state standards. Updates in ACRES database, Final Technical Report to EPA.

ii. Anticipated Project Schedule: October 2026- September 2027.

iii. Task/Activity Lead: PD will work with the QEP.

iv. Outputs: QEP prepares reports, NFA for MI EGLE, updates in ACRES database, and Final Technical Report to EPA.

IV.E.3.c. Cost Estimates- SEE BUDGET ON PAGE 10

IV.E.3.d. Plan to Measure and Evaluate Environmental Progress and Results

Several significant project outputs are referenced in the schedule, task descriptions, and cost estimates provided above. These outputs include the following:

Project Planning/Monitoring/Permitting Outputs: Final ABCA, Scope of Remedial Actions, Bid Specifications, progress reports to EPA, Clean-up Plan and Site Status Reports from QEP, analytical reports from labs for soil and groundwater sampling, invoices from QEP.

Clean-up/ remediation Outputs – Site Status Reports from the QEP, ACRES reporting, waste manifests, analytical reports from labs for soil and groundwater sampling, invoices from QEP, possible restrictive covenant, No Further Action Report (NFA).

Community Engagement Outputs – Comments from the community. Public meetings and public contact events.

Post Clean-up outputs – The ultimate output is a mitigated Site ready for redevelopment. As previously noted, these outputs are represented by readily identifiable documents and project milestones that are incorporated into the project schedule and will be tracked through progress reports to ensure timely completion. Project billing will be handled by the grants and accounting departments and will be allocated to a budget summary that tallies costs incurred against the original budget for each task. Utilizing these project management tools, the cost and time incurred for achieving each output can be monitored, and corrective action can be taken, as may be necessary, to ensure project completion within the allotted funding and schedule.

IV.E.4 Programmatic Capability and Past Performance

IV.E.4.a Programmatic Capability

IV.E.4.a.i. Organizational Structure

The project team includes the PD, Construction Manager, and BMIC’s Accounting and Grants Management departments, which oversee grants and expenditures. Quarterly statements and meetings ensure grant progress is on track. As a recipient of multiple awards of federal funds in the form of grants and contracts, the staff and management of BMICs Grants and Contracts Department and Accounting Department ensures adherence and compliance to the Office of Management and Budget regulatory objectives (i.e., bulletins, circulars), as well as grant-specific requirements. The BMIC team has a highly successful past in implementing and completing projects on time or ahead of schedule. The PD will manage the project and receive guidance from the Construction Manager when needed. QEP will be hired to carry out the technical work of clean-up and monitoring the site.

IV.E.4.a.ii. Description of Key Staff

Team members, Qualifications, and Years of Experience

Jennifer Satchell, Environmental Coordinator & PD, BMIC Biological Services; Applicant, procurement of QEP, grant administration (including reporting); Three years of experience with Brownfield grants.

Jeff Gargoshian, Construction Manager; BMIC Administration, Technical assistance for the project, procurement of QEP;

Kimarie Manabat, Grants Manager, BMIC Administration; Technical assistance for grant financial administration; 10+ years of experience with grants.

Albert Bertram, CFO, BMIC Accounting; Technical assistance for grant administration; 10+ years of accounting and grant experience

IV.E.4.a.iii. Acquiring Additional Resources

BMIC has a Procurement Policy and will hire and Qualified Environmental Professional (QEP) through an RFP and bid process, and will be overseen by the PD and the Construction Manager. Measures will be taken to ensure the Federal competitive procurement provisions will be followed. The project team will acquire additional expertise and resources in procuring QEP to assist with the successful completion of the project. This QEP will oversee the acquisition of additional resources, as necessary, such as qualified remediation contractors for soil, groundwater, analytical laboratories, and soil and groundwater monitoring.

IV.E.4.b. Past Performance and Accomplishments

IV.E.4.b.i Currently Has or Previously Received an EPA Brownfields Grant

IV.E.4.b.i.1 Accomplishments

BMIC has received Brownfields 128(a) Tribal Response Program Grants for FY20 – FY23. Expected results have been achieved over the time that BMIC has held this grant. This grant has allowed the Tribe to establish procedures for inventorying 35 sites and responding to potential

brownfields sites and other sites of concern. Two other areas identified through this process (but did not qualify as brownfields sites) have been cleaned up. A public record has been established and is available on the BMIC Brownfields webpage.

IV.E.4.b.i.2. Compliance with Grant Requirements

BMIC has held a 128(a) TRP grant since FY20. Quarterly performance reports and grant deliverables have been submitted on time, and ACRES is updated whenever new information pertinent to the database is available. Any work plan or budget modifications have been with the approval of the EPA Project Officer. The 128(a) grant is moving forward in a timely manner and achieving expected results, including establishing an inventory, and public record, identifying gaps in policies and SOPs, and cleaning up sites of concern. BMICs current 128(a) TRP grant period spans October 1, 2023, through September 20, 2024. Currently, there are funds yet to expend, but this is only the first quarter of the grant, and we are on schedule to spend these by the end of the grant period. BMIC also was awarded IJA 128(a) supplemental funding in FY 22 and 23 and a clean up grant for Chippewa Landing in FY 23.

Silver Dome-Environmental Clean Up					
DRAFT Budget Detail					
Task 1: Project Planning, Monitoring, Permitting, Reporting (Contractual)					
Item	Description	Quantity	Units	Units Cost	Total
1	Professional Services; A/E Permitting; planning;exhibits	1	EA	\$ 20,000.00	\$ 20,000.00
2	Continued Reporting; 2 yrs	2	EA	\$ 10,000.00	\$ 20,000.00
3	Clean up Oversight-sampling-reporting	1	EA	\$ 20,000.00	\$ 20,000.00
4	Quality Assurance Project Plan	1	EA	\$ 3,000.00	\$ 3,000.00
6	Required EPA Signage	1	EA	\$ 500.00	\$ 500.00
				Planning & Design Total:	\$ 63,500.00
Task 2: Clean Up/Remediation (Contractual)					
Item	Description	Quantity	Units	Units Cost	Total
1	Soil Removal/Disposal/Backfill/Delivery	1700	Tons	\$ 131.00	\$ 222,700.00
2	Fencing, visqueen, bond	1	EA	\$ 8,000.00	\$ 8,000.00
3	Water treatment system/Dewatering for TCE impacted groundwater	1	Ea	\$ 127,800.00	\$ 127,800.00
4	Site Demolition with black mold material disposal	1	LS	\$ 60,000.00	\$ 60,000.00
5	General Conditions (mobilization, sesc, contract admin,etc)	1	EA	\$ 10,000.00	\$ 10,000.00
				Construction Total:	\$ 428,500.00
Additional Project Costs - included in Task 2 (Contractual)					
1	Contingency			~10%	\$ 43,000.00
				Subtotal Additional Costs	\$ 43,000.00
Task 3: Post Clean Up (Contractual)					
Item	Description	Quantity	Units	Units Cost	Total
1	Reporting for Closure	1	EA	\$ 24,000.00	\$ 24,000.00
2	Add'l Monitoring wells	4	EA	\$ 4,000.00	\$ 16,000.00
				Post Construction Total:	\$ 40,000.00
				Subtotal of All Schedules	\$ 575,000.00
SUMMARY OF ESTIMATES					
TOTAL PROJECT AMOUNT REQUIRED					\$ 575,000.00

*Community engagement activities will occur as part of work already performed by Environmental Coordinator. Therefore, no funding is being requested for this Task.

Bay Mills Indian Community Silver Dome Clean Up Proposal
Threshold Criteria for Cleanup Grants

III.B.1 Applicant Eligibility

I affirm that my organization is a federally recognized tribe, and therefore, eligible to apply for this Clean Up grant.

III.B.2 Previously Awarded Cleanup Grants

I affirm that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

III.B.3 Expenditure of Existing Multipurpose Grant Funds

I affirm that my organization does not have an active EPA Brownfields Multipurpose Grant.

III.B.4 Site Ownership

I affirm that Bay Mills Indian Community owns the Silver Dome site at 12069 W. Lakeshore Drive, Brimley, MI 49715. A digital copy of the warranty deed will be included as an attachment to this proposal.

III.B.5 Basic Site Information

Site Name: Silver Dome
Address: 12069 W Lakeshore Drive, Brimley, MI 49715
Owner: Bay Mills Indian Community
Date of Ownership: April 22, 1861

III.B.6 Status and History of Contamination at the Site

The site is contaminated with chlorinated solvents and the interior of the office building is covered in black mold. It is unknown for certain how the site became contaminated or for how long the contamination has been present. The site was formerly the office and shop for the BMIC Public Works and Construction Department. Currently the office is unused, dilapidated and the interior of the office building is coated in black mold. The shop area is a metal Quonset hut where some seasonal items are stored. However, staff are advised not enter the building without a mask and limit time in the building due to levels of Tetrachloroethene/trichloroethylene (TCE) volatilizing in the air. The TCE level exceeds drinking water and soil vapor state of Michigan criteria. The potential exposure pathways are the soil vapor pathway, the drinking water pathway and the ground/surface water interface (GSI) pathway.

III.B.7 Brownfields Site Definition

I affirm the site is a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or

judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

III.B.8 Environmental Assessment Required for Cleanup Applications

I affirm that a written ASTM E1903-19 or equivalent Phase II environmental site assessment report has been completed for the Silver Dome in the form of a Site Investigation Status Report, dated October 27, 2023, from the Environmental Contractor who has been conducting work on the site. The report includes the results of soil, groundwater and soil vapor sampling, which identify and evaluate known and likely release areas and assess the presence or likely presence of contamination substances.

III.B.9 Site Characterization

I affirm that there is a sufficient level of site characterization from the environmental site assessments performed to date for the remediation work to begin on the site. The site will be enrolled in a Tribal Response Program.

III.B.10 Enforcement or Other Actions

I affirm there are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

III.B.11 Sites Requiring a Property-Specific Determination

I affirm that the site does not need a Property-Specific Determination.

III.B.12 Threshold Criteria Related to CERCLA/Petroleum Liability

III.B.12.a.i Exemptions to CERCLA Liability

III.B.12.a.i.1 Indian Tribes

I affirm that my organization is a federally recognized tribe, and therefore, exempt from demonstrating a CERCLA liability defense.

III.B.12.b Property Ownership Eligibility - Petroleum Sites

N/A

III.B.12.b.i Information Required for a Petroleum Site Eligibility Determination

N/A

III.B.13 Cleanup Authority and Oversight Structure

III.B.13.a Cleanup Oversight

The Silver Dome will be enrolled in a Tribal Response Program to ensure the protection of human health, the Great Lakes and the broader environment. The Tribe will engage with a Qualified Environmental Professional (QEP) with the appropriate technical expertise to oversee the clean-up. BMIC's Environmental Coordinator and Construction Manager will oversee the QEP. Federal competitive procurement provisions will also be followed. BMIC Grants Management and Accounting Departments are well versed in following the Federal competitive

procurement provisions and will provide guidance when hiring the QEP. This QEP will be hired through a Request for Proposals and bid process, as required by the BMIC Procurement Policy. The process of hiring the contractor will begin once the award funds are available so planning can begin and onsite activities can start as soon as the snow melts in the spring.

III.B.13.b Access to Adjacent Properties

Access to adjacent properties will not be required for the cleanup of this site.

III.B.14 Community Notification

III.B.14.a Draft Analysis of Brownfields Cleanup Alternatives

I affirm that a draft ABCA has been completed for this cleanup grant application. The draft ABCA is attached. The community was provided the opportunity to comment on the draft ABCA through two mechanisms. The draft ABCA was posted on the BMIC website throughout the public notification period along with contact information for questions and submitting comments. The draft ABCA was also available at the public meeting held on November 7, 2023.

III.B.14.b Community Notification Ad

A public meeting was held on November 7, 2023 and a community notification ad was published for two weeks prior to submitting this cleanup grant application on both the BMIC website and social media. The draft ABCA, grant notice, draft grant application, maps and comments sheets were available to attendees to review. Notification of the meeting was provided on the BMIC website and social media.

III.B.14.c Public Meeting

The public meeting was held in person in the conference room at the Tribal Administration office on November 7 from 12:00 pm - 1:00 pm.

III.B.14.d Submission of Community Notification Documents

Community notification documents are attached to the application.

III.B.15 Name Contractors and Sub-recipients

Not Applicable