



R05-24-A-018

Narrative Information Sheet

1. Applicant Identification:

City of Detroit Building Safety and Engineering Department (BSEED)
2 Woodward Ave, Suite 401
Detroit, MI 48226

2. Funding Requested

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested: \$500,000

3. Location: a) Detroit, MI, b) Wayne County, and c) Michigan

4. Target Area and Priority Site Information: Census Tracts 5091, 5214, 5015

5. Contacts:

- a. Project Director: Anita Harrington BSEED EA
2 Woodward Ave, Ste 401
Detroit, MI 48226
313-628-2459
Harringtona@detroitmi.gov
- b. Chief Executive: Mayor Michael Duggan
2 Woodward Ave, Ste 1126
Detroit, MI 48226
313-224-3400
Dugganm@detroitmi.gov

6. Population: 620,376 per 2022 US Census data

• 7. Other Factors:

Factor Information	Page #
The reuse of priority sites will incorporate energy efficiency measures	3 & 5
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments	3 & 4

8. Letter from the State: See attached letter from Ronald Smedley, Brownfield Redevelopment Coordinator, Michigan Department of Environment, Great Lakes and Energy

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 20, 2023

VIA EMAIL

The Honorable Mike Duggan
Mayor of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1126
Detroit, Michigan 48226

Dear Mayor Duggan:

SUBJECT: Michigan Department of Environment, Great Lakes, and Energy (EGLE)
Acknowledgment of a United States Environmental Protection Agency
(U.S. EPA) Brownfield Grant Proposal for 2024

Thank you for your notice and request for a letter of acknowledgment for the city of Detroit'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 City's need for funding.

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

Should the U.S. EPA award a brownfield grant to the city of Detroit, it would allow the City to conduct environmental investigations and promote economic development at brownfield sites in the targeted areas near the new Joe Louis Greenway. If you need further information about potential eligible sites in Detroit or assistance regarding EGLE's brownfield programs, please feel free to contact me at the number below or by email at SmedleyR@Michigan.gov.

Sincerely,

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

cc: Dan Gough, EGLE

PROJECT NARRATIVE: Detroit FY24 EPA Community-Wide Assessment Grant Proposal

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields 1.a.i. Overview of Brownfield Challenges and Description of Target Area Detroit, MI has historically been home to auto manufacturing and supporting industries. But over the past 70 years, many of these businesses closed or moved, leaving behind abandoned structures, creating blighted, scarred and contaminated land and hundreds of brownfields while, displacing residents, and leading to job loss, increased crime, poverty and abandoned housing in once prosperous neighborhoods. Detroit's population dropped from 1.8 million in 1950 to 620,376 in 2022, resulting in large areas of vacant land in this 139 square mile city. Housing in many neighborhoods is inadequate. The demolition of abandoned houses and commercial buildings, and the emerald ash borer also led to a reduction in the city's tree canopy. Highway construction and the foreclosure crisis of 2008 further hastened this decline. These factors overall contributed to many brownfields, ranging from former industrial sites to vacant commercial and residential properties located adjacent to schools, workplaces, and religious institutions, placing a burden on Detroit's disadvantaged communities.

To help address these negative impacts and building on the success of the Detroit Riverwalk, Detroit is constructing the Joe Louis Greenway (JLG), a 27.5-mile trail for walking/biking to promote community development, equity and equality, and connect people and places in 23 neighborhoods. The JLG will provide a safe conduit to one of the city's most important amenities – the Detroit Riverwalk, ranked America's #1 Riverwalk for the last three years (USA Today). The JLG route passes through industrial areas, commercial corridors, former rail corridors and thoroughfares. A market study conducted during the JLG Strategic Planning Process indicated areas around the JLG that have the potential to capture a significant portion of the regional demand for up to 1M SF in new retail and office space in the neighborhoods outside of downtown. This will naturally concentrate in downtown adjacent areas along the JLG, and on sites with the least barriers to development. This is why intentional planning of resources is required to ensure development reaches JLG neighborhoods most impacted by prior disinvestment such as in the target areas. The EPA's investment and the city's reuse strategies for priority sites will include connections between neighborhoods, access to greenspace, affordable housing and mixed-use commercial to replace some of the closed businesses and create jobs lost when industry left. This grant will be used to conduct environmental assessments and cleanup planning for properties in two target areas that are within ½ mile of the JLG. **Target Area 1 (TA1)** is Census tract (CT) 5091, covering 704 acres on the northeast side of the JLG in Detroit's North Campau and Campau/Banglatown neighborhoods which were split by Hwy M8, an 8-lane freeway built in 1941. CT5091 is bound by E McNichols (N), Carpenter Rd (S), I-75/RR tracks (W) and Conant Ave (E). The area's history of heavy industrial uses and the high number of vacant and blighted sites necessitate environmental assessment to revitalize the area and spur economic development. There are over 360 acres of vacant land and approximately 92 brownfield sites prioritized for assessment in TA1. Significant efforts need to be made here to correct decades of disinvestment and industrial use. The JLG Housing Market analysis has identified public land at the JLG trailhead in TA1 as a primary opportunity site for a larger affordable housing project, that could be competitive for State funding. It is critical that the city preserve, restore and prepare this site in order to meet the city's goals for affordable housing units adjacent to the off-street greenway investment. **Target Area 2 (TA2)** CT 5214 and 5215 in Detroit's Corktown and North Corktown neighborhoods compose TA2. Bound by MLK Blvd (N), M-10 (E), Southwest Greenway / Bagley St / Labrosse St / Porter St (S), & I-96 (W), TA2 has over 400 vacant parcels. Corktown is home to the former Michigan Central Station built in 1913 (current owner Ford Motor Co.) In the 1940s-60s, Detroit built highways and demolished over 75 acres of homes and businesses in Corktown, splitting the neighborhood and displacing residents,

causing economic disinvestment and depopulation. Approximately 57 brownfields are high priority sites for assessment in TA2 and include industrial, commercial, and residential land. 1.a.ii. Description of the Priority Brownfield Site(s): The priority sites were selected based on factors that align with the needs of these specific communities determined by Detroit’s strategic neighborhood plans. The brownfields found throughout the TAs are close to residences, schools, churches and parks. All priority marketing sites have undergone extensive title work to remove barriers to development. Securing the EPA CWA grant would ensure that there are even fewer barriers by providing information on environmental conditions, saving potential developers time and money.

Target Area/Priority Site	Size/Zoning	Site Conditions/Past Uses/Suspected contaminants	Future Use
TA1 (CT 5091), Priority Site 1: Mackay Modern Trailhead Park: 2700 E McNichols, 14275 Mackay, +	39 Parcels, 6.9 Acres, 67% M4 – Intensive Industrial, 33% R2 - Residential	Former Railyard, Adj. to former Filling Station and Machine Shop. Suspected Contaminants: Toxic Metals, VOCs, Degreasing Agents/Solvents	Expand park and create a JLG trailhead. Interim plan for enhanced maintenance and plantings with the aim of long-term preservation for future 125-unit affordable housing development.
TA1 (CT 5091), Priority Site 2: Joseph Campau Commercial: 14044 Joseph Campau, 13973-14039 Reynolds	6 Parcels, 1.5 Acres, 49% B4 - General Business, 51% R2 - Residential	Former Automotive and Commercial Uses Suspected Contaminants: Toxic Metals, VOCs, Degreasing Agents/Solvents	Interim plan-enhanced maintenance and plantings, with the aim of future senior housing with ground floor commercial.
TA1 (CT 5091), Priority Site 3: Evans Rec Center: 13950 Joseph Campau	2.4 Acres, (15,000sqft Structure), 100% R2 - Two Family Residential	Former Recreation Center, Adj. to Commercial Uses Suspected Contaminants: Asbestos, Lead Paint, Unknown Sourced Fill with Metals/PAHs	Interim plan-enhanced maintenance and plantings, with future adaptive reuse of building (e.g. Community Center, Mixed Use, etc.).
TA2 Priority Site 1 Bagley Homeownership 2124 Bagley	6 parcels, 0.193 acres, 100% R2-Residential	Former use single and small multi-family residential, a motor freight station, and printing facilities, Adj. to industrial sites; contaminants suspected include unknown-sourced fill, Degreasers/solvents, toxic metals, PAHs	Redevelop vacant land into much needed for-sale housing options (10-units) for a range of income levels (incl first time homebuyers), providing neighborhood stability and housing security for existing residents while offering additional housing for sustainable growth.
TA2 Priority Site 2: Future Marketing Site 3378 and 3370 14th Street	2 parcels, .27 acres 100% SD1 – Special Development District	Adjacent to commercial use, currently vacant land; Potential contaminants – unknown-sourced fill- metals, PAHs	Enhanced engagement around marketing the site for higher density. Properties were recently rezoned from B4 to SD1 to allow for mixed use development.
TA2 Priority Site 3: Future Marketing Site Elm/Vermont/ Butternut/Wabash	37 parcels, 2.77 acres, 100% R2 - Residential	Former manufacturing adjacent to site; use of unknown sourced fill – toxic metals and PAHs	Enhanced engagement the site for medium density residential infill, a priority for residents from the Greater Corktown Planning Framework

1.a.iii. Identifying Additional Sites: Prioritizing additional sites for eligible activities will be guided by community input. An analysis of current land use, zoning, and public assets will also guide attention to

areas where the city's intervention could have the greatest impact, with the highest priority given to underserved communities or those designated as disadvantaged. Focus will be given to areas where prior land use practices have had adverse environmental and human health impacts. A nomination form will be used for community residents and stakeholders to identify sites with the highest priority needs for assessment.

1.b. Revitalization of the Target Area 1.b.i. Reuse Strategy and Alignment with Revitalization Plans

The JLG Neighborhood Development Strategic Plan and the city's 2019 Framework Plan for the area encompassing Census Tract 5091 (TA1) determined the need to enhance pedestrian corridors linking neighborhoods, expand and strengthen green spaces and redevelop vacant structures into affordable housing and commercial development. Where redevelopment plans are further out, interim plantings will be used to provide a buffer to residential and open space from bordering industrial, while aiming to prevent dumping and beautify the space until future use plans are developed. The 2020 Framework Plan for the Corktown area encompassing CT5214 and CT5215 (TA2) determined the need for inclusive neighborhood development to maintain and advance housing affordability, improve connectivity within/between neighborhoods and build on catalytic opportunities provided by other development initiatives in the CTs. Mixed-use & mixed-income-development on the priority sites in these CTs will convert vacant land to affordable housing serving a range of incomes, and community and commercial space to meet specific neighborhood needs, allowing existing residents to remain while supporting sustainable growth and job development.

1.b.ii. Outcomes and Benefits of Reuse Strategy: The outcomes of the city's redevelopment approach will advance and promote inclusive growth using targeted equitable development strategies that promote one city for everyone. Implementation of the redevelopment strategies will improve market conditions, stabilize TA communities, attract new investment and stimulate economic development. An EPA investment in Brownfield assessments will help incentivize new development by removing uncertainties related to sites that are possibly contaminated. To summarize the benefits information for each TA provided in Section 1.a.ii, the brownfield grant will lead to much needed affordable energy efficient housing (195 units planned), greenspace (4.2 acres planned), job growth (additional 30K SF commercial space is expected to generate jobs), and neighborhood connections (TAs are JLG adjacent offering alternative transportation and safe access to public transit). Additional benefits include buffering transitions between heavy industrial and residential sites and interim plantings/beautification during planning process. Additional mixed-use development and affordable housing that are in pre-development will be energy efficient and provide opportunities for emerging developers of color to lead revitalization efforts through the Equitable Development Initiative. These outcomes will lead to reduced climate change impacts, i.e., reduction in air and water pollution, heat effects and flooding through stormwater management, tree plantings, and buffers. No residents will be displaced by the priority brownfield developments since they are vacant parcels. In fact, the housing developments will include affordable housing opportunities that will provide a variety of housing options for existing and new residents.

1.c. Strategy for Leveraging Resources 1.c.i. Resources Needed for Site Reuse: Assessment funds will

help incentivize developers to invest in the TAs, putting them on the same playing field as other sites closer to downtown by removing potential contamination uncertainties. The city is pursuing additional grants (e.g., Transportation Alternatives Program, MI Dept of Natural Resources grants and DOT Reconnecting Communities) to support development of parks, streetscape improvements and bikeshare alongside the JLG in the TAs. The city will leverage existing city programs such as tax assistance, home repair, energy assessments and the Motor City Match small business program to support these projects, in addition, each redevelopment is expected to leverage hundreds of thousands to millions of dollars in developer private capital. Applications for Low Income Housing Tax Credit (LIHTC) will support new

affordable housing development. The usage of other tax abatements (e.g. Obsolete Property Rehabilitation Act (OPRA), Commercial Rehabilitation Act (PA 210), etc.) will support adaptive reuse and commercial components. EPA and EGLE funds may be sought for additional assessment and/or cleanup of priority sites. Funds from the city's HUD Choice Neighborhoods Implementation grant have been allocated to support strategic, place-based installations of green infrastructure in TA 2. 1.c. ii. Use of Existing Infrastructure: Telecommunications lines, electrical lines, Detroit Water and Sewerage Department (DWSD) and Public Lighting Authority (PLD) service lines will be used to service both new developments and rehabilitated properties. Between 2014-16, PLD completed a \$185 million overhaul of its street lighting system, replacing streetlights on all commercial corridors and residential streets with brighter, energy efficient LED lights. The priority brownfield assessment sites are located within established neighborhoods or commercial corridors, and therefore no additional roads are required.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need 2.a.i. The Community's Need for Funding: Both target areas are in low-income, underserved neighborhoods and designated in the EJScreen Justice40 as disadvantaged communities. While poised for redevelopment, Detroit still struggles with depressed market conditions. Extensive overgrowth and dumping have served as barriers to existing public space, parks, and amenities which further challenge the area's redevelopment potential. Brownfields will continue to bring down property values, reduce resident quality of life and impede re-development unless they are assessed and addressed. According to US Census American Community Survey (2017-2021-ACS) Per Capita Income (PCI) in Michigan is \$34,768 and \$39,167 for the US. Both Target areas are well below this. TA1 has a population of 4,532, a 12% unemployment rate with more than 34% of its residents below the poverty level and 68% are designated Low Income. Its PCI is \$14,721. TA2 has a population of 2,485. Demographics in TA2 include 53% low income and 13% unemployment. Home ownership is only 34% compared to Michigan which is 64%. Its PCI is \$27,554 (EJ Screen Community Reports 2023). According to the US Dept of Housing and Urban Development (HUD), both TAs have a housing burden defined as census tract level percentiles for housing cost, which is the share of households that are both earning less than 80% of HUD's Area Median Family Income and are spending more than 30% of their income on housing costs. These two TAs represent some of the most disadvantaged residents in the US. Without USEPA assistance, the environmental and economic challenges of these sites will continue a downward trend or at best stagnate. This, along with other metrics indicates a need for new jobs and affordable housing availability in this area. Grant funds are needed to help incentivize developers into these target areas by removing barriers caused by environmental uncertainties and reverse the decades-long decline. Detroit has limited resources for assessment due to declining tax revenue and the impact the pandemic had on other revenue streams. Given its high poverty rate, other needs have been prioritized.

2.a.ii. Threats to Sensitive Populations **(1) Health or Welfare of Sensitive Populations:** Many of Detroit's brownfields are located near residences, schools, recreation centers and other essential services. These are areas with especially sensitive populations of children, elderly, and pregnant women. The target areas for this EPA grant are primarily low-income, minority neighborhoods. **Target Area 1:** Sensitive populations in TA 1 include 68% low income, 89% people of color, 15% disabled, 23% < 18yrs and 13% elderly >64yrs. **Target Area 2:** Sensitive populations in TA 2 include 53% low income, 70% people of color, 17% disabled, 22% under age 18yrs and 14% elderly. Proximity to brownfields in these TAs may lead to health risks associated with potential exposure to contamination because sensitive populations are more susceptible to exposure. The assessment grant will lead to remediation of the brownfield sites, thereby reducing potential exposure and improving health effects. **(2) Greater than Normal Incidence of Disease and Adverse Health Conditions:** In 2019, 11.4% of Detroit children tested had lead poisoning, compared with 5.7% of tested Michigan children. Approximately 89% of Detroit's housing

stock was built before 1980, so residential properties are more likely to contain lead and put children at risk. The USEPA EJ Screen lists TA1 as being in the 97 state percentile for PM, 93 percentile for air toxics cancer risk, and 98 percentile for lead paint; and TA2 as being in the 93 percentile for PM; 99 percentile for air toxics cancer risk; and 87 percentile for lead paint. According to a 2022 report by the Michigan Department of Health and Human Services, rates of asthma in Detroit are 46% higher than the rest of Michigan. Rates of hospitalizations due to asthma for African American residents are more than 3 times higher than for Caucasian residents. Rates of hospitalizations due to asthma for African American residents are more than 3 times higher than for Caucasian residents. According to EJ Screen CT5214 is in the 95th percentile for Asthma, CT5215 and CT5091 are in the 99th percentile. The grant and reuse strategies will lead to better affordable housing that can address lead and other contaminant exposure, job creation that will help reduce poverty, and create walkable green communities that may help-improve air quality and health of residents in the TAs. **(3) Environmental Justice** (a) Identification of Environmental Justice Issues. Minority and low-income residents in Detroit are disproportionately impacted by Brownfields. This issue is magnified in the target areas which are severely affected by the exposure to environmental indicators as compared to others in Michigan and the US as shown in the table below. Both TAs have higher percentiles of persons of color, unemployment and low-income. All identified priority sites are in census tracts identified by the Climate and Economic Justice Screening Tool (CEJST) as disadvantaged. Health disparities include high percentiles in Air Toxics, cancer risk and location near USTs compared to the state and US. Both TAs have a housing burden. The grant is needed to assist the city with transitioning these sites into a less intensive use, with more public greenspace, and buffering from traffic and industrial uses which could ameliorate the health risks that residents in these TAs have been subject to, while providing more housing, recreation and economic opportunity.

EJSCREEN Demographic and Environmental Indicators for Target Areas

EJSCREEN Socioeconomic and Environmental Indicators for TAs Percentiles State/US (10/2023)			
Indicators	CT 5214 Corktown TA2	CT 5215 Corktown TA2	CT 5091 North Campau/Campau Banglatown TA1
PM2.5	95/96	92/92	97/98
Toxic releases to air	95/95	91/91	97/97
NATA Cancer risk	99/90	98/84	93/51
USTs	96/96	91/92	98/98
People of color	90/82	86/72	92/88
Unemployed	90/92	80/82	83/85
Low Income	85/86	80/80	92/93

(b) Advancing Environmental Justice: The grant will lead to equitable development by providing opportunities for redevelopment to make progress in efforts to provide affordable housing. Mixed use development will result in job creation and stimulate the economy. Access to green space will improve transportation options and improve air quality. Tree planting will help mitigate heat islands, reduce air pollution and result in better health outcomes and a more climate resilient community.

2. b. Community Engagement 2.b.i. Project Involvement: Building on prior planning work and community engagement networks, established through the planning studies, the city will continue to engage with the communities in the TAs during the grant cycle. Resident voices are critical to past and current efforts to revitalize the TAs. Residents often identify social, cultural, and economic opportunities as priority outcomes in the community from the construction of the JLG. In TA1, the city will work with a community liaison (CL) funded by the grant to work with community leaders and their specific affiliations, and be in relationship with harder to reach residents in a more intimate and trusted setting. The CL will focus on building critical connections through one-on-one conversations, gatherings and community-led engagement sessions. The CL will plan and host small group conversations and one-on-

one interviews to understand the interests and concerns of the community related to environmental remediation and reactivation of former industrial, commercial and residential land in their neighborhoods. The CL will have strong ties to and be knowledgeable of the community. Within TA2, the city will continue to aggressively work to actively engage the community and its residents during any planning and development process. Funding will support outreach to ensure TA residents understand the plan to develop the priority sites, status of the grant and be aware of upcoming phase I and II environmental site assessments. Concerns and other feedback raised by these groups will be flagged to the QEP, CL or city staff to ensure a timely response is provided during the grant implementation period. Securing the EPA CWA grant would increase our capacity for community engagement, allowing residents and stakeholders to engage with potential developers with the goal of seeking proposals that reflect community priorities.

2.b.ii. Project Roles Name of Org./Entity/Group	Point of Contact Information	Specific Involvement in the project or assistance provided
East Davison Village Group (TA1)	Miriam Smith 313-303-0586 [REDACTED]	Host meetings and make information available to residents. Engage residents in open-space planning.
Davison Elementary School (TA1)	Yvonne McKay Yvonne.mckay@yahoo.com	Enable us to reach both youth and parents and expand our educational efforts.
Sunnyside Block Club (TA1)	Crystal Simmons, 313-257-7505 [REDACTED]	Engage community in McKay-Modern Park visioning. Legacy resident and steward of public open spaces
Women of Banglatown (TA1)	Ali Lapetina, 551-804-7804 hello@womenofbanglatown.com	The area has a significant Bangladeshi population, and women are hard to reach through traditional methods. Ms. Lapetina will help us reach this unique and important audience.
Corktown Neighborhood Association (TA2)	Sheila Cockrel 313-319-9600 Sheila@crossroadsdetroit.com	Outreach to Historic Corktown residents to encourage attendance to garner feedback & share EPA grant info.
The Community Builders – Community Life Detroit (TA2)	Theresa Mitchell 313-635-5445 theresa.mitchell@tcbinc.org	Leads Service Coordination for residents at Clement Kern Gardens and future residents with limited means who move into CNI replacement units. Will encourage attendance by residents, garner feedback and share EPA grant info.
North Corktown Neighborhood Association (TA2)	Rhonda Greene Rhonda@heritageworks.com	Works closely with GSI recommendation to implement design across vacant parcels near TA 2 priority sites. Encourage mtg attendance by residents, garner feedback and share grant info

2.b.iii. Incorporating Community Input: City staff will make the draft workplan available to the public and engage residents of both TAs in creating more detailed plans for the properties near or adjacent to the JLG. Economic development, affordable housing and recreational uses will all be discussed, as well as planting and maintenance strategies to remediate and beautify surrounding vacant lands to mitigate barriers to economic development and improve air quality. The city will provide information on the brownfield project status and solicit feedback during meetings held throughout the grant cycle. Meeting schedules and project updates will be available on the city’s website. Meetings will be a combination of virtual and in-person events encouraging COVID-safe behaviors and vary in scale and format based on the needs identified by the community liaison (TA1) and partner organizations. The city’s team will work to mitigate barriers to participation such as timing, location, transportation and childcare to include and

inform as many residents as possible, include direct outreach, flyers, and mailers. Interpretation services will be provided for the Bangladeshi and Hispanic residents attending. The CL for TA1 funded by this EPA grant will work with local individuals and organizations who represent residents directly affected by the work being conducted. The CL will engage the community in prioritizing parcels for assessment and re-investment.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks /Activities and Outputs The costs below are based on historical costs for these services in our area. Non-EPA funded: All city staff hours are in-kind leveraged funds.

Task 1. Grant Management, Travel and other eligible expenses

i. Implementation: Manage and oversee all aspects of the grant, coordinate with EPA & EGLE, community organizations (COs), Community Liaison (CL) and two Qualified Environmental Professionals (QEPs). Develop bid specs/request for proposals(RFP) for a contract with two QEPs and develop selection process for a non-profit (NP) local community group to provide CL. Ensure ACRES is updated; attend FY25 & FY27 Brownfield Confs (BF Conf) and FY24 & FY26 Michigan Environmental Compliance Conference (MECC). QEPs and CL selection process will adhere to city procedures and federal requirements –2 CFR 200 and 2 CFR 1500. NP will provide a statement that they do not engage in lobbying activities. Brownfield Training materials may be procured to keep update city staff on brownfields regulations and standards.

ii. Schedule: Contract w/ 2 QEPs by Q2FY25.; Submit reports within 30 days of end of each QTR; update ACRES as work is completed; submit closeout documents by Q4FY28; grant management will take place throughout the 4-year grant cycle. Select CL(C/B) by Q1FY25. Attend FY25 &FY27 BF Confs, & the FY 24 & FY26 MECC.

iii. Leads: The city will lead this task.

iv. Outputs: Workplan, signed CA, signed QEP contracts, NP Agreement for CL, attendance at two BF Confs and 2 MECCs.

Task 2: Community Engagement and Site Selection

i. Implementation: Lead QEP will compile data, develop presentations, mailings, social media and webpage content, and present them at a minimum of five (5) public meetings to communicate environmental assessment results and cleanup alternatives and solicit feedback. Lead QEP will enter agreement with NP for CL and manage participant support costs – gas cards, childcare and CL stipend. Outreach efforts will be coordinated with the already established outreach activities specific to each neighborhood. The QEP, and BSEED-EA will work closely with Detroit’s Department of Neighborhoods (DON), Housing and Revitalization Department (HRD) and the Planning and Development Department (PDD), along with the TA1-CL to develop a Community Engagement Plan (CEP) and with the Media Services Department to develop quality graphic materials for outreach activities. The Brownfield Program webpage will be updated on the city’s website. The QEP will attend additional public meetings held in coordination with PDD and HRD, as well as with the community liaisons, as needed. Support services provided – transportation vouchers, childcare and food during community meetings are based on previous experience and will be tracked in monthly activity logs/status reports provided by the CL/QEP along with receipts and other support documents included with invoices for eligible activities. Costs will not duplicate other federal, state or local funding.

ii. Schedule: CEP by Q2 FY24; Public meetings (minimum of 5) kickoff Q3 FY25, annual (2025-2028), closeout (Sept 2028) to be attended by QEP; quarterly meetings coordinated with the community liaisons and PDD and HRD.

iii. Lead: BSEED-EA will lead this task with assistance from QEP.

iv. Outputs: Community engagement plan, community meeting notes, presentations, webpage and social media content

Task 3 Assessment and Cleanup Planning

i. Implementation: Two QEPs will be procured – 1 lead and 1 who will assist with ESAs. Quality Assurance Project Plans (QAPP) will be drafted for each QEP and submitted to EPA for approval. Phase I and Phase II ESAs/Baseline Site Assessments will be conducted. For each site needing a Phase II ESA a site-specific(SS) QAPP, sampling and analysis/Health and Safety Plan (SAP/HASP) will be submitted to EPA for approval. Eligibility determinations will be submitted for each proposed site for EPA approval. Hazmat surveys will be conducted for eligible structures. Response activity Plans (ResAP), Plan for Due Care (DCP) or Documentation of Due Care Compliance (DDCC) generated as needed. Alternative Analysis for Brownfield Cleanups (ABCA) will be completed as needed. Michigan EGLE cleanup criteria will be used. All work will adhere to approved standards and local, state and federal data quality objectives, regulations, statutes and guidance.

ii. Schedule: QAPP Q3FY25; Phase I and Phase II ESA/BEA, Hazmat, Due Care Compliance Reports, Plan for Due Care, Response Activity Plans (ResAPs), ABCA reports - Ongoing beginning in Q3 FY25

iii. Lead: Lead QEP will lead this task with oversight, direction and approval from BSEED-EA for schedules, budget and other grant management. The city will obtain access. The second QEP will provide additional assessment capacity.

iv. Outputs: 2-Generic QAPPs; 19-Phase I and 10-Phase II ESA/BEA reports; 10-Hazmat reports, 8-Due Care plans/Response activity plans (ResAPs) or DDCC reports; 4-ABCA reports

Task 4 Brownfield Inventory and Reporting

i. Implementation: The lead QEP will provide data entry/mapping of brownfield site information into Detroit’s GIS-Based brownfield inventory for sites identified over the grant cycle, as well as, known brownfield sites identified by the city or through outreach efforts. The QEP will provide quarterly reports (ensuring ACRESs updates), financial reporting and closeout. The city will assist with these reports and complete the final financial and WBE/MBE reports.

ii. Schedule: Reporting will include MBE/WBE and Federal Financial Reports by 12/31 each year, 16 Quarterly Reports (QR) within 30 days of the end of the quarter. ACRES will be updated with Due Diligence findings for each site ongoing. Final closeout will be completed with all reports submitted and final ACRES information uploaded prior to 90-days after the grant ends. Brownfield inventory data entry will be ongoing through Q4FY28.

iii. Lead: The city will lead this task with assistance from QEP for eligible activities.

iv. Outputs: updated Brownfield inventory; 16 QRs, annual FFR (4); ACRES updates as EDD is completed, Final closeout report, annual WBE/MBE reports (4).

3.b. Cost Estimates

Budget Categories	Project Tasks & Costs				Total
	1. Grant mgmt Travel & other eligible costs	2. Community Outreach	3.Assessment & Cleanup Planning	4.Brownfield Inventory & Reporting	
Travel ¹	\$9,990				\$9,990
Supplies	\$1,000	\$1,200			\$ 2,200
Contractual		\$20,100	\$393,610	\$74,100	\$487,810
Total Direct Costs³					\$500,000
Total Budget	\$10,990	\$21,300	\$393,610	\$74,100	\$500,000

All costs will be documented and tracked in accordance with 2 CFR 200. All city personnel grant management and oversight activities will be provided in-kind by BSEED-EA.

Task 1 Grant Management, Travel and other eligible expenses: \$10,990 Travel: 2 BF conferences for 2 staff @\$4,020=\$8,040 (flight@\$750x2=\$1500, registration @ \$200 x 2 = \$400, hotel 4 nights@\$180/night(\$720x2)=\$1440, M&I (\$68x5days)x2=\$680); 2 MECC registrations (FY24&FY26)- (5 attendeesx\$195)= \$975X2=\$1950; **Supplies and resources:** resources (such as ASTM standards,)-\$1000.

Task 2: Community outreach: \$21,300; Contractual: Presentations, attendance at 5 meetings – QEP 50 hrs at \$150/hr, \$7500; CEP 7hrs@\$150/hr=\$1050, community liaison (CL) will be provided through QEP (1 liaison – 10 hours per quarter (10X16)=160 hrs @\$25.00/hr)=\$4,000; bus ticket/gas card 360 X\$5.00=\$1800; Childcare stipend 5mtgs @\$150=\$750; bulk mailings \$4000; presentation materials, nametags, post-its, notepads, food for meetings, etc. \$1000. **Supplies and resources:** \$1200: portable projector \$1000 and screen \$200.

Task 3 Assessment and Cleanup Planning: \$393,610 (79% of the total requested funds). Cost estimates are based on recent brownfield experience. **Contractual** - Two QAPPs \$4,500x2=\$9000. Avg cost for PhI ESA is \$4,000x19=\$76,000; avg for PhII ESA=\$19,000x10=\$190,000; 10 Hazmat surveys, avg cost \$6261x10=\$62,610; 8 ResAPs/DCPs/DDCC, avg cost \$5000x8=\$40,000; 4 ABCA reports, avg cost \$4000=\$16,000. Cost for eligibility determinations, SS QAPPS/SAPs/HASPs and other consulting fees are included in above outputs.

Task 4 Brownfield Inventory and Reporting; \$74,100; 109 hours QEP X\$150/hr=\$16,350 data entry and mapping BF Inventory; Reporting - 145 QEP hrs@150/hr=\$21,750; monthly status reports/meetings 5hrs/month for 48 months @\$150/hr = \$36,000.

3.c. Plan to Measure and Evaluate Environmental Progress and Results BSEED-EA will meet with the QEP and key city personnel to measure grant progress. The QEP will provide monthly progress reports that track percent budget completed against percent schedule completed and report on outputs/outcomes using an Excel Spreadsheet. BSEED will track and measure such as: # of sites and acres of brownfields assessed, # of brownfields added to the inventory, dollars invested into the project and surrounding area, and acres of greenspace properties created and/or preserved. BSEED will hold public meetings to communicate activities associated with brownfield assessment throughout the grant cycle and to allow for community feedback regarding the progress of the grant. Process improvements will be regularly discussed with the CL, QEP and city. Progress will be measured against the outputs and milestones identified in the work plan developed under the cooperative agreement. Results will be evaluated, and corrective action taken as needed to stay on schedule or fix any problems. This will be the key document in identifying outputs and the timing of those outputs. Milestones tracked may include but are not limited to consultant selection, development of workplan and QAPP, public meetings for project kickoff/closeout and grant status meetings, and project closeout report. Accomplishment tracking will also include progress toward realizing the vision for each priority site and ability to leverage additional funding from other sources into the target communities. This will be documented in quarterly reports to the USEPA Project Manager and ACRES.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4a. Programmatic Capability 4.a.i & ii: **Organizational Capacity and Structure:** Detroit has internal financial control mechanisms that meet or exceed all federal and state grant funding guidelines. It uses an Oracle-based financial system to track and manage all fiscal activities. BSEED-EA will work with the Office of Finance to initiate the payment process beginning with the Federal ASAP system and follow it through Oracle to the issuance of a check. Internal controls within the system prevent overpayments and provide various approvals to ensure appropriate spending. BSEED-EA will work directly with an analyst from the Office of Development and Grants (ODG) to routinely track and report the status of the grant. The Project Manager will provide regular updates to ODG on grant requirements including reporting, spending and performance based on goals outlined in the CA. BSEED's overall organizational structure to manage the grant will include the project manager, project team, QEP, and administrative staff. Detroit's BSEED-EA project team members are highly trained, technical professionals with many years of experience. Each has expertise in environmental sciences or engineering and participates in continuous educational opportunities to remain up to date on grant and environmental matters at the local, state and federal levels. The team has extensive experience managing EPA Brownfield Grants including workplan development, reporting and closeout protocols. Support will be contributed from other members of BSEED-EA, associated departments and our administrative staff, as needed. iii. **Description of Key Staff:** **Anita Harrington**, an Environmental Specialist III with BSEED-EA, will serve as the Project Manager. Ms. Harrington has 29 years of experience managing site assessment, environmental compliance, and cleanup projects. She will ensure the performance of all day-to-day grant activities, professional contract services, the solicitation for a QEP, project management, and reporting. She will develop the workplan and schedule with all project team members. **Crystal Rogers**, BSEED-EA's General Manager, has over 20 years of experience managing projects in the fields of public health, solid, hazardous waste and environmental management. Ms. Rogers has dealt with regulatory compliance and policy matters at county, state, and federal levels. She holds a MS in Chemistry with emphasis on industrial wastewater treatment. She will ensure that all technical,

administrative, and financial requirements are completed within the grant timeline. **Rickelle Winton** is an Environmental Specialist II with a BS in Chemical Engineering. Ms. Winton has over 5 years of experience in environmental site assessment and enforcement. **Hosam Hassanien, P.G.** is an Environmental Specialist III with 30+ years of management and administrative experience in the environmental field including Brownfield redevelopment and revitalization, and environmental due diligence. iv. Acquiring Additional Resources: BSEED will select a QEP and community liaison (TA1) in accordance with the city's approved procurement process, the competitive Procurement Standards in 2 CFR Part 200 and 2 CFR Part 1500 and the terms of the CA as appropriate to conduct assessment activities. Bid specification posting will be in collaboration with the Office of Contracts and Procurement. BSEED-EA's consultant-evaluation protocol is based on experience/technical expertise, cost, timelines and staff qualifications. **4.b Past Performance and Accomplishments** 4.b.i Currently Has or Previously Received an EPA Brownfields Grant **1. Accomplishments:** Detroit has a strong performance track record on grant-funded projects, thorough, timely reporting and utilizing grants to leverage additional investment. **FY2015 US-EPA Site-specific assessment grant Riverside Park Parcel 3** (FY15 #BF00E01519). Riverside was closed in 2012 and sat unused due to the discovery of contaminated soil. EPA's \$350,000 grant enabled the city to complete an environmental assessment at Riverside Park. In **FY 2019, a \$436,742 EPA Riverside Park Parcel 3 Cleanup grant** funded cleanup activities (BF00E02493). This grant was integral re-opening of the park, paving the way for the city to garner almost \$16 million in public and private funds to redevelop and expand it. This grant is closed out. **Outputs:** QAPP, CA, Final ABCA, WBE/MBE reports, FFRs, Final technical Report and ACRES updates. Cleanup of 13 "hotspot" areas over a 10-acre section of the park. **Outcomes:** Reinvestment in a closed city park that led to redevelopment including state of the art equipment and amenities including dog park, sled hill, skate park, exercise/play equipment, ballfields and expansion from 19 to 30 acres. This has allowed Detroiters to reconnect with the waterfront in SW Detroit, leading to healthy access to greenspace. **FY 2019 USEPA Brownfield Community Wide Assessment grant (BF00E02492)** enabled the city to assess 14 brownfield sites on key commercial corridors and develop the city's first comprehensive brownfield inventory to prioritize and market brownfield sites. This grant is closed. **Outputs:** 13 Phase I ESAs; 9 Phase II ESAs, two hazardous materials surveys and one ABCA; final technical report and updates to ACRES; all brownfield sites from the grant as well as petroleum sites identified for assessment were input into the brownfield inventory **Outcomes:** Due to this grant, 3 housing projects began construction in FY23, 2 are set to begin in FY24 and 1 is in predevelopment. A mixed-use development began construction in FY23 and a cultural center will begin in FY24. **2. Compliance with Grant Requirements:** **FY15 US-EPA Site-specific assessment grant Riverside Park Parcel 3** BSEED completed FY15 grant assessment activities at Riverside Park within budget. All submittals were provided on time, accepted and approved by the Region 5 project manager in accordance with the CA. A requested extension due to sampling difficulties and additional requirements imposed by EGLE was granted by EPA till July 31, 2019. BSEED-EA expended \$349,969.97 and achieved the expected results of the grant. The project was updated in ACRES and a final report was submitted at the close of the grant. **FY19, a \$436,742 EPA Riverside Park Parcel 3 Cleanup (CU) grant and a \$300,000 FY19 USEPA Brownfield Community Wide Assessment (CWA) grant (BF00E02492) closed by 12/31/2022.** Both complied with all grant requirements, including the workplans, schedule reporting, and all terms and conditions of the CA. All grant funds were expended except for \$1043 (Supply Category) remaining in the CU grant due to no in-person meetings because of Covid-19 and \$540 contractual due to fewer status meetings than expected; 100% of CWA funds were expended. All funds were drawn down prior to closeout.

Threshold Criteria Responses Attachment
City of Detroit
EPA 2024 Communitywide Assessment Grant Application

1. **Eligibility:** The City of Detroit meets the eligibility requirements for this grant.

2. **Community Involvement:** Detroit's Building Safety and Engineering Environmental Affairs staff and its Qualified Environmental Consultants will draft a Community Engagement Plan and will collaborate with the City of Detroit's Planning, Department, Housing Revitalization Department its Department of Neighborhoods and community partners on education, site selection, and other outreach in each targeted area. A Community Liaison will be under contract in TA1 to convene meetings and assist in engaging the community. Detroit's Media Services Department will develop outreach and education materials to disseminate to residents and other stakeholders in the community. The City's Department of Civil Rights, Inclusion and Opportunity will assist with translating outreach and education materials into Spanish, Bangla or other languages as needed. Planning meeting dates, outreach events and other opportunities for outreach will be posted and kept current on the City of Detroit's website. Concerns and other feedback raised by the stakeholders will be flagged to the QEP, CL or city staff to ensure a timely response is provided during the grant implementation period.

3. **Expenditure of Existing Grant Funds:** The City of Detroit has no open EPA Communitywide Assessment (CWA), Multi-Purpose or Brownfield Clean-Up grants.

4. **Contractors and Subrecipients:** No Contractors or Subrecipients have been procured for or named in this application.