



November 10, 2023

Subject: FY2024 Brownfield Assessment Coalition Grant Application
Downriver Community Conference Brownfield Coalition
Southgate, Michigan



1. Applicant Identification
Downriver Community Conference
15100 Northline Road, Southgate, Michigan 48195

2. Funding Requested

- a) Grant Type: Assessment Coalition
- b) Federal Funds Requested: \$1,500,000

3. Location

- DCC 20 Member Cities and Townships, Wayne County, Michigan (Lead Member)
- City of Monroe, Monroe County, Michigan (Non-lead Members)
- City of Tecumseh, Lenawee County, Michigan (Non-lead Member)
- Washtenaw County, Michigan (Non-lead Member)

4. Coalition Members' Target Areas and Priority Site Information

Lead Member - Target Areas:

- **Jefferson Ave. Corridor (JAC)** from the City of River Rouge through the City of Trenton (10 miles). Census Tracts: 26163579100, 26163985600, 26163579200, 26163579501, 26163579800, 26163580100, 26163580700, 26163580800, 26163595000, 26163594000, 261163594401, 26116382301
- **Ecorse Creek Drainage Corridor (ECDC)** from City of Romulus to Detroit River (17 miles). Census Tracts: 26163580200, 26163579700, 26163577600, 26163577000, 26163577100, 26163577200, 26163578600, 26163576100, 26163576001, 26163572900, 26163572800, 26163572700, 26163572900, 26163583101, 26163572500, 26163585500, 26163585600, 26163585700, 26163567000

Non-lead Members – Target Areas

- City of Monroe – **Orchard East Greenway Corridor (OEGC)**. Census Tracts: 26115831800, 26115831900
- City of Tecumseh – **Evans St. Corridor (ESC)** Census Tract: 26091060800
- Washtenaw County - City of Ypsilanti **Water St. Redevelopment Area (WSRA)** Census Tract: 26161410800

Priority Site Address	Target Area	Census Tract
City of Ecorse - 205 Mill St.	ECDC	26163579800
City of Ecorse – 3700-3800 W. Jefferson Ave.	JAC	26163579800
City of River Rouge – Zug Island	JAC	None
River Rouge Power Plant – 1 Belanger Park Dr. 48218	JAC	None
Trenton Channel Power Plant - 4695 W. Jefferson Ave. 48183	JAC	None
City of Trenton – 5045 W. Jefferson Ave.	JAC	None
Cities of Wyandotte and Riverview -	JAC	26163580800, 26163595000
City of Monroe – 942 E. First St.	OEGC	26115831800
City of Tecumseh: 416 E. Cummins and 700 Maumee Sts. 49286	ESC	26091060800
City of Ypsilanti (Washtenaw County): 2-216 E. Michigan Ave.	WSRA	26161410800

5. Contacts

- a) Project Director: Mr. John D'Addona
Brownfield Program Manager, Downriver Community Conference
15100 Northline Road, Southgate, MI 48195
Phone: (734) 362-3477; cell (734) 330-4542; Fax: (734) 281-6661; john.daddona@dccwf.org
- b) Chief Executive: Mr. Jim Perry
15100 Northline Road, Southgate, MI 48195

Phone: (734) 362-3469; Fax: (734) 281-6661 jim.perry@dccwf.org

6. Population – 2020 Census (Location of Target Sites/Priority Sites)
JAC= Jefferson Ave. Corridor; **ECDC**= Ecorse Creek Drainage Corridor
OEGC= Orchard East Greenway Corridor; **ESC**=Evans Street Corridor
WSRA=Water Street Redevelopment Area

Community	Population	Target Area	Community	Population	Target Area
River Rouge	7,224	JAC	Allen Park	28,638	ECDC
Ecorse	9,305	JAC	Dearborn Hts.	63,282	ECDC
Wyandotte	25,058	JAC	Romulus	25,187	ECDC
Riverview	12,490	JAC	Taylor	63,409	ECDC
Trenton	18,544	JAC	Monroe	20,462	OEGC
Lincoln Park	40,245	ECDC	Tecumseh	8,680	ESC
Melvindale	12,851	ECDC	Ypsilanti	20,648	WSRA

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 for less.	6
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority 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).	1,2,3,4, 5,8,9
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 efficiency measures.	
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	1,5,8
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority sites within the target areas.	
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.	1,2,3,4, 5,8

8. Letter from the State or Tribal Environmental Authority

A letter from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) is attached.

The DCCBC appreciates your consideration of our application. We look forward to continuing working with your staff on our brownfields program.

Sincerely,

John D'Addona
 Brownfields Program Manager
 Downriver Community Conference



GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

October 20, 2023

VIA EMAIL

John D'Addona
Brownfield Program Manager
Downriver Community Conference
15100 Northline Road
Southgate, Michigan 48195

Dear John D'Addona:

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 Downriver Community Conference's (DCC) 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 DCC's need for funding.

The DCC is applying for a \$1,500,000 Brownfield Coalition Assessment Grant. As a regional coalition of general-purpose units of local government, the DCC is an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to the DCC, it would allow the Coalition to conduct environmental investigations and promote economic development at brownfield sites. If you need further information about potential eligible sites in southeast Michigan 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: Ari McKeever



FY2024 NARRATIVE PROPOSAL FOR EPA BROWNFIELD ASSESSMENT GRANT
DCC BROWNFIELDS COALITION - SOUTHGATE, MICHIGAN

1. Project Area Description and Plans for Revitalization

1a. Coalition Members, Target Areas, and Brownfields

1a.i) Coalition Members: The Downriver Community Conference (DCC) a non-profit 501(c)(3) governmental agency created pursuant to Michigan Public Act 7, will serve as the grant recipient and lead coalition member. DCC, a consortium of 20 Downriver communities in Wayne County, including the cities of Allen Park, Dearborn, Dearborn Heights, Ecorse, Flat Rock, Gibraltar, Lincoln Park, Melvindale, Riverview, River Rouge, Rockwood, Romulus, Southgate, Taylor, Trenton, Woodhaven, and Wyandotte, the townships of Brownstown, Grosse Ile, and Huron, and the non-lead communities of the City of Monroe (Monroe County), City of Tecumseh (Lenawee County) and Washtenaw County, Michigan, have formed the DCC Brownfield Coalition (DCCBC) to revitalize brownfield sites throughout the region. The coalition members have been a part of the DCCBC since its inception in 1997 because they have no inherent capacity to identify, apply for and manage their own brownfield grants and recognize that they have shared interests and that the vitality of each DCCBC community benefits the region as a whole. The overall goal of the DCCBC is to provide funding for brownfield redevelopment projects that will create new jobs, reduce threats to health, welfare, and the environment, stimulate the overall viability and desirability of the surrounding neighborhoods and enhance brownfield opportunities to solve resiliency and climate change issues.

1a ii) Overview of Brownfield Challenges and Description of Target Areas: Downriver is the commonly used name for a collection of suburban and rural communities south of Detroit, Michigan along the western shore of the Detroit River. Downriver has been the home to heavy industry, dominated by the American automobile industry, for nearly a century. In addition to automobile manufacturing facilities, steel mills, coal-fired power plants, foundries, and countless automotive component manufacturers were located throughout the Downriver area. In 1990, Michigan's "Big 3" (General Motors, Ford and Chrysler) held 71.6% of the American automobile market. By 2022, these companies held just 43% of the market. Not only has this resulted in plant closures for the Big 3, but countless automotive suppliers have gone bankrupt and ceased local operations. The decline in industry in the Downriver area has left increased unemployment, a decline in municipal populations, a massive tax revenue shortfall for municipal governments, and a legacy of vacant industrial brownfield sites, many of which are near residential neighborhoods that housed workers at the shuttered facilities. Over 700 brownfield sites in Downriver communities are listed in the Michigan Department of Environment, Great Lakes and Energy (EGLE) Part 201 List and leaking underground storage tank databases. These sites represent only a small portion of the known and potential brownfields in this old, industrialized area, some of which are very large and complex in nature. These sites pose a serious obstacle to a clean and healthy environment, vigorous economic conditions, and an improved quality of life.

Utilizing an Economic Development Administration (EDA) Coal Communities Grant from the U.S. Commerce Department and a Great Lakes and Saint Lawrence Cities Initiative (GLSLCI) Grant funded by the ERB Foundation and the National Fish and Wildlife Service, DCC has met with the public and a number of key agency/community stakeholders in Downriver communities along the Jefferson Avenue Corridor which runs north-south through the study area and the Ecorse Creek Drainage Corridor which generally runs west to east through the study area, terminating at the Detroit River. Many of our identified priority sites along these two target areas are in the cities of Ecorse and River Rouge which are disadvantaged communities as determined by EPA's Environmental Justice Screening and Mapping Tool (EJ Screen) and the Council on Environmental Quality's Climate and Economic Justice Screening Tool (CEJST). Additionally, each of the non-lead members of the DCCBC have identified target areas and priority sites within their target areas. It is expected that the high-level public engagement process and market-driven reuse solutions identified in the EDA Grant will be integrated into this Assessment Grant and remedial action plans leading to the cleanup and redevelopment of priority brownfield sites. This community-driven process will also identify additional priority sites over the life of the Assessment Grant.

Jefferson Avenue Corridor (JAC): A key opportunity for economic revitalization of the Downriver area is the redevelopment of properties along existing, underutilized transportation corridors leading to and from the new Gordie Howe International Bridge (under construction) between the U.S. and Canada. The U.S. and Canada have the largest bilateral trading partnership in the world and the Detroit-Windsor Gateway is the busiest commercial border crossing in North America, with 3.5 million trucks crossing each year. It is estimated that the new bridge will be a catalyst for \$2 billion investments for economic growth in the transportation and logistics markets. Downriver communities are well positioned for much of this investment. Other than Interstate 75, one of two main north-south transportation corridors between the new bridge and Northwest Ohio is Jefferson Ave, which passes through several DCCBC communities (River Rouge, Ecorse, Wyandotte, Riverview, Trenton, Gibraltar, and Brownstown Township).

Ecorse Creek Drainage Corridor (ECDC): DCC is seeking direct federal funding and grants to restore and reconfigure the 17-mile Ecorse Creek Drainage Corridor to reduce flooding and improve water quality, habitat, community connectivity and quality of life. A 2017 U.S. Army Corps of Engineers report has identified 173 properties to be purchased, 51 of which are contaminated properties requiring further investigation, assessment and possibly cleanup prior to construction activities beginning.

Many of the identified priority sites within these two target areas are in the cities of Ecorse (Census Tracts [CT] 26163579501, 26163579600, 261635579700, 26163579800, and 26163987000, and River Rouge (CTs 26163579100, 2,6163579200, and 26163579300 which are economically distressed, disadvantaged communities as determined by the EJ Screen and CEJST.

The City of Monroe has identified the **Orchard East Greenway Trail (OEGT)** as a target area. The proposed OEGT is part of the River Raisin Heritage Corridor – East Master Plan and will span approximately one mile from Plum Creek to the south to the River Raisin at the north over approximately 27 acres total. The OEGT will link residents of the most economically challenged neighborhoods to opportunities for outdoor recreation and jobs and commerce. In its current state, much of the one-mile stretch is vacant and obsolete brownfields.

The City of Tecumseh has identified the **Evans Street Corridor (ESC)** as a target area. This target area consists of over 100 parcels on 160 acres surrounding the former Tecumseh Products site, an EPA National Priorities List site, that has been purchased by Lenawee County for redevelopment of a regional recreation campus. The adjacent parcels are immediately south of downtown and have been identified in the City's comprehensive plan for industrial expansion and attraction.

The City of Ypsilanti in Washtenaw County has identified the **Water Street Redevelopment Area (WSRA)** as a target area. Demolition of over 30 buildings and cleanup of contaminated source material soils was completed in downtown Ypsilanti in the mid-2000's; however, because of the economic downturn in 2008, several developers failed in their efforts to redevelop this area. The City of Ypsilanti is in vital need of affordable housing within their city limits and commercial businesses to support these residents. Additional assessment and cleanup activities are needed to safely reuse 38 acres in this downtown area.

The DCCBC recognizes that some of its communities have greater need than others in terms of economic stability, poverty levels, concentrated areas of blight, public health concerns, environmental degradation, and available resources to address brownfields on their own. The State of Michigan designated 26 Opportunity Zones within 8 DCCBC communities (Dearborn, Dearborn Heights, Lincoln Park, River Rouge, Romulus, Taylor, Monroe, and Washtenaw County). These census tracts were identified based on their low-income populations and opportunity for potential investment. Designated Opportunity Zones have also been targeted for EPA Assessment Grant activities.

1a.iii) Description of the Priority Brownfield Sites: The following 10 brownfield sites, which are representative of the lead and non-lead member communities have been identified as priorities for assessment in target areas based on their redevelopment potential, potential area-wide revitalization, and severity of threats posed to nearby sensitive receptors.

Coalition/ Target Area	Priority Site Address & Census Tract (CT)	Site Description & Environmental Concerns	Why Targeted as Priority
DCC/ECDC	Ecorse: 205 Mill St. CT:26163579800	Vacant 58-acre steel mill and former industrial property. Adjacent to low-income, minority residential neighborhood and Ecorse Creek. Contaminants: VOCs; PAHs; metals; and asbestos	Community need, sensitive residential receptors, resiliency needs due to flooding. CEJST Disadvantaged
DCC/JAC	Ecorse: Multiple Parcels 3700-3800 Jefferson Ave. CT:26163579800	15 vacant commercial properties adjacent to a catalyst brownfield housing project supported by multiple State of Michigan funding sources. Contaminants: PAHs, SVOCs, and Metals	Community commercial needs to support adjacent new housing project. CEJST Disadvantaged
DCC/JAC	River Rouge: Zug Island CT: None	Underutilized 350 acres of steel mill and railroad properties for sale on the Detroit River which are the gateway to the Downriver region. Contaminants: Petroleum, VOCs, PAHs, and metals.	Great Lakes deep water port, community access to the Detroit River. CEJST Disadvantaged
DCC/JAC	River Rouge: Power Plant 1 Ballenger Park Dr. CT: None	Retired coal-fired power plant (83 acres) on the Detroit River. Contaminants: Petroleum, SVOCs, PCBs, and metals.	Great Lakes deepwater port, opportunity for Detroit River public access. CEJST Disadvantaged

Coalition/ Target Area	Priority Site Address & Census Tract (CT)	Site Description & Environmental Concerns	Why Targeted as Priority
DCC/JAC	Trenton: Channel Power Plant 4695 W. Jefferson Ave. CT: None	Retired coal-fired power plant (107 acres) on the Detroit River. Contaminants: Petroleum, SVOCs, PCBs, and metals.	Great Lakes deepwater port, opportunity for waterfront redevelopment and habitat improvements.
DCC/JAC	Trenton: 5045 W. Jefferson Ave. CT: None	Vacant former industrial plant (149 acres) used for chemical and resin manufacturing and brine field adjacent to the Detroit River. Contaminants: VOCs, PAHs, SVOCs, PCBs metals, phosphates.	Key transportation corridor, adjacent sensitive wildlife receptors.
DCC/JAC	Wyandotte/ Riverview W. Jefferson Ave. CT: 26163580800 26163595000	Former chemical plant (60 acres) on the Detroit River that has been vacant for decades. Contaminants: VOCs, PAHs	Key transportation corridor, adjacent sensitive wildlife receptors.
Monroe (non-lead) OEGT	Monroe: 942 E. First St. CT:26115831800	12-acre vacant property formerly utilized as a refinery and for various industrial purposes beginning in the early 1900s. Contaminants: Petroleum, SVOCs, PCBs, metals, asbestos.	Connects economically distressed residential areas to recreational, natural and heritage opportunities. CEJST Disadvantaged Opportunity Zone
Tecumseh (non-lead) ESC	Tecumseh: 416 E. Cummins St. 700 S. Maumee St. CT:26091060800	Two industrial companies are looking to expand their manufacturing operations on properties adjacent to their existing facilities. The properties are 4.22 and 3.73 acres, respectively, and are located in proximity to the former Tecumseh Products site. Contaminants: Asbestos, VOCs, PAHs, metals.	Key industrial center in the City adjacent to a Superfund site that has caused uncertainty and risk for developers and delaying redevelopment. Assessment funds to be used to reduce uncertainty.
Washtenaw County (non- lead) City of Ypsilanti WSRA	Ypsilanti: 2-216 E. Michigan Ave. CT:26161410800	38 acres in downtown Ypsilanti including over 30 vacant former industrial parcels purchased and cleared of buildings in the early 2000's, ranging from less than 1/8-acre - 15 acres situated between Michigan Ave. and the Huron River. Contaminants: VOCs, PAHs, SVOCs, metals and PCBs.	Planned mixed-use development; Opportunity for Border-to-Border trail connection. CEJST Disadvantaged Opportunity Zone

1a iv) Identifying Additional Sites: The identified priority sites are only a small sample of the numerous brownfield sites located throughout the DCCBC communities that require assessment, many of which are located near disadvantaged residential neighborhoods and/or important ecological resources. It is expected that the community outreach process of the EDA Grant and this Assessment Grant will identify many additional targeted brownfield sites over the life of the Assessment Grant. Sites within the Jefferson Avenue and Ecorse Creek Drainage Corridors and located within the 26 Opportunity Zones will be prioritized.

DCC is currently completing an EDA grant that is identifying priority brownfields along the JAC and the Detroit River in River Rouge, Ecorse, Wyandotte, Riverview, and Trenton as part of EDA's coal-fired power plant initiative. It is expected that each of these communities will have a community-driven list of priority brownfield sites by early 2024. These additional priority sites may be in support of some of the larger priority sites already identified or be a catalyst for clusters of new development along the Jefferson Ave. Corridor. New priority sites in the disadvantaged communities of River Rouge and Ecorse will receive higher scores for selection to receive Assessment Grant funds based on the elevated health and welfare threats to sensitive populations and increased incidence to disease and adverse health conditions.

DCC will also be identifying and prioritizing sites in each of the 20 member communities and 3 non-lead communities through its planned community outreach program that can be accommodated within this grant. Prioritization of additional sites will be based on community input and a scoring system currently in use that reflects health and safety improvements, job creation opportunities, location, recreation, and quality of life improvements. Distressed communities and neighborhoods receive higher scores within this scoring system.

1b. Revitalization of the Target Areas

1b.i) Reuse Strategy and Alignment with Revitalization Plans: DCC's EDA grant is being used to develop reuse strategies focused on brownfields for the JAC connecting the 5 communities of River Rouge, Ecorse, Wyandotte, Riverview, and Trenton and the ECDC which connects 8 DCC member communities from Romulus to Ecorse. These

strategies are built on the revitalization plans of each of these communities. Two of which, River Rouge and Ecorse, have eight census tracts which have been identified in CEJST as disadvantaged. Below are the revitalization plans for the 10 priority sites identified in this application.

- The City of Ecorse is seeking to redevelop a former 58-acre steel mill property for commercial and/or light industrial use. This vacant property is adjacent to a low-income residential neighborhood and includes 2,000 feet of frontage along the Ecorse River (Ecorse Creek Drainage Corridor Target Area). A linear park and walking path would be created along the river in an area designated as a Special Flood Hazard Area/100-year floodplain. The site along with 16 adjoining industrial acres are designated as part of a special Mill Street Study Area in City's Master Plan (the largest redevelopment targeted in the City). The City has already received over \$5 million in state and local funding for environmental justice issues that reroutes truck traffic away from the adjacent disadvantaged neighborhood, brings infrastructure improvements to address neighborhood flooding, and remove hazardous waste that was impacting the neighborhood. The City is currently evaluating development bids on the property. As part of the redevelopment plan, the selected project will improve resilience to flooding for the adjacent neighborhood, improve storm water management in the area and incorporate green space for recreation and quality of life objectives.
- The City of Ecorse is breaking ground in 2024 on its first housing project in many years. The Monarch Project is located along the JAC in downtown Ecorse. This project will serve as a catalyst for additional housing and commercial businesses in the 3000-4000 blocks of Jefferson Ave. and the adjacent feeder streets to Jefferson Ave. It is expected the current EDA Grant will identify and prioritize 15 adjacent brownfield sites to complement the Monarch project consistent with City's Master Plan.
- The City of River Rouge is seeking the industrial re-use of 350 acres known as Zug Island located at the confluence of the River Rouge and the Detroit River and along the JAC. The property is currently owned by U.S. Steel and a subsidiary rail company and is for sale. Steel operations have ceased, and the railyard is being used for rail car storage. A transfer of ownership could provide recreational and habitat improvements opportunities to support coastal resiliency and climate change. Industrial and recreational reuse would meet the City's revitalization Plan.
- The City of River Rouge is currently working with DTE Energy to redevelop the 83-acre River Rouge Coal-fired Power Plant. The Power plant is located on the JAC at the confluence of the River Rouge and the Detroit River. This property is adjacent to the City's largest park and has a deepwater port. As part of a 2016 Wayne County EPA Area-wide Planning Grant, several industrial redevelopment alternatives incorporating coastal resiliency objectives were formulated consistent with the City's Master Plan. Located just across the River Rouge from Zug Island, these two large brownfield sites provide a once in a lifetime opportunity to transform their riverfront.
- The City of Trenton is working with DTE Energy on a redevelopment strategy for the 115-acre recently retired Trenton Channel Coal-fired Power Plant located on the JAC and the Detroit River. This site is prime riverfront property and is located just north of the Detroit River International Wildlife Refuge (DRIWR). This property could provide industrial, commercial, residential, and recreational reuse opportunities or a combination of reuses that can meet Trenton's Waterfront Revitalization Plan. Because of the size of the property and its location, development opportunities will incorporate coastal resiliency and climate change objectives.
- The City of Trenton has a vacant former chemical/resin plant along the key JAC. Consistent with their waterfront and revitalization plans, Trenton has targeted the property for logistics, warehousing, or manufacturing. This property is located adjacent to the Trenton Channel Power Plant and the DRIWR.
- The Cities of Wyandotte and Riverview have a vacant former chemical plant (90 acres) on the JAC. This site includes 30 acres of prime riverfront property on the east side of Jefferson Ave, (Wyandotte) and 60 acres on the west side of Jefferson Ave. (Riverview). Consistent with their master plans, Wyandotte is looking to develop parkland along the river while Riverview is looking to develop commercial and industrial opportunities. Because of the size of the property and its location, development opportunities will incorporate coastal resiliency and climate change objectives.
- The City of Monroe's OEGT is part of the River Raisin Heritage Corridor – East Master Plan and part of the Orchard East Neighborhood (target area)/ OEGT will connect residents of economically challenged neighborhoods to recreation, heritage and cultural educational opportunities, ecological and natural system assets, and jobs. This trailway is one mile long covering approximately 27 acres of proposed development area on multiple parcels.
- The City of Tecumseh is working with two existing manufacturers to expand their facilities on adjacent properties on the east end of the Evans St. Corridor (ESC). The city is currently preparing a Comprehensive Plan update for the ESC, and the public engagement phase of the plan has strongly supported the planned redevelopment of these sites. These two priority sites are part of a 160-acre target area surrounding the former Tecumseh Products site.
- Washtenaw County has identified 2-216 E. Michigan in downtown Ypsilanti as a priority site. The 38-acre vacant property has a long history of development and industrialization, with former auto, industrial, commercial and manufacturing uses, leaving a legacy of environmental challenges. The site is well-situated downtown, with 1,000

feet frontage on the Huron River, and adjacent to a Border-to-Border non-motorized trail. Redevelopment of this site has been in the City's Revitalization Plan since the 1990's.

1b.ii) Outcomes and Benefits of Reuse Strategy: Assessments funded by the Assessment Grant will stimulate the cleanup and redevelopment of the target priority sites and numerous other brownfield sites throughout the DCCBC communities. Redevelopment of each of these properties is considered strategic to the communities. The targeted former industrial sites in River Rouge, Ecorse, Wyandotte, Riverview, and Trenton are planned for industrial reuse based on the existing infrastructure, their proximity to prime transportation corridors, and the communities' master plans for these areas. The sustainable industrial reuse of these properties will create construction and permanent jobs and will improve the tax base in these communities, which is desperately needed. Parks and recreation opportunities will be considered as part of every industrial development. Wind, solar, and battery storage power projects are being considered for the retired coal-fired power plant properties. Redevelopment of the priority sites will serve as a catalyst for the development of other sites in the target areas with affiliated/synergistic businesses, as well as commercial and residential development, creating additional jobs and further improving the economy and quality of life of the communities. Additionally, priority sites will be evaluated for resiliency, climate change, and quality of life impacts in the planning process as a condition for receiving DCC EPA Assessment and RLF funds. These factors are currently being employed as part of the EDA Grant community-driven planning project to holistically redevelop brownfield sites and target areas to solve multiple environmental, infrastructure, resiliency, and climate change issues at the lead end of redevelopment projects while also building in health, habitat, water quality, and quality of life enhancements as a "normal" exercise of redevelopment plans. This approach, including area-wide planning, will also be replicated and incorporated into priority brownfield sites identified throughout the DCCBC communities.

1c. Strategy for Leveraging Resources

1c.i.) Resources Needed for Site Reuse: Since 1997, the DCCBC has established an effective program for addressing brownfields assessment, cleanup, and redevelopment needs by leveraging other public-private funding sources. The DCCBC routinely caps assessment grant funding for small sites at \$30,000 to leverage private and municipal funding. Nearly \$400,000 in private funding was leveraged for assessment activities under the DCC's 2020 Assessment Grant. Assessment activities, as well as cleanup planning activities, may be paid for through the community's Brownfield Redevelopment Authority Tax Increment Financing (TIF), which allows reimbursement of investigation/cleanup costs using State and local incremental tax revenues generated by the redevelopment. In addition, the DCCBC will leverage existing Michigan Brownfields Redevelopment Grants and Loans (up to \$1 million per site) for response activities at assessed brownfield sites where new economic development has been identified. Furthermore, the current DCC EPA Revolving Loan Fund (RLF) Grant is often used to support the cleanup of assessed sites.

Given the number and complexity of brownfields in the Downriver area, DCC has recognized the need to expand their funding opportunities. As a result, we have received an EDA Coal Communities Grant to address coal-fired power plant closures and GLSLCI funding to identify and formulate conceptual plan(s) to improve the Ecorse Creek/Drain to reduce flooding and improve water quality, recreation and habitat opportunities while also addressing brownfield redevelopment opportunities. A key task for both these projects is to develop funding strategies to assist in all facets of a holistic redevelopment project. Future funding opportunities will expand beyond traditional environmental funding to include economic development, infrastructure, habitat and recreational improvements as well coastal resiliency and climate change solutions. The funding strategies will include federal agencies such as EPA, EDA, NFWS, NOAA and DOT, state agencies EGLE, MEDC, MUSTA, DNR, MSHDA and private foundations (e.g., ERB Foundation).

1c.ii) Use of Existing Infrastructure: DCCBC communities are very close to being built out with existing infrastructure. The DCCBC is dedicated to the promotion of sustainable redevelopment. In many cases, the ability to reuse the existing infrastructure is a key incentive to attract new development. In those cases where infrastructure (water, sewer, roads, storm sewer, broad band, roads) needs to be upgraded, DCC works with its state funding partners to obtain grants, loans or TIF to remedy these issues prior to initiating the project. The DCCBC has a strong record of incorporating pollution prevention and reduction of resource consumption into their brownfield redevelopment programs. These programs include high-density development in areas of existing infrastructure and restoration of open green spaces. The DCCBC encourages innovative reuse of as many buildings and as much infrastructure as possible, and the reuse of materials when demolition is required (green demolition).

2. Community Need and Community Engagement

2a. Community Need

2a.i) The Community's Need for Funding: DCCBC communities have a legacy of disadvantaged and contaminated areas, each having the effect of discouraging redevelopment. The poor financial condition has been exacerbated by

the massive tax revenue shortfall for Downriver municipalities because of plant closures, plummeted housing values, and reduced local government revenue sharing by the State of Michigan has limited their ability to respond to deterioration in their communities. Municipal budgets have dropped (by an average of 30%) and communities are in desperate need of funding to support the assessment and cleanup of the numerous brownfields that are contributing to the ongoing deterioration of their neighborhoods and commercial districts. One of the area's primary financial concerns is the lack of employment opportunities, which is disproportionately impacting minority and impoverished residents. The unemployment rate for the Coalition is on average 10%. In the disadvantaged census tracts within Ecorse and River Rouge, the unemployment rates are 11.4% and 17.8%, respectively. This is compounded by the number of local plant closures and layoffs. According to the Federal Worker Adjustment and Retraining Notification (WARN), plant closures and mass layoffs in DCCBC communities have resulted in over 6,000 lost jobs since 2018. 1,500 of those jobs have been a result of U.S Steel shutting down operations at the Ecorse Plant.

DCCBC communities do not have the resources to address brownfields on their own (four of the DCCBC member communities have populations of less than 10,000). The Cities of Ecorse and River Rouge, which are targeted for assessment, are two of the smallest of the DCCBC communities and have the highest poverty, highest unemployment, lowest household income, and highest minority populations of the DCCBC. Ecorse and River Rouge's poverty rates are over twice the national average, and their population has decreased by nearly 50% since 1970. Within the disadvantaged census tracts, the Ecorse poverty rate is 27.8% and the Rouge poverty rate is 45.7%. www.census.gov).

DCC's 2020 \$600,000 EPA Assessment Grant is being closed out. This grant provided funding for over 30 project areas, over half of which were conducted in DCCBC distressed communities. The DCCBC has proven that EPA-funded assessments have been a catalyst to redevelop brownfield sites and leverage other state and private funds to cleanup contaminated properties. It is estimated that the 2020 Assessment Grant will leverage over \$200 million in investment that will result in over 1,500 jobs (retained/generated and temporary) and \$4.5 million in new tax revenue.

2a.ii) Threats to Sensitive Populations

2a.ii (1). Health or Welfare of Sensitive Populations: Many of the DCCBC's target areas are located in close proximity to sensitive populations such as low-income residential areas and areas with large minority populations. The Cities of Ecorse and River Rouge are two of the smallest DCCBC communities and have the greatest need for assistance. Over 45.7% of River Rouge's 27.8% of Ecorse's residents within the disadvantaged census tracts are below the poverty level, compared with a statewide average of 13.3%. These communities have greater than 60% minority populations (www.census.gov). Contamination from the long industrial use pose significant health risks to their residents, most notably children and pregnant women.

Blighted, abandoned buildings at several of the targeted brownfield sites also pose safety hazards to the surrounding impoverished residents. These communities are not able to adequately secure all of the abandoned buildings to prevent children and squatters from entering. Many of these buildings contain asbestos and lead-based paint, contaminants which are known to cause respiratory disease, developmental problems in children, and cancer. In addition, abandoned buildings can be settings for criminal activities, which further endanger the neighborhoods.

With the help of leveraged funds, the goal is to cleanup and redevelop each site that is evaluated with funds from the assessment grant. The welfare and public health benefits of the project will include reducing direct and indirect threats to human health and the environment; improving the property values/equity in low-income and minority areas; improving the overall appearance and appeal of the communities; and creating jobs for a desperate work force. Redevelopment will revitalize the areas surrounding these sites to create more vibrant, livable communities without displacing current residents. Many targeted sites for assessment under the grant are located adjacent to waterways and within their floodplains. The cleanup and redevelopment of brownfield sites along these rivers and wildlife areas will control contaminated storm water run-off and sediment impacts and improve the freshwater ecosystems, benefiting both environmental receptors and residents seeking to enjoy the rivers' natural beauty and recreational opportunities. Incorporation of green space, bike trails, and parks is also highlighted in many of the project areas.

2a.ii (2). Greater Than Normal Incidence of Disease and Adverse Health Conditions: CEJST identifies many low-income, disadvantaged census tracts within the DCCBC member communities. Most of these areas are identified with populations with adverse health conditions, most notably asthma cases, heart disease, and low-life expectancy, that exceed the 90-percentile threshold for the US. These indicators were especially high throughout the cities of River Rouge, Ecorse, Lincoln Park, Melvindale, and Dearborn. Targeted brownfield sites are located within these disadvantaged areas.

The health effects of brownfields are further exemplified in the following health data for Wayne County, where a majority of the DCCBC communities are located.

	Rate of Asthma Hospitalization ¹	Cancer Mortality Rate ²	Infant Mortality Rate ³	Lung and Bronchus Cancer Incidence ⁴	Colon and Rectum Cancer Incidence ⁴
Michigan	6.1	160.3	6.2	59.7	37.6
Wayne County	12.4	188.9	9.7	65.0	42.7

¹ Centers for Disease Control and Prevention, 2019 crude rate per 10,000 individuals
² Michigan Department of Community Health (MDCH) 2020 (age adjusted, per 100,000 population).
³ MDCH, 2021 (rate based on number of deaths divided by total live births X1,000).
⁴ MDCH, 2016-2020 (age adjusted, per 100,000 population).

The Downriver area, where the disadvantaged census tracts are located, is one of the top 25 areas in the U.S. polluted by year-round fine particulate matter. (*America Lung Association [ALA], State of the Air 2023*). The ALA reported that Wayne County has the highest number of pediatric and adult asthma cases in Michigan, coupled with the highest state population living in poverty. The exposures to contaminants known to exist or are likely to be present at the selected priority areas and their direct health effects on the surrounding communities is detailed below:

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

The Coalition will use the grant to conduct Phase II ESAs and hazardous materials surveys to characterize the nature and extent of contamination on targeted properties. Phase II ESA data will be compared to Michigan’s risk-based cleanup criteria for the ingestion, volatile inhalation, particulate (dust) inhalation, indoor inhalation (vapor intrusion), and direct dermal exposure human health exposure pathways. Due Care Compliance reports (risk assessment equivalents) will be developed for sites where the level of contamination is greater than the residential standards and will identify appropriate response activities necessary to protect public health and the environment in association with the proposed use/redevelopment. These measures will be incorporated in the redevelopment plans, resulting in reduced exposure to contaminants by area residents.

2a ii(3) Environmental Justice

2a ii(3)a Identification of Environmental Justice Issues: For the past five years, DCCBC has prioritized potential projects especially in its disadvantaged communities with large low-income and minority populations. Within the previous EPA Brownfield Assessment Grant, these communities received a higher priority score to utilize assessment grant dollars. Now with the Justice40 Initiative, an even greater priority has been assigned to these communities and census tracts. Twelve DCCBC member communities are characterized entirely or in part, as disadvantaged using the CEJST. DCCBC selected the ten priority targeted sites for assessment, in part, based on their locations within disadvantaged, environmental justice areas. Six of the targeted sites are identified by CEJST as disadvantaged. The following table summarizes CEJST metrics for the priority sites.

Priority Site	Low Income ¹	Asthma ²	Low Life Expectancy ³	Proximity to Waste Facilities ⁴	Proximity to RMP Facility ⁵
Ecorse 205 Mill St.	86th	94th	98th	59th	94th
Ecorse 3700-3800 W. Jefferson Ave.	99th	99th	90th	69th	97th
River Rouge Zug Island*	92nd	93rd	68th	91st	98th
River Rouge Power Plant*	93rd	96th	98th	93rd	99th
Trenton Channel Power Plant*	62nd	82nd	75th	68th	89th
Trenton 5045 W. Jefferson Ave.*	62nd	82nd	75th	68th	89th
Wyandotte/Riverview Jefferson	49th	82nd	75th	90th	95th
Monroe 1204 E. Third St.	99th	97th	99th	64th	91st
Tecumseh 416 E. Cummins and 700 S. Maumee Streets	22nd	63rd	43rd	22nd	47th
Ypsilanti 2-216 E Michigan Ave.	75th	92nd	97th	83rd	39th

¹ Income is less than or equal to twice the federal poverty levels, not including students enrolled in higher education.
² Share of people who have been told they have asthma.
³ Average number of years a person can expect to live.
⁴ Count of hazardous waste facilities within 5 kilometers.
⁵ Count of Risk Management Plan facilities within 5 kilometers.
* Non-residential property outside census tract, data from adjacent census tract.

2a iii(3)b Advancing Environmental Justice: Through DCCBC’s ongoing and active EPA Assessment and Revolving Loan Fund programs with its member communities, ten (10) priority brownfield sites have been identified for future Assessment Grant funds with many more expected at the conclusion of the current EDA and GLSLCI projects. Some of these projects have a ready, willing, and able developer that would expeditiously use DCC RLF funding in the form of loans and reuse sites consistent with community desired benefits. Because of their location, these projects would be a catalyst to attract businesses and residents rather than their displacement. In addition, cleanup and reuse of

these properties, consistent with local revitalization plans, would enhance conditions and opportunities for existing residences. Six of the ten projects listed in 1a(III) are within “disadvantaged communities” as defined in the EJ Screen and CEJST screening tool.

With the decreasing impact of the COVID-19 pandemic, the DCC is seeing strong development interest along the Jefferson Avenue Corridor, Detroit River and the Ecorse Creek Drainage Corridor. The top priorities for this Assessment Grant request will be the assessment projects in Ecorse and River Rouge as each of these projects are classified as disadvantaged communities and would meet the President's Justice40 Initiative.

The DCC currently has a \$1.6 million EDA grant. One of the goals of the EDA grant is to develop a strategy for the redevelopment of industrial sites (brownfields) in five DCC riverfront communities that are located between two coal-fired power plants that have recently been decommissioned. In accomplishing this goal, DCC is employing a high-level public engagement program for community stakeholders to voice their opinions on what they would like to see on large brownfield sites that have been vacant for decades and the two decommissioned power plants. This community engagement is providing often forgotten voices in the decision-making process to eliminate disproportionate and adverse environmental, human health, climate-related for a healthy environment. The EPA Brownfield Assessment Coalition Grant would integrate EDA Grant area-wide planning and market-driven reuse solutions and conceptual redevelopment plans with remedial action plans and other actions to mitigate environmental justice issues. The community outreach activities employed in the EDA Grant will be expanded to the Assessment Grant and be expanded to the other 18 communities, especially those also meeting the characteristics of a disadvantaged community. By advancing a holistic approach to brownfield redevelopment in the planning stages for revitalization activities, additional environmental justice issues such as climate change, access to clean water, inadequate infrastructure, public safety and lack of recreation space to develop healthy lifestyles. Cleaning up legacy brownfields, especially along the Detroit River and Ecorse Creek, will help the DCCBC communities create new jobs, reduce threats to health, welfare, and the environment, stimulate the overall viability and desirability of the surrounding neighborhoods, and make greenspace and waterways more accessible in urban communities.

This is also the focus of the Monroe OEGT target area. Not only will the trail transform dilapidated industrial brownfields in a disadvantaged community, but it will also promote safe and livable communities, improve the quality of life, and reduce air pollution by offering non-motorized transportation alternatives. Urban trails give residents and visitors alike opportunities to enjoy recreational opportunities that increase physical activity and promote active lifestyles in non-traditional methods.

Washtenaw County is facing an affordable housing crisis in the cities of Ypsilanti and Ann Arbor. In order to advance environmental justice, the County is evaluating housing opportunities. Two such sites have already been completed. DCC Assessment Grant funds were used on both sites. Many more potential affordable housing sites have been identified that will need environmental assessments.

Additionally, the DCC will be developing a holistic redevelopment strategy that collects and evaluates existing site data, evaluates reuse strategies for the site and implements a funding strategy that includes the evaluation of cleanup planning activities, climate change/resiliency development opportunities that incorporate adaptive and mitigation solutions will be integrated with traditional brownfield cleanup activities to transform a brownfield site and advance environmental justice goals. By developing a holistic strategy it is expected that not only will the displacement of residents be minimized, but those residents experiencing environmental injustices will experience a higher quality of life and job opportunities where they currently live.

2b. Community Engagement

2b.i and ii) Project Involvement and Project Roles: The DCCBC is a partnership of 23 local communities that have joined together under DCC to secure EPA Brownfield grants and other sources of funding to support brownfield redevelopment. The DCCBC is the front line for interaction with their citizens and interested brownfield developers. The DCCBC's Board members and environmental consultants meet monthly to discuss program activities and projects. Detailed meeting minutes are provided to member communities for distribution to their local citizens and stakeholders. The following local organizations are also DCCBC brownfield program and project partners and are invited to provide input on the selection, cleanup and reuse of brownfield sites, including the development of Site-specific Area-wide Plans.

Partner Name	Point of Contact	Specific Project Role
S.E. Michigan Community Alliance (SEMCA)	Daniel Martinez daniel.martinez@semca.org	Provides funding for the job placement/ training portion of the DCC. DCC and SEMCA will work to link employment opportunities in the proposed brownfields projects with DCCBC communities.

Partner Name	Point of Contact	Specific Project Role
Detroit Regional Partnership (DRP)	Shannon Selby Shannon.Selby@detroitregionalpartnership.com	Provides analysis of current conditions and marketing of catalyst brownfield sites. This positions sites for assessment and cleanup activities utilizing EPA brownfield funding and reduces the uncertainty, risk and time for a developer to purchase a brownfield.
Southeast MI. Council of Governments (SEMCOG)	Kevin Vettrano vettrano@semcog.org	Provides information and data to assist in holistically redeveloping brownfield sites. SEMCOG will assist DCCBC incorporate resiliency and climate change elements to the overall brownfield assessment, cleanup and redevelopment process.
Friends of the Detroit River (FDR)	McKenzi Waliczek mwaliczek@detroitriver.com	Promotes restoration and stewardship of the Detroit River ecosystem through education and citizen involvement. FDR will provide input on site selection, habitat and land use proposals for projects that are located near the Detroit River and along the JAC.
Michigan Dept. of Treasury	Larry Steckelberg steckelbergl@michigan.gov	Provides leadership for planning and securing funding in DCCBC economically distressed communities.
Univ. of Michigan Economic Growth Institute (EGI)	Carmen Wells Quigg carmenw@umich.edu	Assists DCC develop and implement a strategic plan that incorporates community-based solutions for strengthening quality of place, workforce development, small business climate, attraction of large businesses and marketing the region.
Just Transitions	Ebony Elmore	Community-based group focused on DCC disadvantaged communities to assist with community outreach activities.
Sierra Club	Andrew Sarpolis Andrew.sarpolis@sierraclub.org	Environmental organization that will assist in connecting brownfield projects with other ongoing environmental initiatives in the target areas.
MI Economic Development Corp. (MEDC)	Chris McClain Mcclainc3@michigan.org	Provides resources to assist DCCBC brownfield sites become "site ready." This can include marketing and funding strategies for infrastructure, work force, and site improvements.

2b.iii) Incorporating Community Input: The DCCBC will conduct eight Community Outreach Meetings to present the Grant Program. To inform the public of these meetings, the DCCBC will: (1) publish a notice in a well-circulated local newspaper, (2) post the notice on the DCC internet homepage (www.dccwf.org), and (3) broadcast the notice on local public access cable television. The DCCBC will also attempt to use social media (twitter, LinkedIn) to disseminate information. During these meetings the public will be informed on: (1) duration of the initial comment period, (2) their local municipal representative to the Coalition, (3) how to provide comment or nominate sites for assessment, and (4) the date and location of the public hearing.

DCCBC will assist the member communities with conducting their own outreach meetings by providing handouts, meeting space (if necessary), and personnel. Using each DCCBC municipality to provide public notice allows the local municipality to adapt communication programs to notify their citizens and account for alternate first languages. When project input from the public is required, the DCCBC will publish a 30-day notice and conduct a public hearing to discuss the project and solicit comments. The DCCBC will incorporate comments and modify the Grant program, as appropriate. In addition, most DCCBC communities have formed a Brownfield Redevelopment Authority (BRA) to assist with brownfields redevelopment. BRA meetings are open to the public and include discussions regarding the identification, planned redevelopment, and planned cleanup for local brownfields sites. The DCC will continually evaluate the effectiveness of the outreach techniques to accommodate the affected community.

DCCBC maintains an inventory of nominated and assessed sites, including sites that are "redevelopment ready", which is circulated to community members and is available on the DCC's website. Through the DCCBC communities, there is already a large, on-going, marketing effort, which results in a steady flow of interested developers and nominated sites. These communication techniques have been proven to adequately reach the Coalition members. This is demonstrated by the success of previous assessment grant programs, which have assessed over 300 sites in over 20 communities. The projects ranged from small "mom and pop" sites to expansive industrial complex sites.

For sites where a community vision has not been developed, the DCCBC will facilitate a Site-specific Area-wide Plan to ensure future development reflects the needs and desires of the community.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3a. Description of Tasks/Activities and Outputs: More than 25 sites have been identified for assessment. Ten of these areas/sites have been targeted as priorities for assessment based on their deteriorated condition, the severity of threats posed to nearby sensitive receptors, and their redevelopment potential. It is the goal that all Coalition

communities will nominate brownfield sites and receive funding under the grant. The Coalition has a long history of cooperation and equitable distribution of funds to its members, including DCC's 2015 \$500,000 Assessment Grant that funded 41 sites in 15 different communities and the 2020 \$600,000 Assessment Grant that funded 34 sites in 15 communities.

<p>Task 1-Phase I and Phase II Environmental Site Assessments (ESAs)</p> <p>Project Implementation: Phase I and II ESAs will be completed for the priority sites identified in this application as well as additional priority sites identified throughout the community outreach process. Phase II ESAs, including geophysical surveys to locate abandoned USTs and soil, groundwater and soil gas sampling will be conducted to characterize contamination that may be present based on the Phase I ESAs. The Phase II ESA data will be used to determine redevelopment options and cleanup requirements to protect future site occupants, surrounding properties and nearby residents. 20 Phase I/Phase II ESAs are anticipated to be completed at the already identified priority sites/target areas. Additional ESAs will be completed on new priority sites identified during community outreach activities upon approval of the DCCBC Board.</p> <p>Anticipated Project Schedule: Based on the current demand, it is anticipated 40 Phase I ESAs and 35 Phase II ESAs. It is expected that approximately 50% will be completed, within the first year. Additional ESAs may be completed based on remaining funds.</p> <p>Task/Activity Lead(s): Qualified Environmental Professionals</p> <p>Output(s): 38 Phase I ESAs and 33 Phase II ESAs</p>
<p>Task 2-Hazardous Materials Surveys</p> <p>Project Implementation: Hazardous Materials Surveys for asbestos, lead-based paint, and other hazardous materials will be performed for sites where building demolition or renovation is planned. Surveys are planned for the priority sites with buildings. Additional surveys will be completed at future priority sites with existing buildings.</p> <p>Anticipated Project Schedule: It is anticipated 16 Hazardous Materials Surveys will be completed at an average of 4 per year</p> <p>Task/Activity Lead(s): Qualified Environmental Professionals/State of Michigan certified inspectors</p> <p>Output(s): 16 Hazardous Materials Surveys</p>
<p>Task 3-Baseline Environmental Assessments (BEA)/Documentation of Due Care Compliance (DDCC) and Site-specific Area-wide Plans or Brownfield Plans (Cleanup Planning Activities)</p> <p>Project Implementation: BEAs will be prepared to obtain Michigan environmental cleanup liability protection for new site owners/operators. DDCCs will be conducted to demonstrate that site use is protective of human health and will address EPA's Continuing Obligations for CERCLA liability protection. BEAs and DDCCs for sites purchased by private parties will be funded with leveraged, private funds. Site-specific Area-wide Planning Activities and Brownfield Plans will also be prepared to leverage other EPA funding and EGLE grants/loans and municipal BRA TIF.</p> <p>Anticipated Project Schedule: up to 20 BEAs/DDCCs will be completed within 4 years (avg.5 per year)</p> <p>Task/Activity Lead(s): Qualified Environmental Professionals; may incorporate local/state regulatory departments such as health departments or EGLE for resources and approvals.</p> <p>Output(s): up to 20 BEAs and DDCCs/cleanup plans and 2 Site-specific Area-wide Plans/ Brownfield Plans.</p>
<p>Task 4 -Community Outreach and Programmatic and Activities</p> <p>Project Implementation: The DCCBC will use the grant for community outreach and programmatic activities integral to achieving the grant objectives, such as: (1) preparing meeting materials; (2) presenting the grant and brownfields program to potential developers, neighborhood representatives and other parties; (3) brochures and printed materials; (4) attending DCC meetings, neighborhood meetings, etc., where brownfields grant initiatives are discussed; (5) program activities such as contractor procurement and grant reporting; (6) DCCBC members attending EPA Brownfields meetings, and (7) and community outreach meetings.</p> <p>Anticipated Project Schedule: Community outreach meeting(s) will be conducted within 6 months. The DCC has an established contractor procurement process. Contractor selection by the DCCBC Board will be completed soon after the grant award announcement. As a result of the high number of Downriver brownfield sites and the active redevelopment efforts of the DCCBC members, it is anticipated that sites will be quickly nominated/selected for assessment and funds will be fully utilized before the end of the four-year grant period. More than 25 sites have been identified for assessment.</p> <p>Task/Activity Lead(s): DCC staff, DCCBC Members, and Qualified Environmental Professionals</p> <p>Output(s): 8 community outreach meetings at least 1 brownfield conference every other year, quarterly reporting, site inventories, monthly board meetings.</p>

3b. Cost Estimates: The DCCBC plans to use 77% (Tasks 1, 2 and part of 3) of the grant (\$1,160,000) to conduct site-specific activities including Phase I/II ESAs and Area-wide Planning at approximately 50 brownfield sites.

Task 1- Phase I and Phase II ESAs: 38 Phase I ESAs (36 at an average cost of \$2,500 per Phase I ESA and 2 at an average of \$5,000 each) up to 33 Phase II ESAs (20 at an average of \$15,000 per site; 10 at an average of \$30,000/site; 2 at an average of \$50,000/site; and 1 at \$100,000 per site). The DCCBC routinely caps Phase II ESA budgets for small/medium sites at \$15,000 to leverage private resources and \$30,000 to leverage community resources for the assessment and to stretch assessment grant funds. Phase II ESAs for large sites with more complex environmental issues are considered by the DCCBC on their merits and may be funded at higher levels.

Task 2 – Hazardous Materials Surveys: 12 surveys at costs averaging \$10,000 per survey.

Task 3 – BEAs/DDCCs: Up to 20 at an average cost of \$5,000 per project. 2 Site-specific Area-wide Plans or Brownfield Plans at an average cost of \$50,000 per site.

Task 4 - Community Outreach and Eligible Programmatic Expenses: The DCCBC will conduct up to 8 community outreach meetings (4 at the initiation of the grant and 1 annually) and various other community outreach activities. The \$125,000 budgeted for community outreach includes personnel costs (\$15,000) and supply costs for the publication of public notices in the local newspaper, printing, mailing and publication costs (\$15,000). The programmatic expenses include salaries and fringe benefits for DCC staff for time spent working on eligible grant activities. It is anticipated DCC staff will spend up to 30 hours, at an average rate of \$50/hr, on each of the projected 50 brownfield sites (\$75,000). Remaining personnel costs (\$35,000) are budgeted for activities such as attending DCC meetings, performing required program activities such as contractor procurement and grant reporting, attending EPA Brownfields meetings, etc. \$7,500 in travel costs are budgeted to attend 2 EPA Brownfields meetings. \$21,000 in contractual services are budgeted for quarterly grant reporting.

The following table identifies the tasks that will be performed under the grant and the budget for each task:

Budget Categories	Project Tasks				
	Task 1:	Task 2:	Task 3:	Task 4:	Total
Personnel				\$125,000	\$125,000
Fringe Benefits				\$25,000	\$25,000
Travel				\$7,500	\$7,500
Supplies				\$15,000	\$15,000
Contractual	\$900,000	\$120,000	\$200,000	\$36,000	\$1,256,000
Subtotal	\$900,000	\$120,000	\$200,000	\$208,500	\$1,428,500
Total Direct Costs	\$900,000	\$120,000	\$200,000	\$208,500	\$1,428,500
Total Indirect Costs	\$0	\$0	\$0	\$71,500	\$71,500
Total Grant Budget	\$900,000	\$120,000	\$200,000	\$280,000	\$1,500,000

3c. Plan to Measure and Evaluate Progress and Results: The DCCBC has created a grant-specific Excel-based sheet for tracking the status of each project funded by its EPA Assessment Grants. The sheet tracks specific project outputs, such as Phase I and II ESAs, as well as outcomes, such as the anticipated number of jobs created/retained, total project investment, and funds leveraged. The sheet also lists the schedule and allocated budget for each project, providing an easy tool to monitor project progress. The DCCBC provides this information in its EPA quarterly reports and updates the information in ACRES. A similar tracking sheet will be used for this grant to monitor the progress of the assessment activities to ensure grant funds are spent in a timely and efficient manner, and to track grant outputs and project outcomes relative to the grant objectives.

4. Programmatic Capability and Past Performance

4a. Programmatic Capability

4a.i and ii) Organizational Capacity and Structure: The DCC has developed an efficient and successful brownfield grant management program. The DCC is a state-sanctioned community and economic development organization, typically managing over \$22 million in federal, state and local grant programs at any one time. It has a paid staff of over 100, overseen by a Board of Directors and managed by an Executive Director.

4a iii) Description of Key Staff: The DCCBC is overseen by a separate Board and is managed by a Program Director. The DCCBC Board and professional staff have over 30 years of experience successfully managing and using over \$20 million in EPA Brownfield Grants. Key to this success is the work of DCC staff members Mr. John D'Addona and Ms. Maria Mancos. The DCC intends to retain the current project leadership for this grant. **Mr. John D'Addona**, DCC Brownfield Program Manager, will be the brownfields project coordinator. Mr. D'Addona has over 30 years of grant and loan management experience. Ms. D'Addona has engineering degrees in Environmental Sciences Engineering and Civil Engineering. Mr. D'Addona has been Brownfield Program Manager for the DCC since 2021. **Ms. Maria Mancos**, Financial Director for DCC, will be the Fiscal Manager for the grant. Ms. Mancos has a bachelor's degree in

business and concentration in accounting. Ms. Mancos will assist with fund management responsibilities. She has over 13 years assisting with DCC accounting responsibilities.

The DCCBC member communities also have extensive experience in EPA grant management and implementation. The DCCBC's Board members, community-based representatives, environmental consultants and strategic partners meet at the DCC on a monthly basis to discuss: (1) budgetary overview of the active grants, (2) nominated sites for assessment, (3) status of ongoing assessments and results of completed assessments, and (4) brownfield related conferences and workshops available to the communities. These efforts ensure that assessments are completed, and grant funds are utilized in a timely and efficient manner.

The DCC has provided services to the Downriver area since 1976. The DCC is in compliance with OMB Circular A-133, has had no adverse audit findings, and has not been required to comply with special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102.

4a.iv) Acquiring Additional Resources: The Program Director and Board will be supported by highly competent environmental consultants experienced in all aspects of EPA Assessment Grant management. The DCCBC will procure its consultants in accordance with applicable requirements of 40 CFR Parts 30 and 31. When the DCCBC is awarded an EPA grant, a Request for Proposal (RFP) is prepared for environmental consulting services. An ad with the RFP is placed in selected newspapers and on the DCC web page. Efforts are made to provide small and disadvantaged businesses with opportunities to compete. A review subcommittee of DCCBC members reads and reviews the submitted proposals. A scoring system is used to provide an equitable way of ranking each proposal, including an analysis of fees.

4b. Past Performance and Accomplishments

4b.i) Currently Has or Previously Received an EPA Brownfields Grant: The DCC has received 18 EPA Brownfields Grants since 1997. The most recent grants are:

- Supplemental RLF awards of \$7,350,000 (2009; 2010, 2011, 2013, 2014, 2017, 2019; open until 2024) and Supplemental RLF 2023 (newly awarded) \$3 million.
- 2012 (\$650,000) and 2015 (\$500,000) Coalition Assessment Grants successfully closed out.
- 2020 \$600,000 Coalition Assessment Grant, currently being closed out.

4b.i 1. Accomplishments: The DCCBC has been very successful with previous EPA Assessment Grants. This success is demonstrated by the following accomplishments (outputs) directly funded by the grants:

- Assessed over 360 sites in over 20 communities.
- Completed over 2005 Phase I ESAs, 150 Phase II ESAs, 70 BEA/DDCCs, and 140 HazMat Surveys.

In addition to the direct accomplishments of the previous EPA Brownfields Assessment Grants, the site assessments funded by the grants were used to leverage additional investigation, cleanup and redevelopment activities, resulting in reduced health risks, reuse of abandoned properties and job creation (outcomes). These indirect accomplishments from the grants include:

- Leveraged over \$700 million in private investment, \$15 million in state cleanup funds, and \$300 million in BRA TIF funds.
- Conducted over 35 site cleanups while creating over 6,000 jobs.
- Completed over 75 redevelopment projects while creating over 100 acres of green space.

Property profiles/ACRES database entries were submitted to EPA in a timely fashion and reflect these tremendous outputs and outcomes in the Downriver region.

4b.i 2. Compliance with Grant Requirements: The DCCBC's active RLF Grant was awarded in 2009 and has received multiple supplemental funding grants through 2019 totaling \$7.350 million. The DCCBC has expended these funds and is currently providing cleanup funds with program income. The end of this grant period (9/30/2024). The DCCBC has successfully closed out their 2006 \$4.5 million RLF Grant, \$1.2 million ARRA RLF Grant, and over \$3.250 million in Assessment grants (the most recent being the 2020 \$600,000 Assessment Grant). Funds were fully expended for each of these grants. The DCCBC has complied with the requirements of its EPA Brownfields Grants and has submitted all required deliverables to EPA Region V. All quarterly progress reports, financial status reports, and property profiles/ACRES database entries were submitted to EPA in a timely fashion. All public outreach, technical and administrative requirements for conducting assessment activities were met or exceeded.

Attachment A
Threshold Criteria Responses

THRESHOLD CRITERIA

1. Applicant Eligibility

The Downriver Community Conference (DCC), the lead applicant, is a consortium of 20 Downriver communities in Wayne County, including the cities of Allen Park, Dearborn, Dearborn Heights, Ecorse, Flat Rock, Gibraltar, Lincoln Park, Melvindale, Riverview, River Rouge, Rockwood, Romulus, Southgate, Taylor, Trenton, Woodhaven, and Wyandotte, the townships of Brownstown, Grosse Ile, and Huron. The DCC is a governmental non-profit governmental agency created pursuant to Michigan Public Act 7, will serve as the grant recipient and lead coalition member. Refer to **Attachment B** for documentation confirming the lead entity applicant eligibility. In 1997, member communities of the DCC formed the DCC Brownfield Coalition (DCCBC) to revitalize brownfield sites throughout the region.

2. Number and Eligibility of Non-lead Coalition Members

Since the formation of the DCCBC, three communities outside of Wayne County, the City of Monroe (Monroe County), City of Tecumseh (Lenawee County) and Washtenaw County, Michigan, have become members of the DCCBC and are the non-lead coalition members for this grant application. Each of these 3 entities are eligible for Assessment grant funding and joined the DCCBC because they have limited capacity to manage their own brownfield grants and because they have shared interests and recognize that the vitality of each DCCBC community benefits the region as a whole. For more than 20 years, these 3 non-lead coalition members have been members of the DCCBC and have participated in three (3) Assessment Grant and nine (9) Revolving Loan Fund (RLF) Grant projects funded by the EPA Brownfield Grant program.

3. Target Areas

A target area has been identified for each coalition member (lead and non-lead) in Section IV.D.4 in the Narrative Information Sheet. None of these target areas overlap.

These target areas include:

1. DCCBC (lead) - The Jefferson Ave. Corridor (JAC) from River Rouge to Trenton between 2 recently closed coal-fired power plants.
2. DCCBC (lead) – Ecorse Creek Drainage Corridor (ECDC)
3. City of Monroe (non-lead) – Orchard East Greenway Corridor (OEGC)
4. City of Tecumseh (non-lead) – Evans Street Corridor (ESC)
5. Washtenaw County (non-lead) – City of Ypsilanti Water Street Redevelopment Area (WSRA)

4. Existing Brownfield Grants to Non-lead Members

None of the non-lead coalition members is a recipient of an open cooperative agreement for MARC Grant funding or a MARC Grant that closed in 2016 or later.

5. Coalition Agreement

Each non-lead coalition member's letter of agreement is included in **Attachment C**. Also included are example documents of the Inter-local Agreement and associated by-laws.

6. Community Involvement

As discussed in Section 2 of the Narrative, the DCCBC communities are the front lines for interaction with their citizens, interested developers, and agency/community stakeholders. The DCCBC will continue to build on the robust community involvement program that has been in place since our first EPA Brownfield Assessment Grant. From the formation of the DCCBC in 1997, one member of each 20 DCC member communities and the non-lead member communities have met monthly to discuss potential brownfield projects and to evaluate and award Assessment Grant and RLF Grant funds to eligible projects. Applications for potential projects are received from communities and developers, are "scored" by DCC brownfield staff to determine the relative priority of a project and receive eligibility determinations by EPA and the Michigan Department of Environment, Great Lakes & Energy (EGLE).

Currently, the DCC has an Economic Development Administration (EDA) Grant to develop a strategy for redeveloping brownfield sites. This strategy is a community-driven process and has implemented a higher level of public engagement in determining priority sites for redevelopment. This higher level of public engagement will be incorporated into the Assessment Grant to link conceptual plans developed in the EDA Grant into integrated remedial action plans in the target areas of the Assessment Grant.

The community involvement program as part of this Assessment Grant application will use the EDA Grant community involvement program as a model and form workgroups in a minimum of 10 additional member communities. The communities along the Ecorse Creek Drain Corridor (ECDC) will be the first targets of this expanded community outreach strategy. In this way, many more brownfield sites will be identified and prioritized for Assessment Grant and RLF Grant projects proactively rather than waiting for a developer to step forward. This will also serve to reduce the uncertainty, risk, and time for developers when choosing potential sites for development and serve as a marketing platform for redeveloping brownfields.

Included in initiating the community-driven planning activities will be outreach meetings, to present the grant program. To inform the public of these meetings, the DCCBC will: (1) publish a notice in a well-circulated local newspaper, (2) post the notice on the DCC internet homepage (www.dccwf.org), and (3) broadcast the notice on local public access cable television. The DCCBC will also attempt to use social media (twitter, LinkedIn) to disseminate information. During these meetings the public will be informed on: (1) the overall process for identifying, prioritizing, and redeveloping a brownfield site, (2) current DCC brownfield funding opportunities, (2) their local municipal representative to the DCCBC, (3) how to provide comment or nominate sites for assessment, and (4) the date and location of additional discussions and any scheduled public hearings.

The DCCBC will assist the member communities with conducting their own outreach meetings by providing handouts, meeting space (if necessary), and personnel. Using each DCCBC municipality to provide public notice allows the local municipality to adapt communication programs to notify their citizens and account for alternate first languages. The public will also be notified of any public notice periods. For cleanups funded via ongoing RLF Grants, the DCCBC will conduct a public hearing to review comments received and solicit additional comments. The DCCBC will incorporate comments and modify the Grant program, as appropriate. In addition, most DCCBC communities have formed a Brownfield Redevelopment Authority (BRA) to assist with brownfields redevelopment. BRA meetings are open to the public and include discussions regarding the identification, planned redevelopment, and planned cleanup for local brownfields sites. The DCC will continually evaluate the effectiveness of the outreach techniques to accommodate the affected community.

The DCCBC maintains an inventory of nominated and assessed sites, including sites that are "redevelopment ready", which is circulated to community members and is available on the DCC's website. Through the DCCBC communities, there is already a large, on-going, marketing effort, which results in a steady flow of interested developers and nominated sites. These communication techniques have been proven to adequately reach the target communities. This is demonstrated by the success of previous assessment grant programs, which have assessed over 360 sites in over 20 communities. The projects ranged from small "mom and pop" sites to expansive industrial complex sites.

7. Expenditure of Existing Grant Funds

The DCCBC is currently closing out their FY2020 Assessment Coalition Grant (Cooperative Agreement - BF00E02888) which ended on 9-30-2023. A copy of the Account Balance Inquiry for 11-02-2023 included as **Attachment D** indicates a balance of \$0.

8. Contractors and Named Subrecipients

The DCCBC has not selected a contractor to implement EPA funds should they be awarded under this Request for Applications or named any subrecipients. Therefore, this item is not applicable.