

BROWNFIELD CLEANUP GRANT WORKPLAN

Justice Center Mound

June 2020

Grant Recipient: Calhoun County

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Project Period: October 1, 2020 – September 30, 2023

This project supports EPA Goal 1: A Cleaner, Healthier Environment, Objective 1.3: Revitalize Land and Prevent Contamination. Specifically, this Brownfields assistance agreement will provide funding to the recipient to clean up brownfield properties for future use and redevelopment.

The project involves the removal of a mound of impacted soil from a site located on a prominent corner of one of the entryways into downtown Battle Creek. The cleanup of this impacted material will remove a literal barrier to redevelopment and allow the site to be redeveloped with a light-industrial operation expansion and surrounding green space that ties into the existing trail/linear park along the Battle Creek River.

1.0 Introduction

Calhoun County applied for and was awarded a U.S. Environmental Protection Agency (EPA) FY 2021 Brownfield Cleanup Grant totaling \$500,000 to address contamination at the Calhoun County Justice Center property. The property is located at 161 East Michigan Avenue, Battle Creek, MI. The purpose of the U.S. EPA Cleanup Grant funds is to assist the County in remediating hazardous substance contamination at the site to allow for redevelopment.

2.0 Project Overview

2.1 Description of the Site

The project site is located near the intersection of Elm Street and Michigan Avenue in the vacant southeastern portion of the parcel that includes the Calhoun County Justice Center. The project site encompasses approximately 2 acres and is known as “The Mound” because it is a 50-foot by 350-foot area that rises an average of 15 feet in height. The site was historically developed as a rail yard. Adjacent historical uses included a lumber/coal yard, automotive parts manufacturing, and a bulk oil storage site. The rail lines remained until the late 1980s/early 1990s

when the site became vacant. Between 1993 and 1994, construction of the Calhoun County Justice Center took place and the soil from the building site and adjoining areas was piled on southeast portion of the site in a berm. The site has remained vacant and the mound has prevented any type of use or redevelopment.

The known impact at the site is likely associated with the historical site operations both on-site and from adjoining uses. The soil mound on the site consists of an upper layer of topsoil that is underlain by sand fill with debris (concrete, brick, railroad ties, etc). The fill material in the soil mound is impacted with volatile organic compounds (cis-1,2-dichloroethene, trichloroethene, naphthalene, arsenic, copper, lead, mercury, selenium, silver and zinc) that are identified as hazardous substances under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The soil present directly below the soil mound is also impacted with many of the same constituents. Groundwater on the site is also impacted with (cis-1,2-dichloroethene, trichloroethene and vinyl chloride).

Environmental conditions on the Site were determined from information contained in the following documents:

- SME, Phase I ESA, Parcels 2 and 3, 161 E Michigan Avenue, Battle Creek, Michigan, February 11, 2015
- SME, Phase II ESA, Southeast Portion of 161 E Michigan Avenue, Battle Creek, Michigan, November 25, 2019

2.2 Brownfields Cleanup Grant Activities

2.2.1 Community Outreach

Upon grant award, a press release will be issued through local media outlets announcing the project. The county will host an initial public kick-off meeting to acquaint the community with the project and will seek input from the public on concerns they may have with the logistics of the proposed cleanup activities. Public meetings will be held at readily identifiable and acceptable public buildings in, or as close as possible to, the project site in order to receive and discuss stakeholder comments. Meeting announcements will be communicated through County and City of Battle Creek websites and social media outlets such as Facebook. The County will conduct a minimum of four public meetings throughout the project, including: selection of contractor/finalization of the cleanup plan; completion of cleanup activities; redevelopment stage; and a final meeting to notify the community of the project outcomes. Summaries of all meetings will be available on the County's website.

2.2.2 Cleanup Plan

The cleanup plan includes removal and disposal of the impacted soil mound materials and, if needed, placement of a layer of clean fill material on the ground surface in the area of the former mound. First the site will be secured with fencing to limit access to the area while cleanup activities are underway. The trees and brush on the mound will be cleared and disposed of off-site. The remediation contractor will then deconstruct the mound. The material will be disposed of in a licensed landfill. Prior to hauling the material to the licensed landfill, waste characterization samples will be collected and submitted for analysis as requested by the landfill. Once the landfill approves the material, hauling will begin. Following removal of the mound, soil verification samples will be collected from the resulting ground surface to determine if impact still remains. The number of samples to be collected will be determined using Michigan's statistical guidance. Based on the results of this sampling, the area will either be graded for redevelopment or will be covered with a layer of imported fill material to prevent contact with remaining impacted soil until redevelopment.

2.2.3 Redevelopment Strategy

The county's projected redevelopment for the site is light-industrial operations with surrounding green space that ties into the existing trail/linear path along the Battle Creek River. Removal of the mound will allow an existing state-of-the-art precision sheet metal fabrication company to construct an additional modern light-industrial building, add new jobs, create attractive and sustainable green space around their campus, and beautify their footage along Michigan Avenue. This proposed redevelopment aligns with the 2018 Battle Creek Master Plan that was developed with public and local stakeholder input. The Battle Creek Master Plan recognizes the site and surrounding areas as a production and employment center and/or neighborhood commercial area. The Plan further specifies the site and surrounding area as a key gateway into the downtown of Battle Creek and places emphasis on investment in the city core. Cleanup and redevelopment of the site will be instrumental in the City of Battle Creek's ability to achieve their goals.

Following cleanup of the site, a metal fabrication company intends to expand their operations in multiple phases. This expansion will include an investment of approximately \$5,000,000 which is expected to generate \$100,000 in annual tax revenue. The expansion will also provide needed employment opportunities for residents by creating construction jobs and 30 new skilled labor jobs with average wages of \$32/hour. It is anticipated that once this visible corner is redeveloped it will spur interest in redevelopment of additional non-residential properties located in the Elm Street gateway target area along with increased investment in the nearby residential neighborhood.

3.0 Management

Calhoun County has the capacity to oversee this grant funded project through its Office of Community Development. Jen Bomba, Community Development Director, will function as the Project Manager for this grant. Ms. Bomba has extensive experience in grants management with various local, state and federal entities. Most recently working with the Michigan Economic Development Corporation and its Site Readiness Program to develop a comprehensive master development plan for over 3,000 acres of industrially planned property in Calhoun County.

The project finances will be managed by the County's Deputy Controller, Megan Banning. Ms. Banning has four years of experience in managing the financial portion of state and federal grants and is well-versed in the Automated Standard Application for Payments (ASAP) system. Together Ms. Bomba and Ms. Banning will be able to effectively complete all administrative and financial requirements for the grant to ensure the project is successfully completed within the 3-year period.

4.0 Brownfields Cleanup Grant Tasks

4.1 Task One – Project Planning and Outreach

The anticipated deliverables under Task One include the procurement of a Qualified Environmental Professional (QEP) that will manage and coordinate the project on behalf of Calhoun County. All procurement activities will follow the federal regulations as outlined in CFR 200 as well as all applicable county policies. Upon selection of a QEP, outreach to the public on project details will begin.

ACTIVITIES	DELIVERABLES	TARGET COMPLETION
Work Plan prepared	Project Work Plan	July 15, 2020
Cooperative Agreement executed	Cooperative Agreement	October 2020
Qualified Environmental Professional (QEP) retained	QEP retained	December 2020

Initial project Kick-off meeting hosted by County	Public meeting	January 2020
Quarterly reports submitted throughout project	US EPA Qtrly Reports	30 days after each qtr
Assessment, Cleanup, and Redevelopment Exchange System (ACRES)	Data filing	During project and upon completion
Project Milestone Meetings	Public meetings	Plan presentation, cleanup completion, redevelopment stage
Community Outreach	Web, Facebook, signage	On-going

4.2 Task Two – Cleanup Planning

Task Two includes the preparation of project management documents such as the Quality Assurance Project Plan (QAPP), community involvement plans, and the final Analysis of Brownfield Cleanup Alternatives (ABCA). Development of such documents will follow guidance from the state of Michigan voluntary cleanup program, managed through the Department of Environment Great Lakes and Energy (EGLE). These important project documents are the beginning of an Administrative Record that will be available to the public for inspection any time throughout the project. Through a competitive bidding process, Calhoun County will hire a qualified soil remediation contractor to conduct cleanup activities as defined in Task Three.

ACTIVITIES	DELIVERABLES	TARGET COMPLETION
Quality Assurance Project Plan (QAPP) prepared	QAPP	February 2021
Community Involvement Plan (CIP)	CIP	February 2021
Analysis of Brownfield Cleanup Alternatives (ABCA) finalized	ABCA	March 2021
Remediation Work Plan prepared for EGLE review and approval	Remediation Work Plan	April 2021
Bid plans and specifications for remediation contractor selection prepared	Selection of contractor	May 2021

4.3 Task Three – Soil Mound Removal

Remediation of the site will be performed in accordance with Part 201 of the Natural Resources and Environmental Protection Act (NREPA), Public Act 451 of 1994, as amended. The remediation contractor will develop a site-specific Health and Safety Plan to be followed during cleanup activities. The QEP will direct and document cleanup activities performed by the soil remediation contractor.

ACTIVITIES	DELIVERABLES	TARGET COMPLETION
Health and Safety Plan (HASP) developed	HASP	June 2021
Trees/brush cleared and mound deconstructed	Updates in Quarterly Reports	July 2021
Soil transported for disposal	Updates in Quarterly Reports	July 2021
Successful completion of all Remedial Activities	Updates in Quarterly Reports	July 2021

4.4 Task Four – Remediation Verification and Reporting

The QEP will oversee the collection of soil samples at the site. Samples of the mound material will be collected and submitted for analysis prior to disposal at the landfill. Following removal of the mound, soil verification samples will be collected from the resulting ground surface to determine if impact still remains. The number of samples to be collected will be determined using Michigan's statistical guidance.

ACTIVITIES	DELIVERABLES	TARGET COMPETION
Soil samples collected per EGLE guidance		July 2021
Reporting completed in accordance with EGLE guidance for the Michigan Voluntary Cleanup Program (VCP)	Completion Report submitted to USEPA and EGLE	October 2021

4.0 Project Budget

Budget Categories		Task 1 Planning & Outreach	Task 2 Cleanup Planning	Task 3 Cleanup	Task 4 Remediation & Reporting	Total Budget
Direct Costs	Personnel	\$2,000				\$2,000
	Fringe Benefits					
	Travel					
	Equipment					
	Supplies					
	Contractual	\$5,000	\$15,000	\$468,500	\$9,500	\$498,000
	Other					
Total Direct Costs		\$7,000	\$15,000	\$468,500	\$9,500	\$500,000
Total Federal Funding		\$7,000	\$15,000	\$468,500	\$9,500	\$500,000
Cost Share				\$300,000		\$300,000
Total Budget		\$7,000	\$15,000	\$768,500	\$9,500	\$800,000

5.1 Cost Estimates

Task 1 - Planning & Outreach: Total: \$7000; includes personnel costs of \$2,000 (50/hour for 40 hours) for required reporting and outreach meetings, and contractual costs of \$5,000 for assistance on quarterly reports, maintaining ACRES, and community involvement outreach meetings.

Task 2 - Cleanup Planning: Total: \$15000; includes \$15,000 in contractual costs for completion of ABCA documents, CIP, administrative record, remediation workplan, and bid plans and specifications.

Task 3 – Cleanup: EPA Total: \$468,500; Cost Share: \$300,000; includes \$768,500 in contractual costs for removal and disposal of the soil mound. This includes approximately \$719,500 in disposal and fees, trucking, and excavation and soil handling. This task also includes \$5,000 for securing the site during cleanup activities, \$24,000 for acquisition/placement of clean fill and \$20,000 in contractual costs for QEP monitoring of all cleanup activities.

Task 4 – Remediation, Verification & Reporting: Total: \$9000; includes contractual costs of \$4,500 for collection of soil remediation verification samples (up to 30 samples at \$150/sample) and \$5,000 for preparation of a cleanup completion report.

5.0 Outcomes

The County will track, measure, and report on the success of the project utilizing ACRES to track the following outputs: ABCAs and Remediation Work Plans completed, bid plans and specifications completed, and tons of soil removed and properly disposed. The actual outputs and their timing will be compared to the outputs and anticipated schedule listed above. The County will track, measure, and report the following outcomes in ACRES: acres of land remediated and redeveloped; acres of parks and greenspace preserved or created; number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged. The County will report outcomes/outputs that cannot be easily entered into ACRES (i.e., website updates and community outreach/meetings) in quarterly reports. The County will also evaluate the extent to which the cleanup activities and future redevelopment result in the protection of human health and the environment. The County will evaluate the project progress semi-annually against the goals and schedules listed above and, if goals are not being met or are off-schedule, meet with local stakeholders and the environmental contractor to discuss the shortcomings and adjust the project approach and schedule, as needed.