OAKLAND COUNTY MICHIGAN

L. BROOKS PATTERSON
OAKLAND COUNTY EXECUTIVE

R05-20-A-027

Narrative Information Sheet – Oakland County

1. **Applicant Identification:** Oakland County, a government entity, with an address of 2100 Pontiac Lake Road, Building 41 West, Waterford, Michigan 48328 requests consideration of the following EPA Assessment Grant proposal.

2. **Funding Requested:**
   a. **Assessment Grant Type:** Coalition
   b. **Federal Funds Requested:**
      i. $600,000
      ii. Oakland County is applying for a Coalition Assessment Grant, therefore this section does not apply.
   c. **Contamination:** Hazardous Substances ($400,000) and Petroleum ($200,000)

3. **Location:** County of Oakland, City of Farmington Hills, City of Ferndale, City of Hazel Park, City of Madison Heights, City of Pontiac and City of Southfield. The County of Oakland also covers 56 other Cities, Villages and Townships in Michigan.

4. **Property Information for Site-Specific Proposals:** Oakland County is applying for a Coalition Assessment Grant; therefore, this section is not applicable.

5. **Contacts:**
   a. **Project Director:** Mr. Bradley J. Hansen
   Senior Business Development Representative
   2100 Pontiac Lake Road, Building 41 West
   Waterford, Michigan 48328
   Phone (248) 858-8073/ Fax (248) 858-7998
   hansenb@oakgov.com
   b. **Chief Executive:** Mr. David Coulter
   Oakland County Executive
   2100 Pontiac Lake Road, Building 41 West
   Waterford, Michigan 48328
   Phone (248) 858-0480/ Fax (248) 858-7998

6. **Population:**

Oakland County	1,241,860
City of Farmington Hills	81,235
City of Ferndale	20,159
City of Hazel Park	16,587
City of Madison Heights	30,173
City of Pontiac	60,039
City of Southfield	73,228

7. **Other Factors Checklist:**

Other Factors	Page i
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public	2

ECONOMIC DEVELOPMENT & COMMUNITY AFFAIRS

DANIEL P. HUNTER
DEPUTY DIRECTOR

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thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

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

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

GRETCHEN WHITMER
GOVERNOR

LIESL EICHLER CLARK
DIRECTOR

November 19, 2019

Mr. Bradley Hansen
Senior Business Development Representative
Economic Development & Community Affairs
Oakland County
2100 Pontiac Lake Road
Pontiac, Michigan 48328

Dear Mr. Hansen:

SUBJECT: Michigan Department of Environment, Great Lakes, and Energy (EGLE) Acknowledgment of a United States Environmental Protection Agency (US EPA) Brownfield Assessment Grant Proposal for 2020

Thank you for your notice and request for a letter of acknowledgment for the Oakland County Coalition's proposal to the US EPA Brownfield Grant Program. EGLE's Remediation and Redevelopment Division (RRD), encourages and supports cooperative regional assessment and redevelopment efforts. The RRD recognizes the Oakland County Coalition's success in utilizing their previous brownfield grants and the need for additional assessment funding to continue their endeavors.

The Oakland County Coalition is applying for a combined $600,000 hazardous substances and petroleum assessment grant which could be used to conduct assessment activities at eligible brownfield sites to facilitate redevelopment. Oakland County is a general purpose unit of local government, partnering with other governmental units, including the cities of Farmington Hills, Southfield, Hazel Park, Ferndale, Madison Heights, and Pontiac. The coalition, with Oakland County as the lead applicant, is eligible for this grant.

Should the US EPA award a brownfield grant to the Oakland County Coalition, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the county. If you need further information or assistance regarding specific brownfield sites, or any of 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

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Remediation and Redevelopment Division
517-284-5153

cc: Mr. Matt Didier, US EPA Region 5

1. Project Area Description and Plans for Revitalization

a. Target Area and Brownfields

i. Background and Description of Target Area

In southeast Michigan, Oakland County is located within the Detroit-Metropolitan area and comprises the City of Detroit's northern border. As the second most populated county in Michigan, Oakland County's economy is emerging into a knowledge and service-based economy from its automotive and manufacturing history. Although the county's industries are diversifying, it is still subject to the ebbs and flows of the automotive industry. Oakland County was among the first and hardest hit when the economy fell into recession in 2008, which forced two of the nation's largest automakers into bankruptcy. At the forefront of the automotive crisis, the county experienced a sharp decline in the economic productivity of the automotive industry's supplier network.

Although the county has weathered these economic challenges and has experienced some recovery, the scars of the last recession run deep. The county has yet to recover over 30,000 jobs from its pre-recession peak. The remnants of former manufacturing facilities, such as tool and die shops, plating facilities, fabrication facilities, and other small manufacturing-based operations that were reliant on the automotive industry now exist as vacant, blighted, and contaminated brownfield properties. More than 1,000 of these brownfield properties exist within the county, which has challenged local governments to find creative uses that will foster economic growth.

Recognizing these challenges, the county created the Oakland County Brownfield Consortium (OCBC) in 2009 which was successful in procuring multiple EPA Assessment Grants as a proactive measure to provide assistance to its communities in an effort to effectively manage and redevelop their brownfield properties. As such, the goal of the OCBC is part of a county-wide initiative to continue diversifying the local economy by attracting sustainable, 21st century jobs and industries that will soften the effects of future economic recessions.

To that end, the OCBC is applying for an EPA Brownfield Assessment Grant as a coalition that is comprised of Oakland County and six of the cities within, including Farmington Hills, Ferndale, Hazel Park, Madison Heights, Pontiac, and Southfield. These six cities are joined together by three primary corridors that are the target areas for this Assessment Grant.

The first target area corridor is 8 Mile Road – the southern boundary of the county and dividing line between the City of Detroit. Eight Mile Road traverses east-west and connects Hazel Park, Ferndale, Southfield, and Farmington Hills. The 8 Mile Corridor is a notable cultural and economic corridor, but due to ongoing neglect and disinvestment is now characterized by vacant and blighted commercial and light industrial properties, many of which have former lives as tool and die shops and manufacturing facilities. Some of the county's lowest income populations live along the 8 Mile corridor, with high minority populations also found in Southfield and Ferndale coalition cities. As the border with Detroit, Brownfield properties within this corridor also impact the high minority populations living outside the county jurisdiction. Altogether, over 15 Census Tracts adjoining 8 Mile Road have minority populations that exceed 90%.

The second target area corridor is John R Road at the eastern end of the county. John R travels north from Hazel Park into Madison Heights and terminates 16 miles later at the Clinton River in the City of Rochester. In Hazel Park and Madison Heights, John R is the primary commercial corridor with single and two-story buildings and warehouses that housed former auto service, fabricators, welders, and tool and die shops. In the past 50 years, the corridor has experienced continual deterioration due to rampant sprawl and disinvestment, resulting in vacant buildings and lots. Hazel Park and Madison Heights, along with the City of Troy have their lowest income populations along John R Road, with six block groups experiencing household median incomes below $20,000.

The final target area corridor is U.S. Highway 24 that is a major state trunk line running north-south from the Michigan-Ohio border through the metro-Detroit region. In Oakland County, Highway 24 connects Southfield and Pontiac coalition cities before continuing and terminating in the northern portion of the county. Highway 24 is also an important route for the Farmington Hills community, providing connectivity to Grand River Avenue, the main thoroughfare for the City. Highway 24 is characterized by vacant light industrial properties that often carry of stigma of contamination, and particularly includes high concentrations of auto dealerships, repair garages, auto body shops, and other machining businesses. As Highway 24 travels north, additional commercial districts are noted. Particularly in Pontiac, Highway 24 is littered with shuttered shopping centers, dry cleaners, and scrap yards. Populations along Highway 24 are the most diverse in terms of income and disparities seen in the county. At the southern end, Southfield household median incomes adjoining the highway earn incomes below $25,000, but within a matter of miles, in Bloomfield Township, this number soars to over $220,000. A few miles later, in Pontiac, we find countless Block Groups that struggle to realize more than $25,000 household median incomes, six of which are less than $13,000.

ii. Description of Priority Brownfield Sites

Building on the successes of past Assessment Grants in FY2009, 2013, and 2016, the Coalition members met on November 4, 2019 to revisit the current inventory of priority sites, evaluate additional sites for inclusion, and to prioritize the sites for future assessment. More than 25 sites were identified, including vacant

land parcels with unknown prior uses, former light industrial and manufacturing properties, illegal dump sites, former landfills, and former schools. From that meeting, the following sites have been determined to be top priorities for the Coalition:

Farmington Hills: A former car dealership located at 30250 Grand River Avenue is located within the 8 Mile Corridor target area at the convergence of Grand River Avenue, Orchard Lake Road, and Highway 5, a high traffic, visible area for the Farmington Hills community. Approximately 50,000 vehicles traverse these roads every day. The five-acre site is adjacent to the city's lowest-income ($26,769 median household) and high minority (40.9%) population. The property's environmental concerns include petroleum products from a known Leaking Underground Storage Tank (LUST) and hazardous substances from former auto repair use.

Ferndale: A **former research and development facility** for chemical additives for gasoline, as well as manufacturing operations is located at 1600 West 8 Mile Road. While the buildings have been demolished, the 25-acre site has known petroleum, arsenic, mercury, and tetrachloroethylene contamination that is a big hinderance to redevelopment. The property is a priority due to its location immediately adjacent to Ferndale High School and a residential neighborhood with 17,975 people living within a one-mile radius. Interest has been shown by industrial, commercial, and residential developers, however, the additional cost for contamination delineation and potential due care obligations has stalled progress on the site.

Hazel Park: A priority site in Hazel Park includes a **former gas station and auto repair building located at 21412 John R Road.** The property has been vacant for approximately five years, and with recent visioning for the corridor, it has been identified as a priority for its central location in a proposed arts and entertainment district in order to catalyze additional redevelopment for the corridor. Potential contaminants include petroleum products from former fueling use. Chemicals of concern for the former auto service use include Polycyclic Aromatic Hydrocarbons (PAHs), Volatile Organic Compounds (VOCs), Metals, and PCBs.

Madison Heights: Located along John R in Madison Heights is a **former municipal waste incinerator** (owned and operated by an independent municipal corporation) that vastly underutilized as current operations consist of collecting household and yard waste before being transferred to landfills. The 6.2 acres site has been a long-time eye sore for the community and source of public concern for local health. The property is located amidst a county recreational park, City ball fields, and backs up to a middle school. Potential environmental concerns include heavy metals, dioxanes, and Polynuclear Aromatic Compounds (PNAs) that may be exposed to visitors to the recreational facilities and school as well as the adjacent residential neighborhood.

Pontiac: Between 1999 and 2002, the Pontiac Housing Commission demolished 364 low-income housing units that formerly occupied a **47-acre site adjacent to Crystal Lake**. The units were demolished due to deteriorated conditions and high crime plaguing the residents. Funding from the U.S. Department of Housing and Urban Development (HUD) that was set-aside to begin replacement planning was recaptured in 2002, and the property has sat vacant since that time. Recently the property has been approved and listed for sale for a future residential development. Illegal dumping and illicit activity have been large hurdles to market the property to potential private developers. Each year, the Housing Commission must spend an undisclosed chunk of grant funding from HUD to clean-up and mitigate blight across the property. Sale and redevelopment will afford the Housing Commission much needed funds for mounting administrative costs.

Southfield: The former **Northland Mall** is located along the 8 Mile corridor and was originally constructed in 1954. It was heralded as the future of shopping in the post-war era. The mall has been a topic of strategic planning since its closure and subsequent purchase by the City of Southfield in 2015. The mall contains over 1.4 million square feet of vacant retail space. Though some assessments have been completed on portions of the property, additional assessments are required to bring the 125-acre property into a shovel-ready state for redevelopment. In addition to retail, former uses also included auto service and a maintenance garage that may be sources of petroleum and/or solvent contamination. Due to the date of construction and size of the property, asbestos containing materials and lead-based paint are also large deterrents to redevelopment.

Oakland County: Where John R Road ends in the City of Rochester Hills are **59 parcels** that include nine landfills and many other illegal dumping sites that cover approximately 415 acres. Four landfills are operated by independent municipal corporations, and another four are privately owned. One landfill that is excluded from this grant's assessments includes the J & L Landfill, a Superfund site. Known impacts to soil and groundwater from landfill operations include VOCs, metals, and methane gas. Additional investigation has been identified as necessary to determine migration of contaminants from the landfills in all directions. These 59 parcels are priorities as many existing residential developments immediately adjoin the study area and the Clinton River is located immediately to the northwest.

b. Revitalization to the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Each of the target area corridors has been the subject of cooperative planning efforts among the county and local municipalities. The 8 Mile Boulevard Association (8MBA) worked with the University of Michigan in 2013 to identify areas for priority reinvestment and created a "Unifying Framework" plan in 2018 to focus revitalization and stabilization efforts of 8 Mile Road throughout Oakland County and

neighboring Wayne, Macomb, and Washtenaw Counties. Those efforts identified **1600 W 8 Mile Road in Ferndale** as a priority for a mixed-use hub for a broad use of tenants, including industrial, commercial, and residential uses. Over 25-acres in size, the potential for the site to include commercial or industrial use along 8 Mile Road, with multi-family residential uses along the local streets will help transition the use into the neighborhood located just north of the site. These plans also include the intersection of Grand River Avenue and 8 Mile Road as an important node and intersection of regional thoroughfares with nearby residential. Mixed-use redevelopments are noted as the best fit, correlating with the **former car dealership** priority site to include a commercial or mixed-use project that will make a significant visual impact to the two corridors. In Southfield, the 8 Mile Corridor overlaps with the Southfield Technology Corridor (located along Highway 24) and the Southfield Downtown Development District that encompasses **the Northland Mall** priority site. Due to the size of the former mall property, in 2013, graduate students from Lawrence Technological University (LTU) completed an urban design analysis and in 2016, the City of Southfield completed an initial strategic plan complete with a retail and housing market analysis to guide future redevelopment. These efforts have shown that it can support additional multi-family residential housing, medical and educational based users with additional retail space for increased visibility and daytime vibrancy.

Along John R Road, the Cities of Hazel Park and Madison Heights have expended revitalization efforts to strengthen the downtown commercial corridor by eliminating blight, encouraging business retention, and attracting new businesses to locate along this primary route. Both cities have created Downtown Development Authorities that encompass the corridor, and through Master Planning efforts in Hazel Park in 2019, eliminating blight and redevelopment of vacant and underutilized commercial properties was identified as the highest priority from engaged citizens. **21412 John R Road** has been identified as a property to jumpstart the redevelopment of the southern John R corridor to become more attractive and vibrant with a retail, restaurant, or mixed-use focal point. Similarly, redevelopment of the former **waste incinerator** in Madison Heights can lead to a more attractive and vibrant area of Madison Heights. Clean-up of the blight and potential contaminants can help accent the natural features and recreational opportunities for the city while still allowing the property to maintain an improved and more efficient portion for continued or new commercial operations. At the northern terminus of John R Road, in Rochester Hills, the city has completed inventorying of the **landfill properties** and nearby sites to identify the properties with greatest potential for redevelopment. Future land use is best suited for industrial or commercial use particularly in the southern portion of the study area where some industrial users already exist. Limited residential development may also be feasible on lesser impacted parcels.

ii. Outcome and Benefits of Redevelopment Strategy

The U.S. Energy Information Administration has found that food service uses average one job per every 567 square feet, office uses average one job for every 600 square feet, retail uses average one job for every 1200 square feet, and light industrial and research uses average one job for every 450 square feet. At the **Northland Mall** site alone, the City of Southfield's already completed market study has indicated that redevelopment could support 125,000 square feet of retail space and 200,000 square feet of office space in one of three Opportunity Zones in the city. This translates into the potential for the creation of more than 430 jobs in these sectors alone at the property. The potential for nearly 600 multi-family residential units interspersed with public open/green space and over 5 miles of bike paths and greenways on the site also creates opportunities for job seekers to live where they work and enhance the quality of life.

Similarly, at the Ferndale priority site, approximately 80,000 square feet of industrial space, 30,000 square feet of retail space, a community center, and over 330 housing units have been identified for redevelopment. Redevelopment visioning also includes a vegetative buffer to retain existing trees and non-motorized pathways to connect nearby neighborhoods. As the City's Opportunity Zone is located immediately adjacent to the site, additional spin off revitalization is anticipated for the greater area.

Job creation among the other priority sites can have a similar effect on the Opportunity Zones located in Hazel Park, Madison Heights, and Pontiac. County-wide, we anticipate positive impacts on the economy that includes 15 total Opportunity Zones. Redevelopment outcomes can work to provide the local populations with additional job opportunities, increased wages, and additional opportunities for access to human needs such as healthcare, healthy food options, and mobility. Revitalization plans can also reverse the effect of stagnation and disinvestment as improved building conditions and investment will translate into increased property values and increased tax revenue. Stabilized properties that are similar in size and former use to the current priority sites have generated assessed values nearly two to six times higher than the current priority sites, showing great potential for redevelopment to positively impact city and county revenues. In the case of the Northland Mall, it currently does not generate tax revenue for the city, however another redevelopment project of a former mall in Oakland county is projected to produce a taxable value of more than $20 million dollars upon project completion, generating over $1 million annually for taxing jurisdictions.

Spin off effects of development can also have lasting positive impacts, similar to the benefits we anticipate with successful assessment and revitalization of our priority sites. Welcoming corridors and beautiful publics spaces will work to improve perceptions and can be a catalyst for additional day and nighttime consumer spending in a vibrant downtown with increased morale. Successful assessment and stabilization of the former incinerator will be a crucial component to the preservation of the county park that surrounds it and may provide additional recreational opportunities for county residents.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

A combination of federal, state, and local funding and incentive opportunities encompass our leveraged resources. Oakland County is not currently suspended, debarred, or otherwise ineligible to receive federal funding, and is currently receiving federal funding under a variety of federal grant programs. There are many incentives offered that are employed and/or promoted to private investors and business owners as part of the county's established brownfield program that will advance the priority sites toward full assessment and eventual remediation and reuse; a few examples are listed in the table below.

Leveraging Source	Description
Tax Increment Financing	The State of Michigan enables local governments to issue Tax Increment Financing plans for the cleanup and redevelopment of brownfields. Each Coalition member has established an authority to approve these plans and will ensure projects within their jurisdictions can take advantage of this opportunity. Tax revenue generated from brownfield redevelopment creates the tax increment, which is reimbursed to the developer over time to assist in offsetting the cost of activities such as cleanup. Each of our priority sites are eligible for this funding.
EGLE Grants and Loans	The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Grant and Loan program offers funding for environmental cleanup at properties with known contamination. Funds are targeted to projects that promote economic development and the reuse of brownfields. Local units of government/municipal entities apply for the funding. Funding is limited to up to $1 million grant and $1 million loan per applicant per year. Each of our priority sites are eligible for this funding.
EGLE Refined Petroleum Fund	The Refined Petroleum Fund (RPF) establishes an environmental protection regulatory fee that funds the cleanup of leaking underground storage tanks (USTs). Eligible properties include properties where soils contaminated by releases from registered underground refined petroleum tanks exist, non-liable parties, and planned redevelopment in place. The fund covers site cleanup that is directly associated with petroleum releases and closure, demolition that may occur at a site in order to conduct appropriate cleanup, and installation of a vapor barrier if contaminated soils are unable to be removed or remediated to below state specific criteria.
Tax Abatements	Tax Abatements are available to encourage the rehabilitation of obsolete, commercial, and industrial properties. The type, amount and length of the tax abatement is dependent upon the property history and need for assistance. This resource can be utilized by all priority sites, except for the residential Crystal Lake property in Pontiac.
Michigan Underground Storage Tank Authority (MUSTA)	MUSTA serves Michigan's petroleum UST owners and operators, local units of government, and country road commissions by managing the UST Cleanup Fund, Legacy Release Program, and Public Highway Cleanup Program. Owners or operators of USTs may apply for cleanup funding upon discovery of a release from the UST system. MUSTA clean-up has been successfully utilized for properties in prior assessment grants and may be applicable to the former car dealership and/or 21412 John R Road priority sites.

ii. Use of Existing Infrastructure

All of the OCBC's target area corridors and priority sites are served by existing infrastructure (roads, water, electricity, natural gas, sewers, etc.) sufficient to support their redevelopment and reuse without significant additional resource investment. Where priority sites include vacant land and/or vacant buildings, utility infrastructure may simply need to be turned on or new taps created into the existing main infrastructure. Many of the vacant industrial buildings in the Southern end of the targeted areas are structurally sound and only require remodeling and updating to be ready for productive reuse. The OCBC Coalition Partners encourage adaptive reuse of as many buildings and as much infrastructure as possible through the local site plan review and approval process.

2. Community Need and Community Engagement

a. Community Need

i. The Community's Need for Funding

Oakland County faces a unique set of challenges. It is the second most populated county in Michigan, and often regarded as the wealthiest. However, the county is also directly north of Detroit, and the coalition cities were among the first suburbs to develop. They are also some of the most impacted by the great recession and

where the most significant pockets of poverty are found. Whereas the county's household median income is $73,369, coalition cities, like **Pontiac and Hazel Park, are left struggling** with median incomes of just $31,401 and $35,148, respectively. This is roughly $20,000 less than the state and national averages. **The lowest income Block Group in the county is also found in Pontiac, where over 1,050 people live with a household median income of just $7,132.** To compound the issue, residents living among the target area corridors frequently have the lowest incomes among the coalition cities. In Farmington Hills, the Block Group located between 8 Mile Road and Grand River Avenue has a household median income of just $26,796. This is located immediately adjacent to the former dealership priority site. Multiple block groups in Ferndale, Southfield and Farmington Hills that follow 8 Mile Road have median incomes of just $20,000-$27,000. The story is similar for John R Road, not only in Madison Heights and Hazel Park, but also in the City of Troy, where Block Groups in the corridor experience household incomes between $12,000-$18,000.

Oakland County and the coalition cities are unable to draw upon their own resources to address these brownfield sites. Whereas the private sector has experienced growth in emerging from the recession, the governmental sector lags far behind. Only in 2016 did governmental employment begin to increase in Oakland County. Despite current growth (0.8 percent in 2018), governmental employment is not forecasted to keep pace with the private sector. This slow growth in the governmental sector is also seen with tax revenues. The passage of Michigan's Proposal A in 1994 capped the rate of inflation for a property's taxable value. In 2019, this means that **the taxable value of properties across the county are still 6.8% lower than they were in 2007.** Each municipality is expected to offer additional services and prioritize improvements of the aging infrastructure without seeing additional revenues. For the next five years, the Oakland County General Fund balance is expected to be utilized to support ongoing operations. In fact, county employees are not anticipated to see a salary increase for FY2020, and future years may be limited to only a 1% increase in an effort to maintain the General Fund.

ii. Threats to Sensitive Populations

1. Heath or Welfare to Sensitive Populations

The coalition cities of Farmington Hills, Pontiac, and Southfield have minority populations far above the national, state, and county averages. While minorities in Oakland County consist of 24.6% of the population, in Farmington Hills over 35% are minorities. In Pontiac and Southfield, minority populations make up 60.3% and 76.4% of the populations, respectively. As seen in the previous section, both Pontiac and Southfield are among the lowest earning areas in the county, and in many cases the highest minority populations correlate with the lowest earning areas of the city and county. As we've seen, these areas of poverty and minority populations track our target area corridors. In Southfield, for example, the lowest earning Block Group also encompasses the shuttered Northland Mall priority site and include minority populations of over 95%. In addition to low incomes, the coalition cities see a disproportionate unemployment rate. Hazel Park (6.9%), Pontiac (14.9%), and Southfield (8.5%) are experiencing greater unemployment than the national, state, and county averages for the same timeframe.

According to the March of Dimes Premature Birth Report Card for 2019, Oakland County received a C grade with a 10.0% preterm birth rate. Black women in Michigan experience a premature birth rate 55% higher. Preterm birthrates have been linked to prolonged exposure to many suspected contaminants associated with our brownfield sites, including VOCs, PNAs, and metals (EPA), many of which are contaminants of concern for the priority sites. However, in Pontiac, pre-term births account for 19% of live births according to the Michigan Department of Health and Human Services (MDHHS). In addition, 6% of pregnant women in Pontiac received late or no prenatal care and 14% of babies born were of low birth weight between 2013-2015.

By providing an upfront incentive and identifying risks that exist within the brownfields, we are better able to assist development within our communities. The health and welfare issues seen every day can begin to be addressed by new investment and redevelopment. Any incentives towards development, particularly with this grant as the first seed, will help provide employment opportunities, increased wages, and even access to better prenatal care for residents in the long run. Assessment and redevelopment can affect real change in the welfare of county citizens, especially those still in an uphill battle against the effects of the recession.

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

The Michigan Cancer Atlas 2019 published by MDHHS indicates that for the years between 2012 and 2016, Oakland County's overall cancer incidence rate at 468.22 per 100,000 population was much higher than the state's rate at 450.9 per 100,000 population. While in 2016, Oakland County began to see an improvement in the statistics, the percentage of late-stage diagnosis for lung cancers remained above the state average. In Oakland County, 73.6% of lung cancers between 2012-2016 were a late stage diagnosis. The issue with lung cancer is two-fold. Exposure to known or probable contaminants, such as asbestos, metals, VOCs, and PAHs, associated with our brownfield properties can also be affecting the incident rates of cancer. But in addition, the late stage diagnosis may be partially attributable to high uninsured rates in the county,

and especially in the coalition cities. While Oakland County's uninsured rate is below the state of Michigan at 5.8%, Ferndale, Hazel Park, Madison Heights, Southfield, and Pontiac all experience rates above 7%. Again, Pontiac experiences the worst health and welfare conditions in the county, and uninsured rates exceed 14.5%.

As we've seen with the successes of our previous assessment grant, this grant will assist in the identification and quantification of suspected contaminants located at our priority sites that may be adversely impacting nearby residents or others who come into contact with these properties. As noted above, the high incidence rates of cancer experienced in Oakland County may be contributed to by petroleum products from the known contaminants at the Ferndale priority site, the former gas station and service garage, and former dealership. Due to the age of many of the priority sites, exposure to asbestos may also be a contributing factor to the rates of lung cancer. With this assessment grant we can take the first steps to remove and/or reduce the threats of disease (cancer), and with successful redevelopment, can lay the foundation for new jobs and increased wages to afford life's necessities.

3. Disproportionately Impacted Populations

As illustrated in the previous sections, the coalition cities are home to the county's lowest income populations including the city of Pontiac as the lowest household median income at $31,409. Breakdown of Census Tract Block Groups along the target area corridors disproportionately affect those low-income populations living adjacent to the county's Brownfield populations. When looking at the priority sites, the EPA's Environmental Justice Screening and Mapping Tool (EJSCREEN) indicates that each priority site typically has between 8,360 and 17,950 living within a one-mile radius of the site. Despite only a 24.6% minority population county-wide, populations within these radii all have higher minority rates. The highest minority population within our target areas are seen surrounding the former Northland Mapp (15,444 people) where 96% of the population are minorities. EJSCREEN also notes that percentiles for environmental justice concerns here are 97th for diesel particulate matter and traffic proximity and volume compared to the state. Building on health concerns, the EJ index for air toxics cancer risk is the 95th percentile compared to the state and still in the 81st percentile compared nationally.

In Madison Heights, the population surrounding the former incinerator demographically is in the 95th percentile for linguistically isolated populations and 74th percentile for those with less than a high school education compared to the state. Comparing these demographics to the EPA region results in similar percentiles (92nd and 73rd, respectively). Environmental indicators here also have high percentiles for diesel particulate matter (98th), air toxics cancer risk (96th), and respiratory hazards (98th) compared to the state.

This grant aims to better these populations in the sense that we hope to provide better employment opportunities and higher incomes for the residents surrounding these priority sites. In addition, as discussed above, the grant provides a crucial step in identifying and quantifying the potential contaminants that exists at the priority sites and within the target area corridors in an effort to eliminate or reduce the potential exposures to the contaminants of concern.

a. Community Engagement

i. Project Partners and ii. Project Partner Roles

A table with names and contact information for organizations providing their commitment to continuing progress under the brownfield program is provided below. We will continually build upon this list to ensure inclusion of all stakeholders.

Contact	Role & Commitments
Cindy Thomas, Executive Director contact@ 8mile.org 313.366.3388	The Eight Mile Boulevard Association (8MBA) is a non-profit organization dedicated to the revitalization and promotion of Eight Mile Road. Since 1993, 8MBA has united Southeastern Michigan area stakeholders, and delivered tangible improvements to the Eight Mile corridor all thanks to strategic partnerships with sponsors, its member communities, and governmental partners. 8MBA will be an important partner to assist in prioritization of sites for assessment and reuse and as an avenue of outreach to potential investors for the target area corridor.
Kevin Christiansen AICP, PCP kchristiansen@ ci.farmington. mi.us 248.474.5500 Ext. 2226	The Grand River Corridor Improvement Authority (GRCIA) was established in 2009, as the Cities of Farmington and Farmington Hills began looking at strategies to work cooperatively on the revitalization of the Grand River Corridor. This joint undertaking is working to improve the appearance, connectivity and economic competitiveness of the Grand River Corridor. The goal is to make the area a great place for people to live, work, gather and navigate easily, regardless their mode of transportation. The Improvement Authority will also be a partner to assist in prioritization of sites for assessment and reuse and as a contact for community outreach to obtain grant feedback.
Jeff Campbell 248.546.4075 jcampbell@ hazelpark.org	The Hazel Park DDA District includes commercial properties along John R Road and 8 Mile Road (among other Mile Roads in the city). The DDA will be an active stakeholder and communicator to the public regarding assessments and redevelopment plans for Brownfield sites located within the District boundaries.

Giles Tucker 248.837.2650 gilestucker@madison-heights.org	Madison Heights DDA District also include properties abutting John R Road and the traversing 11 Mile Road. The DDA lists employment opportunities, blight elimination, and visual impacts as priorities. The Madison Heights DDA will also be an active stakeholder and communicator regarding assessment and redevelopment opportunities and plans within the district.
Thomas Kelly, Executive Director kellyt@automationalley.com	Automation Alley is based in Oakland County and is a nonprofit manufacturing and technology business association and Michigan's Industry 4.0 knowledge center, with a global outlook and a regional focus. Automation Alley connects industry, academia and government to fuel Michigan's economy and accelerate innovation. Automation Alley will assist in marketing of assessed sites and will be an important liaison to businesses who may locate to one of our Brownfield properties.
Ahmad Taylor, Executive Director 248.338.4551	The Pontiac Housing Commission is a stakeholder for this assessment grant, as the current owner of the Crystal Lake priority site. The Housing Commission will ensure access to the property for assessment work.
Claire Devlin, Director of Finance 248.338.1843 claired@habitatoakland.org	Habitat for Humanity Oakland County (HFHOC) has been a long-time partner for Brownfield programs in Oakland County. In particular, they have worked with the City of Southfield to revitalize blighted and tax reverted homes across the city through renovations and pathways to homeownership. HFHOC will be an important partner to communicate and outreach to local citizens and as a potential stakeholder for assessments through this grant.

Site selection and prioritization discussions will occur at quarterly county economic development meetings which include all coalition members and partners. This will allow for the opportunity to address any new sites identified and to address any concerns raised at city-held meetings with the county. As new sites for assessment are identified, Oakland County, the coalition cities and partners are able to review Site Intake Forms that are utilized to determine the potential preliminary risk of environmental contaminants and the potential for near-term development and increased investment. The Site Intake Forms are readily available for the community to provide feedback on a potential assessment site that may be a concern for the local neighborhood.

iii. Incorporating Community Input

Community involvement has long been a mainstay of OCBC members' governance philosophy. Effective and ongoing two-way communication is key to garnering involvement of the community and stakeholders in the planning and implementation of Assessment Grant funds. The OCBC will gather the input received and work with the stakeholders to ease any concerns of the environmental threats on a project by project basis depending on the level of concern in the community. The OCBC values each partnership and will take all concerns under consideration when deciding on which projects to fund.

Through local council, commission, and other city-held meetings, education and outreach regarding the project goals, progress, and outputs will be presented to residents and the affected community and will allow the opportunity to voice public concerns over real or perceived threats associated with sites in their community as well as suggestions related to property reuse. Each coalition member maintains a website and regularly posts information, plans, and meeting minutes. These websites also provide an outlet for technical information, staff contact information, notice of open meetings where public participation is welcome, and other resources.

With our project partners, we are committed to provide effective communication with local businesses, developers, and real estate professionals. These strong partnerships in the county and with the Coalition partners has been effective during previous grants and will work to further involve and educate the business community. Stakeholders will be informed of redevelopment opportunities on brownfield sites, the site assessment assistance available through the grant, as well as further other local, state or federal programs that EPA assessment funds could be leveraged with. The county regularly offers outreach programs and community events that will continue to include grant highlights through presentations, social media, and newsletters.

The public will have opportunity to express concerns, comments and questions during the various meetings and social media opportunities presented above. The priority sites where the OCBC anticipates the use of grant funds, were identified from public recommendation and community members.

3. Task Descriptions, Cost Estimates, and Measuring Progress

a. Description of Tasks/Activities and Outputs

For each task provided below, Oakland County staff time will be conducted as in-kind, including fringe benefits.

Task 1 – Cooperative Agreement Oversight	
i.	Project Implementation – Led by county staff, this task includes general grant management, contractor procurement and oversight, QAPP approval, ensuring reporting requirements are met, and budget and invoice reconciliation.
ii.	Anticipated Project Schedule – Throughout the grant cycle, but approval of the QAPP is anticipated in the first 60 days
iii.	Task/Activity Lead – County staff with assistance from the environmental consultant.
iv.	Outputs – Approved EPA Work Plan and QAPP, quarterly reports, and final close-out report
Task 2 – Inventory and Community Outreach	
i.	Project Implementation - A kick-off meeting, and subsequent quarterly meetings that includes the county, Coalition Cities, the environmental consultant, and EPA project manager will be held throughout the duration of the grant to track progress and discuss redevelopment projects in need of funding. The community engagement and involvement activities previously described are included within this task. Key staff will attend the EPA Regional Kick Off Meeting and the national EPA Brownfield conferences as in-kind contributions.
ii.	Anticipated Project Schedule - Planning and outreach activities will begin concurrently with Task 1, with quarterly meeting being held throughout the duration of the project. Nominated projects will be evaluated for viability and prioritized by the Coalition prior to being approved for funding.
iii.	Task/Activity Lead – Oakland County, with assistance from Economic Development professionals in each coalition city and the selected environmental consultant.
iv.	Outputs – brownfield inventory, community outreach and education, and attendance at the brownfield conference.
Task 3 – Environmental Site Assessments (ESAs)	
i.	Project Implementation - Environmental assessments for the priority sites include conducting six Phase I ESAs (three Hazardous Substance and three Petroleum). Phase II ESAs within the target area/priority sites include conducting seven Phase II ESAs on each priority site (four Hazardous Substance and three Petroleum). *The Northland Mall priority site has completed Phase I ESAs that identified Recognized Environmental Conditions (RECs) associated with the former automotive service.* This task cost includes consulting and reporting expenses, printing, and other eligible assessment-related costs. In addition to the priority sites, the OCBC has been resourceful in managing grant funds to allow for many additional assessments. As such, we anticipate completion of many additional Phase I and Phase II ESAs, as outlined below. For each Phase II ESA, it is anticipated that Clean-up Planning via a Documentation of Due Care Compliance (DDCC) report will be incorporated under this task. Site assessments will adhere to the All Appropriate Inquiry guidelines, applicable ASTM International Standards and environmental liability will be evaluated as it pertains to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Generic and Site Specific QAPPs will be reviewed by EGLE and the EPA. An eligibility determination, procurement of site access, the preparation of a sampling and analysis plan for approval by the USEPA project manager (as applicable), and ACRES reporting are included under this task.
ii.	Anticipated Project Schedule – For priority sites, Phase I ESAs will begin immediately following Draft Work Plan approval by the EPA and will take place primarily within Quarters 1 through 3, Phase II ESA will take place in Quarters 2 through 4 of the agreement. For supplemental sites, Phase I ESAs are expected to take place primarily within Quarters 3 through 10, Phase II ESAs will take place in Quarters 4 through 11 of the agreement
iii.	Task/Activity Lead – These activities will be conducted by a qualified environmental professional and overseen by the county with assistance from the coalition cities.
iv.	Outputs – Site specific eligibility determinations, ESAs, site specific health and safety plans, types and concentration of contamination and risk posed, and building the ACRES database.

b. Cost Estimates

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

Task 1 – Cooperative Agreement Oversight - This task is expected to include only in-kind services that are provided by county.

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

Task 3 – Environmental Investigations – Cost estimates for each of the eligible activities under this task will be prepared by the environmental consultant and submitted to the Coalition for approval. Although these costs are expected to vary, a cost estimate for these activities based on average pricing is provided below. As mentioned above, the OCBC has previously been very resourceful in utilizing EPA Assessment grant funds over the past two grant awards in an effort to assess as many brownfield properties across the county as possible. We have reviewed the ACRES data available,

including past average budgets, for these two most recent assessment grants and have determined that assessments of approximately 100 properties is not only feasible, but that we have exceeded this amount during the FY2016 cycle. As much as possible, the OCBC attempted to leverage private funding to share the higher cost of the Phase II ESAs. Through this analysis, we have determined the average cost per ESA to formulate the budget for this assessment grant.

Activity	Estimated Qty.	Average Cost	Total Cost
HAZ: Phase I ESAs	64	$2,500	$160,000
HAZ: Phase II ESAs	30	$8,000	$240,000
Petro: Phase I ESAs	32	$2,500	$80,000
Petro: Phase II ESAs	15	$8,000	$120,000

Hazardous Substances Budget

Budget Categories		Project Tasks			
		1	2	3	Total
Direct Costs	Personnel				
	Fringe Benefits				
	Travel				
	Equipment				
	Supplies				
	Contractual			$400,000	$400,000
	Other				
Total Direct Costs				$400,000	$400,000
Indirect Costs					
Total Budget				$400,000	**$400,000**

Petroleum Substances Budget

Budget Categories		Project Tasks			
		1	2	3	Total
Direct Costs	Personnel				
	Fringe Benefits				
	Travel				
	Equipment				
	Supplies				
	Contractual			$200,000	$200,000
	Other				
Total Direct Costs				$200,000	$200,000
Indirect Costs					
Total Budget				$200,000	**$200,000**

c. Measuring Environmental Results

Per the requirements of the EPA Assessment Grant, Oakland County is familiar with the submission of quarterly reports to the EPA Project Officer. These reports will cover work progress and current status, as well as any difficulties that were encountered, a record of financial expenditures, data results and anticipated further action. We will complete reporting in the ACRES database for each assessment site noting specific accomplishments, contaminants found, which materials were impacted, if clean-up activities are required and the progress of said activities, and other resources that have been leveraged to complete the redevelopment of the site. At the end of the three-year grant period, a similar final report will be produced. As required, these projects will be submitted through the EPA's ACRES reporting system. The ACRES reporting will be a tool for both the EPA and the county to track and measure the grant's progress in achieving the outputs and eventual outcomes. The ACRES database will also be utilized to track job creation and acres of land assessed as part of this grant, as well as the total number of assessments completed and the type of assessment, the amount of funds expended by project, the total project cost, leveraged resources, and anticipated jobs created.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure/ ii. Description of Key Staff

Mr. Brad Hansen, Senior Business Development Representative for Oakland County, has been with Oakland County for over 18 years and oversees the Oakland County Brownfield Redevelopment Authority (OCBRA). The OCBRA is responsible for administering the Oakland County TIF incentive program. Mr. Hansen has extensive experience working with the OCBC and has successfully overseen Oakland County's EPA Brownfield Grant programs, which ranged from a pilot project, an EPA Revolving Loan Fund, and three EPA assessment grants since 2001. If the situation arises where Mr. Hansen leaves the Oakland County government or is unable to continue administering the grant, Mr. Dan Hunter, who currently approves allocations from grants and has over 30 years of experience in economic development activities, will take over day to day management of the Coalition Assessment Grant. Mr. Hunter currently works closely with Mr. Hansen on final approval of grant projects for this and other funds managed by Oakland County. The effectiveness of Oakland County's process is evidenced in past compliments from the EPA on running an extremely successful and seamless grant throughout the multiple grant projects. The county has consistently received the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting for its Comprehensive Annual Financial Reports for 27 years in a row.

From prior assessment grant successes, potential projects within each coalition city will be directed to those in head positions for economic and community development, as well as Mr. Hansen, for review and approval based upon priorities within each city and the potential for near-term redevelopment. In the case that current economic development specialists are unable to administer allocated grant funds, Mr. Hansen will work with the City Administrator to review and approve projects for assessment. Preliminarily, each City will be allocated $60,000 of the total award amount for project located specifically within their jurisdiction. As priority sites are successfully assessed and funds are expended, additional funding may be available to each coalition city. Conversely, should coalition cities be unable to utilize the allocated amount, funding may be recategorized and available for assessments located throughout the county jurisdiction.

iii. Acquiring Additional Resources

Through management of the previous grants, the county has developed relationships with several knowledgeable environmental consulting firms. As required, Oakland County will qualify consulting firms through a competitive bid process. Consulting firms will be required to submit documentation that demonstrates their qualifications and experience to conduct EPA assessment grant work. We will obtain the services of an environmental consultant that has prior experience with setting up and managing Brownfield programs, conducting Brownfields Inventory, Community Outreach, Phase I and Phase II ESAs, developing Quality Assurance Project Plans, Corrective Action Plans and working with state regulators regarding solid waste and brownfield assessment and remediation, and redevelopment planning. The county's staff expertise and experience along with the county's partnerships and the contracted environmental consultants will ensure the timely and successful expenditure of funds and completion of all technical administrative and financial requirements of the project and grant.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

1. Accomplishments

Oakland County and the OCBC coalition members received a FY2009 Coalition Assessment Grant for $1,000,000. The grant assessed 120 properties and leveraged $250,000,000 in investment and creation of 1,800 jobs.

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

Finally, Oakland County received a FY2016 Coalition Assessment Grant that is currently in progress. To date, the grant has assessed 111 properties, including 94 Phase I ESAs, 28 Phase II ESAs, and 8 supplemental assessments. Assessment of a former Kmart in Madison Heights was the starting point for a landmark development. Redevelopment of the property resulted in a $36 million investment and 225 full-time equivalent (FTE) jobs. In Ferndale, an ongoing redevelopment of a 13-acres industrial site that was assessed under the grant has leveraged $32 million investment. The redevelopment is expected to bring bringing 75 residential units as well as a market, brewery, and other retail/commercial uses. Brownfield TIF was utilized in both projects to help offset the additional costs of redeveloping a Brownfield property.

All output and outcomes have been accurately reflected in ACRES. For projects in progress under the current assessment grant, ACRES will be updated as projects are completed.

2. Compliance with Grant Requirements

Grant funds previously awarded to the county have been and are currently being successfully managed and completed. The county has been able to ensure compliance with all grant requirements through approved work plans, schedules, and terms and conditions place on the use of all grant funds awarded. Oakland County has met all deadlines for quarterly reports and manages the ACRES database on an ongoing basis to ensure accurate and up to date information.

The FY2016 Grant was granted a short extension until March 1, 2020 to expend the final grant funds. The reason for the OCBC extension request was for a necessary update to Memorandum of Understanding with the consortium partners due to updated county protocols within the Fiscal and Corporation Counsel departments. It is expected that funds will be expended by the grant deadline and close-out reporting will follow shortly thereafter.

THRESHOLD CRITERIA

1. **Applicant Eligibility:** Coalition partners of Oakland County and the cities of: Farmington Hills, Ferndale, Hazel Park, Madison Heights, Pontiac and Southfield are all General Purpose Units of Local Government as defined under 40 CFR Part 31. Letters from the coalition partners agreeing to be part of the coalition have been provided as an attachment.

2. **Community Involvement:**

Community involvement has long been a mainstay of OCBC members' governance philosophy. Effective and ongoing two-way communication is key to garnering involvement of the community and stakeholders in the planning and implementation of Assessment Grant funds. The OCBC will gather the input received and work with the stakeholders to ease any concerns of the environmental threats on a project by project basis depending on the level of concern in the community. The OCBC values each partnership and will take all concerns under consideration when deciding on which projects to fund.

Through local council, commission, and other city-held meetings, education and outreach regarding the project goals, progress, and outputs will be presented to residents and the affected community and will allow the opportunity to voice public concerns over real or perceived threats associated with sites in their community as well as suggestions related to property reuse. Each coalition member maintains a website and regularly posts information, plans, and meeting minutes. These websites also provide an outlet for technical information, staff contact information, notice of open meetings where public participation is welcome, and other resources.

With our project partners, we are committed to provide effective communication with local businesses, developers, and real estate professionals. These strong partnerships in the county and with the Coalition partners has been effective during previous grants and will work to further involve and educate the business community. Stakeholders will be informed of redevelopment opportunities on brownfield sites, the site assessment assistance available through the grant, as well as further other local, state or federal programs that EPA assessment funds could be leveraged with. The county regularly offers outreach programs and community events that will continue to include grant highlights through presentations, social media, and newsletters.

The public will have opportunity to express concerns, comments and questions during the various meetings and social media opportunities presented above. The priority sites where the OCBC anticipates the use of grant funds, were identified from public recommendation and community members.

3. **Expenditure of Assessment Grant Funds:** Oakland County has a current FY2016 Assessment Grant, in which more than 70% of funds have been drawn down. A report from the Automated Standard Proposal for Payments (ASAP) is attached hereto.

FARMINGTON HILLS Michigan

OFFICE OF CITY MANAGER

December 2, 2019

Mr. Dan Hunter
Oakland County Planning and Economic Development Services
2100 Pontiac Lake Road, Building 41 W
Waterford, Michigan 48328-2735

Dear Mr. Hunter:

The City of Farmington Hills is in full support of Oakland County's application for a US EPA Coalition Assessment Grant of $600,000 for fiscal year 2020. The City of Farmington Hills, an eligible entity, agrees to be a member of the Oakland County Brownfield Consortium for this application. We understand that the Coalition members are not eligible as applicants for traditional community-wide or site-specific assessment grants in FY2020. This federal program is a powerful incentive in the effort to put vacant and distressed brownfield properties back to use.

We have seen the fruits of environmental assessments completed through the EPA grant. Most notably, we have seen the transformation of a vacant big box store through a $6 to 8 million dollar investment into a Harley Davidson dealership. The project also utilized a portion of the building to right size a commercial retail space and has an active tenant. Both of these businesses help to keep our commercial corridors active and have provided additional stability for our community.

We continue to battle Brownfield properties, however, in our 8 Mile Road and Grand River Avenue corridors, and are confident about the success this Assessment Grant can have for our community. We look forward to working with Oakland County as a member of the Coalition to further our efforts in our brownfield program.

Sincerely,

Dave Boyer
City Manager

31555 West Eleven Mile Road • Farmington Hills MI 48336 • 248.871.2500 Phone • 248.871.2501 Fax

FERNDALE

Community & Economic Development
300 East Nine Mile Road
Ferndale MI 48220
248-546-2525
www.ferndalemi.gov

November 21, 2019

Mr. Dan Hunter
Oakland County Planning and Economic Development Services
2100 Pontiac Lake Road, Building 41 W
Waterford, Michigan 48328-2735

Dear Mr. Hunter,

The city of Ferndale is in full support of an application for a US EPA Coalition Assessment Grant of $600,000 for fiscal year 2020. The city of Ferndale, an eligible entity, agrees to be a member of the Oakland County Brownfield Consortium (OCBC) for this application. We understand that the coalition members are not eligible as applicants for traditional community-wide or site-specific assessment grants in FY2020. This federal program is a powerful incentive in the effort to put vacant and distressed brownfield properties back to use.

Stemming from a previous assessment grant, we are excited for a vacant 13-acre industrial site to be transformed into an outstanding mixed-use project in our city and in the neighboring City of Pleasant Ridge. The project, known as Iron Ridge, is an expected $32 Million-dollar investment for our cities, bringing 75 residential units as well as a market, brewery, and other retail/commercial uses. The project has also leveraged Brownfield Tax Increment Financing to help offset the costs of redeveloping the property.

Many other similar sites are located throughout our city, and we are confident that additional assessment funding for the OCBC will assist in seeing additional success property reuse for our city and residents.

Sincerely,

Joseph Gacioch
City Manager

CITY OF HAZEL PARK

MUNICIPAL OFFICES
111 East Nine Mile Road • Hazel Park, Michigan 48030

"Gateway to Oakland County"

November 19, 2019

Mr. Dan Hunter
Oakland County Planning and Economic Development Services
2100 Pontiac Lake Road, Building 41 W
Waterford, Michigan 48328-2735

Dear Mr. Hunter,

The City of Hazel Park is in full support of an application for a US EPA Coalition Assessment Grant of $600,000 for fiscal year 2020. The city of Hazel Park, an eligible entity, agrees to be a member of the Oakland County Brownfield Consortium for this application. We understand that the coalition members are not eligible as applicants for traditional community-wide or site-specific assessment grants in FY2020. This federal program is a powerful incentive in the effort to put vacant and distressed brownfield properties back to use.

Through previous assessment grants, our City has seen the redevelopment of the former Hazel Park Raceway. The approximately 130-acre site had been utilized for horse racing since the 1940s, having been built on a former landfill property. The track closed in 2018 and is currently being redeveloped to provide 1.49 million square feet of new manufacturing and warehousing/distribution buildings. The project leveraged $85 million dollars, including over $21 Million in Brownfield Tax Increment Financing to assist in project financing.

We look forward to additional redevelopment success stories along our John R Road corridor as we continue to work to improve this primary commercial district in our City. We are excited to be a part of this coalition. Please do not hesitate to contact me if I can be of any assistance.

Sincerely,

Michael Webb
Mayor

City of Madison Heights, Michigan

City Hall Municipal Offices
300 W. Thirteen Mile Road
Madison Heights, MI 48071

Department of Public Services
300 W. Thirteen Mile Road
Madison Heights, MI 48071

Fire Department
31313 Brush Street
Madison Heights, MI 48071

Police Department
280 W. Thirteen Mile Road
Madison Heights, MI 48071

www.madison-heights.org

December 2, 2019

Mr. Dan Hunter
Oakland County Planning and Economic Development Services
2100 Pontiac Lake Road, Building 41 W
Waterford, Michigan 48328-2735

Dear Mr. Hunter,

The City of Madison Heights is in full support of an application for a US EPA Coalition Assessment Grant of $600,000 for fiscal year 2020. The City of Madison Heights, an eligible entity, agrees to be a member of the Oakland County Brownfield Consortium for this application. We understand that the coalition members are not eligible as applicants for traditional community-wide or site-specific assessment grants in FY2020. This federal program is a powerful incentive in the effort to put vacant and distressed brownfield properties back to use.

Under the FY2016 assessment grant, we were able to assess the vacant K-Mart property that shutters in 2014 at a primary intersection in Madison Heights. This property was identified as a priority site for our city in the FY2016 application, and we are excited to see the benefits of successful assessment and redevelopment of the property. Assessment on that parcel alone generated a $33 Million investment and has prompted the creation of approximately 100 full-time and 100 part-time jobs.

As we continue to work to improve the John R Road corridor, the need for additional assessment is great. We look forward to working with Oakland County to further our Brownfield program and to see additional investment in our community.

Sincerely,

Melissa R. Marsh

Melissa R. Marsh
City Manager
City of Madison Heights

FURTHER INFORMATION may be obtained from the City of Madison Heights at (248) 583-0831.

Dr. Deirdre Waterman
Mayor
City of Pontiac

November 26, 2019

Mr. Dan Hunter
Oakland County Planning and Economic Development Services
2100 Pontiac Lake Road, Building 41 W
Waterford, Michigan 48328-2735

Dear Mr. Hunter,

The City of Pontiac is in full support of an application for a US EPA Coalition Assessment Grant of $600,000 for fiscal year 2020. The city of Pontiac, an eligible entity, agrees to be a member of the Oakland County Brownfield consortium for this application. We understand that the coalition members are not eligible as applicants for traditional community-wide or site-specific assessment grants in FY2020. This federal program is a powerful incentive in the effort to put vacant and distressed brownfield properties back to use.

In the most recent grant award, the City of Pontiac has seen assessments of former General Motors facilities and subsequent reuse by new businesses in our City. In addition, a vacant distribution/warehousing building has been retrofitted by a local business to include manufacturing, warehousing, and engineering space. The new owner, Peninsula Plastics, committed created of 40 jobs specific to Pontiac residents and, to date, has exceeded their commitment.

We look forward to working with Oakland County as a member of the Coalition to further our efforts in our Brownfield program while seeing the benefit of increased job opportunities within our city.

Sincerely,

Deirdre Waterman
City Mayor

47450 Woodward Avenue • Pontiac, Michigan 48342
Direct: (248) 758-3181 • Appointments: (248) 758-3326 • Fax: (248) 758-3292
E-mail: DWaterman@pontiac.mi.us • www.pontiac.mi.us
https://www.facebook.com/pontiacmayor/

City of Southfield

26000 Evergreen Rd. • P.O. Box 2055 • Southfield, MI 48037-2055 • www.cityofsouthfield.com

November 26, 2019

Mr. Dan Hunter
Oakland County Planning and Economic Development Services
2100 Pontiac Lake Road, Building 41 W
Waterford, Michigan 48328-2735

RE: FY2020 - Community-Wide $600,000 Coalition Assessment Grant

Dear Mr. Hunter,

The City of Southfield applauds and supports the application of the US EPA Coalition Assessment Grant of $600,000 for fiscal year 2020. The City of Southfield, an eligible entity, agrees to become a member of the Oakland County Brownfield Consortium for this application. We understand that the coalition members are not eligible as applicants for traditional community-wide or site-specific assessment grants in FY2020.

This federal program is a powerful incentive to encourage the local community to put vacant and distressed brownfield properties back to use. This funding will allow the City to continue important work of identifying and addressing threats to the environment and will help push the revitalization of the local community and economy. From previous grant cycle awards, we seen great success in the revitalization of Brownfield properties throughout the City. Our successes have made a visible difference at key corridors and intersections, improving perceptions of safety, and have dramatically improved property values and tax revenues on successfully revitalized properties. We've made great progress towards redevelopment of the former Northland Mall, but the need for site assessment is great, not only at this large property, but in many other strategic locations in our city.

We are proud to be working with Oakland County on an important environmental and economic incentive as this as well as being a member of the Coalition to further our efforts in our Brownfield program.

Sincerely,

Kenson J. Siver

Kenson J. Siver, Mayor

Mayor Kenson J. Siver | **Council President** Dr. Lloyd Crews | **City Clerk** Sherikia L. Hawkins | **City Treasurer** Irv M. Lowenberg

City Council
Daniel Brightwell, Myron A. Frasier, Donald F. Fracassi, Michael Ari Mandelbaum, Tawnya Morris, Linnie Taylor

Automated Standard Application for Payments
ACCOUNT SETTLEMENT REPORT

ALC/Region : 68128933/
Recipient ID : 2675645
Account ID : BF00E02004
Transaction Date From : 09/16/2016

Short Name : LVFMC
Short Name : OCFS

Through : 12/03/2019

Settlement/Applied Date	Transaction Type	Authorizations	Draws/RP/BE	Account Balance
09/16/2016	BL FWD			$0.00
09/22/2016	AU	$600,000.00		$600,000.00
12/20/2016	PY		-$2,100.00	$597,900.00
01/24/2017	PY		-$5,200.00	$592,700.00
02/28/2017	PY		-$2,600.00	$590,100.00
03/03/2017	PY		-$2,600.00	$587,500.00
03/07/2017	PY		-$4,900.00	$582,600.00
03/22/2017	PY		-$7,600.00	$575,000.00
03/28/2017	PY		-$5,200.00	$569,800.00
04/04/2017	PY		-$9,350.00	$560,450.00
04/21/2017	PY		-$8,400.00	$552,050.00
04/27/2017	PY		-$2,600.00	$549,450.00
05/02/2017	PY		-$13,300.00	$536,150.00
05/16/2017	PY		-$2,600.00	$533,550.00
05/26/2017	PY		-$12,450.00	$521,100.00
06/09/2017	PY		-$2,600.00	$518,500.00
06/16/2017	PY		-$2,300.00	$516,200.00
06/20/2017	PY		-$2,400.00	$513,800.00
06/30/2017	PY		-$2,500.00	$511,300.00
07/26/2017	PY		-$7,250.00	$504,050.00

Automated Standard Application for Payments
ACCOUNT SETTLEMENT REPORT

ALC/Region : 68128933/
Recipient ID : 2675645
Account ID : BF00E02004
Transaction Date From : 09/16/2016

Short Name : LVFMC
Short Name : OCFS

Through : 12/03/2019

Settlement/Applied Date	Transaction Type	Authorizations	Draws/RP/BE	Account Balance
08/09/2017	PY		-$4,500.00	$499,550.00
09/12/2017	PY		-$11,200.00	$488,350.00
09/26/2017	PY		-$18,100.00	$470,250.00
09/29/2017	PY		-$2,500.00	$467,750.00
10/04/2017	PY		-$5,000.00	$462,750.00
10/11/2017	PY		-$2,300.00	$460,450.00
10/17/2017	PY		-$11,900.00	$448,550.00
11/01/2017	PY		-$3,500.00	$445,050.00
11/10/2017	PY		-$2,600.00	$442,450.00
11/27/2017	PY		-$4,800.00	$437,650.00
12/15/2017	PY		-$5,200.00	$432,450.00
12/21/2017	PY		-$3,000.00	$429,450.00
01/09/2018	PY		-$5,850.00	$423,600.00
01/18/2018	PY		-$2,800.00	$420,800.00
01/30/2018	PY		-$2,500.00	$418,300.00
02/13/2018	PY		-$2,500.00	$415,800.00
03/01/2018	PY		-$5,900.00	$409,900.00
03/14/2018	PY		-$4,900.00	$405,000.00
03/20/2018	PY		-$5,300.00	$399,700.00
03/28/2018	PY		-$10,050.00	$389,650.00

Automated Standard Application for Payments
ACCOUNT SETTLEMENT REPORT

ALC/Region : 68128933/
Recipient ID : 2675645
Account ID : BF00E02004
Transaction Date From : 09/16/2016

Short Name : LVFMC
Short Name : OCFS

Through : 12/03/2019

Settlement/Applied Date	Transaction Type	Authorizations	Draws/RP/BE	Account Balance
04/23/2018	PY		-$20,200.00	$369,450.00
05/02/2018	PY		-$15,100.00	$354,350.00
05/15/2018	PY		-$9,500.00	$344,850.00
05/30/2018	PY		-$21,400.00	$323,450.00
06/12/2018	PY		-$2,400.00	$321,050.00
07/02/2018	PY		-$22,150.00	$298,900.00
07/25/2018	PY		-$5,050.00	$293,850.00
08/14/2018	PY		-$19,400.00	$274,450.00
09/05/2018	PY		-$3,500.00	$270,950.00
09/14/2018	PY		-$36,807.00	$234,143.00
09/18/2018	PY		-$5,700.00	$228,443.00
10/30/2018	PY		-$12,000.00	$216,443.00
01/04/2019	PY		-$2,000.00	$214,443.00
01/25/2019	PY		-$4,500.00	$209,943.00
02/21/2019	PY		-$5,200.00	$204,743.00
03/20/2019	PY		-$5,976.15	$198,766.85
05/01/2019	PY		-$1,543.50	$197,223.35
06/18/2019	PY		-$5,655.00	$191,568.35
07/18/2019	PY		-$3,690.00	$187,878.35
08/09/2019	PY		-$5,000.00	$182,878.35

Automated Standard Application for Payments
ACCOUNT SETTLEMENT REPORT

ALC/Region : 68128933/
Recipient ID : 2675645
Account ID : BF00E02004
Transaction Date From : 09/16/2016

Short Name : LVFMC
Short Name : OCFS

Through : 12/03/2019

Settlement/Applied Date	Transaction Type	Authorizations	Draws/RP/BE	Account Balance
08/20/2019	PY		-$1,750.00	$181,128.35
10/23/2019	PY		-$27,845.00	$153,283.35
11/01/2019	PY		-$16,455.00	$136,828.35
11/22/2019	PY		-$7,485.00	$129,343.35
Totals :		$600,000.00	-$470,656.65	

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Oakland County, a Michigan Constitutional and Municipal Corp

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS: 1362003620000

d. Address:

* Street1: 2100 Pontiac Lake
Street2: 41 West
* City: Waterford
County/Parish: Oakland
* State: MI: Michigan
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 48328-0403

e. Organizational Unit:

Department Name: Economic Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Brad
Middle Name:
* Last Name: Hansen
Suffix:

Title: Sr. Business Development Rep.

Organizational Affiliation: Oakland County

* Telephone Number: 248-858-8073
Fax Number:

* Email: hansenb@oakgov.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-14 SF-424 Areas Affected by Project.pd

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Oakland County Brownfield Consortium's application for FY2020 Coalition Assessment Grant Funds

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: mi-011

* b. Program/Project: mi-008

Attach an additional list of Program/Project Congressional Districts if needed.

1236-16 SF-424_congressional districts.pdf | Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2020

* b. End Date: 09/30/2023

18. Estimated Funding ($):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ____.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.

* First Name: David

Middle Name:

* Last Name: Woodward

Suffix:

* Title: Chairperson, Oakland County Board of Comm.

* Telephone Number: 248-858-0100

Fax Number:

* Email: woodwardd@oakgov.com

* Signature of Authorized Representative: Bradley J Hansen

* Date Signed: 12/03/2019

Application for Federal Assistance SF-424 Attachment

14. Areas Affected by Project (Cities, Counties, States, etc.): Oakland County, Michigan City of Farmington Hills, City of Ferndale, City of Hazel Park, City of Madison Heights, City of Pontiac and City of Southfield. The County of Oakland also covers 56 other Cities, Villages and Townships within its boundaries.

Application for Federal Assistance SF-424
16. Congressional Districts Of: b: Program/Project: MI-009, MI-011, MI-014