



L. BROOKS PATTERSON
OAKLAND COUNTY EXECUTIVE

December 9, 2015

US Environmental Protection Agency
Office of Brownfields and Land Revitalization
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

**RE: Request for Proposals FY16 for EPA's Brownfields Program;
Brownfields Assessment Grants
RFP No. EPA-OSWER-OBLR-15-04
CFDA No. 66.818**

To Whom It May Concern:

Oakland County and the cities of Farmington Hills, Ferndale, Hazel Park, Madison Heights, Pontiac, and Southfield (collectively known as the Oakland County Brownfield Consortium (OCBC)) is pleased to present this proposal for fiscal year 2016 (FY16) Environmental Protection Agency (EPA) Brownfields Program specifically the Brownfields Assessment Grants program. This proposal has been prepared in response to EPA's Request for Proposals (RFP) No. EPA-OSWER-OBLR-15-04, Catalog of Federal Domestic Assistance (CFDA) No. 66.818 dated October 18, 2015. Included within this proposal is information requested as part of the consideration and selection of coalition awardees for EPA Grants to perform Brownfields assessments.

- a. **Applicant Identification:** Oakland County
2100 Pontiac Lake Road
Building 41 West
Waterford, Michigan 48328
- b. **Applicant DUNS number:** 1362003620000
- c. **Funding Request:**
 - i. **Grant Type:** Brownfields Assessment Grant
 - ii. **Federal Funds Requested:** \$600,000
 - iii. **Contamination:** Both Hazardous Substances and Petroleum (\$400,000 for hazardous substances and \$200,000 for petroleum sites)
 - iv. **Applicant Type:** Coalition
- d. **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.
- e. **Property Information:** Not applicable for Coalition Grant
- f. **Contacts:**
 - i. **Project Director:**
Mr. Bradley J. Hansen
Brownfield Program Coordinator
2100 Pontiac Lake Road, Building 41 West
Waterford, Michigan 48328

**ECONOMIC DEVELOPMENT
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- ii. **Chief Executive:** L. Brooks Patterson
Oakland County Executive
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Phone (248) 858-0484/ Fax (248) 858-7998
- g. **Date Submitted:** This proposal was submitted electronically on December 16, 2015 through www.grants.gov.
- h. **Project Period:** The proposed project period is three (3) years
- i. **Population:**
 - i. **Coalition Municipal Partners Population:**

Oakland County	1,213,406
City of Farmington Hills	80,376
City of Ferndale	20,073
City of Hazel Park	16,528
City of Madison Heights	29,933
City of Pontiac	59,751
City of Southfield	72,331
 - ii. **Non-municipal Population:** Not applicable as all of the coalition members are municipal governments.
- j. Regional Priorities Form/Other Factors Checklist is attached as requested.

We have read the EPA's FY16 Guidelines for Brownfields Assessment Grants and related documents. On behalf of our proposal team, Oakland County Brownfield Consortium (OCBC) appreciates the opportunity and your consideration of our proposal. If you have any questions please do not hesitate to contact us at (248) 858-8073 or email at hansenb@oakgov.com.

Sincerely,

Dan Hunter
Deputy Director
Oakland County Economic Development and Community Affairs

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Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: Oakland County Brownfield Consortium

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Region 5;

Coordinated Public Funding for Brownfields

Page Number(s): 1, 6, 9, 10

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	1, 5,

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	<p>1</p>
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community Description:

The Oakland County Brownfield Consortium (OCBC) is a Michigan coalition comprised of Oakland County and some of the cities within, namely; Farmington Hills, Ferndale, Hazel Park, Madison Heights, Pontiac and Southfield, to apply for its third Environmental Protection Agency (EPA) Coalition Assessment Grant (the Grant). Oakland County is located in the northwest corner of Detroit's metropolitan area with a diverse population of over 1.2 million people. Coalition members have collaborated on a number of key sustainability, livability, and economic revitalization initiatives, some in partnership with the Federal Government including a Department of Transportation (DOT) Investment Generating Economic Recovery (TIGER II) grant, and the IMCP Manufacturing Communities Partnership (IMCP) with Advance Michigan. In particular, Oakland County's partnership with IMCP directly correlates with the priority sites identified in the application formerly occupied by automotive and industrial manufacturing plants. Since 2009's declared bankruptcy of General Motors and Chrysler along with developing globalization, Oakland County has faced and fought to rise above, extraordinary economic challenges. The bankruptcies and out flux of major manufacturing employers moving overseas caused many businesses, both large and small, to fail. This left behind vacant, blighted, and often contaminated sites. The OCBC has target priority sites along key connecting corridors of the county's 61 municipalities; along the now infamous 8 Mile Road and Woodward Avenue continuing west through Grand River Avenue and Northeast along John R Road. Through the OCBC's regional approach toward addressing brownfields, the community has seen tremendous success encompassing previous EPA Assessment Grant awards with several successful redevelopment projects; and a proven track record in grant management while leveraging other public funds, as discussed further in this application.

Oakland County's community triumphs have historically correlated with the strength of the automotive industry from startup, concept and development to tooling and final assembly. The 2009 bankruptcies left communities with high unemployment rates and numerous brownfield sites. Individually these communities do not have the capacity, budget or resources to establish a comprehensive approach to brownfields site characterization, assessment, cleanup and redevelopment. This need prompted and resulted in the formation of the coalition, which will strengthen coordinated brownfield efforts. In fiscal year 2009, the OCBC proactively obtained a Coalition Assessment Grant to help combat the negative effects of the failing auto industry. In fiscal year 2013, the OCBC maintained forward movement with a second grant which has been successful in spurring redevelopment, yet additional assessment funds are necessary to prevent the loss of momentum. For the FY2016 grant, with the communities' help, the OCBC has applied the regional comprehensive approach to the following priority target areas, which are located along main corridors with easy access to major freeways, airports, universities, health institutions, etc.

- Stemming from the City's master plan focused on reuse and sustainability, the target area for the City of **Ferndale** encompasses an over 80 acre section of the city primarily inhabited by old industrial facilities surrounded by suburban neighborhoods. Attributable to the city's growth in population, Ferndale plans to encourage adaptive reuse of these formerly successful properties into mixed-use housing and office/retail developments. Not only will this plan utilize current structures, it will increase taxable values and may be aided by other leveraging options including the city's Revolving Loan Fund (RLF).
- The target corridors within **Southfield** focus on a commercial redevelopment area that includes a large target population (per census.gov; approximately 80% minority and 20% under 18 years old); Southfield Road from 8 Mile Road north to 12 Mile Road. The target corridors are flanked by former industrial, dry cleaner, and automotive service/gas station sites that are mixed with residential neighborhoods. The target area also houses at least two schools, a few churches, and various parks.
- **Farmington Hills'** target area will be along Grand River Avenue, to coincide with the Grand River Corridor Improvement Authorities (CIA) 2015 Road to Revitalization Plan, further described in section 2.a.i.
- Future grant money for the city of **Hazel Park** will be utilized to spur adaptive reuses of multiple former small light industrial properties along John R Road. The city of Hazel Park has interest from artists, restaurants and residential developers but they will require environmental assessments and potential cleanup before any new investment is made. Priority sites have already been chosen for the grant and are described in section 2.a.i.
- **Madison Heights** and Hazel Park are partners in many areas, including their joint chamber of commerce and accordingly also share a target corridor for this grant, namely John R Road, which runs south, into to Hazel Park. This "older industrial area" already has multiple priority sites. The first example described in section 2.a.i, would be an excellent candidate for grant funds and will spur new investment in the surrounding area.

- **Pontiac’s** economic Moving Forward Plan (Dept. of Commerce- Economic Development Administration (EDA) Grant) paired with the Woodward Avenue Action Association’s (WA3) efforts and potential Assessment Grant funds will continue to focus redevelopment along Woodward Avenue. Specifically the multiple 60+ acre legacy GM Plants further described below.
- **Oakland County** will focus funds on any of the above listed corridor sections that are not located within coalition cities that are located near sensitive populations. The corridors all connect, forming a central area of commerce at the county’s Southeast corner and are in perfect alignment with major routes to Detroit and the region’s international airport.

ii. Demographic Information

	Farmington Hills	Ferndale	Hazel Park	Madison Heights	Pontiac
Population:	80,376 ¹	20,073 ¹	16,528 ¹	29,933 ¹	59,751 ¹
Unemployment:	4.4% ²	7.4% ²	16.8% ¹	9.6% ²	15.3% ²
Poverty Rate:	7.5% ¹	15.1% ¹	27.4% ¹	18.8% ¹	36.6% ¹
Percent Minority:	31.4% ¹	31.4% ¹	15.5% ¹	17.3% ¹	15.5% ¹
Median Household Income:	\$69,700 ¹	\$47,662 ¹	\$30,875 ¹	\$40,140 ¹	\$27,528 ¹
Per Capita Income:	\$40,604 ¹	\$28,254 ¹	\$17,084 ¹	\$22,113 ¹	\$15,906 ¹
Foreclosures per Housing Unit	1 in 243	1 in 237	1 in 142	1 in 151	1 in 154

¹Data is from census.gov Population & Percent Minority - 2013 American Community Survey Estimates (5-yr estimates)

²Data is from the Bureau of Labor Statistics and is available at www.bls.gov

³Data obtained from Oakland Government; source: Bus Obj CVT

	Southfield	Oakland County	Michigan	National
Population:	72,331 ¹	1,213,406 ¹	9,886,095 ¹	311,536,594 ¹
Unemployment:	9.6% ²	6.8% ²	7.3% ²	5.3% ²
Poverty Rate:	16.0% ¹	10.3% ¹	16.8% ¹	11.3% ²
Percent Minority:	61.6% ¹	22.8% ¹	20.7% ¹	36.7% ¹
Median Household Income:	\$49,841 ¹	\$65,594 ¹	\$48,411 ¹	\$53,046 ¹
Per Capita Income:	\$28,635 ¹	\$27,705 ¹	\$25,681 ¹	\$28,155 ¹
Foreclosures per Housing Unit	1 in 116	1 in 262		

iii. Description of Brownfields

Brownfields within the OCBC include former automotive manufacturing plants, plating facilities, former drycleaners, vacant gas stations, former automotive shops and former tool and die shops. All located within the Coalition’s target areas. Oakland County has over 1,000 potential brownfield sites, with the majority in and around the Coalition cities. Many are currently vacant and in need of significant renovations, creating real and perceived environmental concerns, including increases in crime rates, theft and other illegal activities. For example, in 2011 Pontiac turned over its police operations to the Oakland County Sheriff’s office due to receding tax rolls and increase in crime rates. In 2014, 9.7% of Michigan’s arrests occurred in Oakland County, which only holds 12% of the state’s total population (michigan.gov). In addition to high crime rates, these properties pose environmental concerns to the County’s natural resources and sensitive populations. Developers are less likely to invest in blighted properties, especially when connected sites give an impression of contamination. As structures age, they become unsafe and deteriorate, creating additional environmental impacts. These properties provide opportunities for unique reuses and modernization that if assessed and cleaned up would put the properties back in profitable standing on the tax roll.

Brownfield sites in Oakland County range in size and type, from small quarter acre gas stations, to 60+ acre legacy GM Manufacturing sites. Prioritization of sites will continue to be made based on health, welfare and environmental threats, along with redevelopment potential and proximity to sensitive populations. Potential health concerns associated with these types of brownfield sites include a wide variety of ailments such as developmental defects, organ diseases, cancer, asthma, mental disorders, etc. Below is a list of priority brownfield sites within each of the coalition cities, all of which are located within target areas.

Priority Sites;

- Former GM Plants in **Pontiac** include; Pontiac Truck Assembly, GM Grey Iron Castings, GM Assembly Fiero Plant 17 and GM Foundation Center. These sites would be great locations for grocery, or office/retail which the city needs. The Pontiac Truck Assembly site is located within an ethnically diverse census tract (block group 1, tract 1423), with concentrated, sensitive populations of minorities (84.7%) and children and elderly (44.5%).

- Severely blighted, former small light manufacturing property at 21122 John R Road, in **Hazel Park** built in the 1910's, would create an excellent reuse property for retail/office and multifamily housing. The brick structure can be architecturally pleasing if fixed up and possibly restored while cleaning up a site within the census tract (block group 5, tract 1753) that has sensitive populations of minorities (30.3%) and children and elderly (35.6%)
- A former K-Mart site and adjacent industrial site on John R Road in **Madison Heights** have unknown extents of contamination associated with past industrial and possible automotive uses. These properties are targeted for national retailer/mix-use development are located within a census tract (Block group 2, tract 1812) that includes a 35.3% children and elderly population.
- The former Northland Mall is an approximately 159 acre site located in **Southfield**. Originally opened in 1954, it used to hold 100 different stores/service providers. The city proactively purchased the site to avoid allowing it to continue deteriorating and are currently conducting a market analysis to identify community's needs in that area the site could provide. This is anticipated to be a mixed-use retail multi-family housing complex due to the needs of sensitive populations in this census tract (block group 1, tract 1622) (86% minority population and 50% children and elderly population).
- Two large vacant properties, the former Walker-Wire industrial complex and a former industrial complex along 8 Mile Road are priorities for **Ferndale**, which has interested developers looking to reuse as multi-family housing, retail or combination of both. The property on 8 Mile Road is directly "next door" to Ferndale High School, with approximately 800 students enrolled yearly and thus within disproportional range of a sensitive population of the city.
- The city of **Farmington Hills** has several old blighted churches on 8 Mile Road that have been vacant for many years and are in a state of disrepair. These sites are perceived as unsafe structures, and most likely contain asbestos and lead based paint. They are in need of assessment, cleanup and successful reuse. These sites are ideal to redevelop for dense multi-family housing, a need caused by high population growth (approximate rate of 2% and higher than the state of Michigan rate of 0.3%).

Additional sites within **Greater Oakland County**:

- Former Summit Place Mall site has been closed since 2009, with its last anchor store, Sears, closing in 2014. It is located within a census tract (Block group 3, tract 1409), which has concentrated populations of minorities (63.4%). It is estimated that at the Mall's peak, with 6 anchor stores and at least 150 retail spaces, it employed at least 1,600 people (155-200 per anchor store and 5-20 per retail space). The site is 74 acres and consists of 1.4 million square feet of sprawling blighted property that has the potential to attract redevelopment interest in mixed-use commercial and multi-family housing if assessed and remediated. Large malls of this size and age are known for containing former underground storage tanks, asbestos and mercury ballast lights, all of which pose health risks to the surrounding sensitive population.
- Farmington Hills also has a vacant K-Mart site and adjacent industrial property in need of assessment that the City has identified as an ideal location for dense family housing.
- Former plating property on John R Rd between Madison Heights and Hazel Park are in need of priority assessment and remediation, as the sites could be a highly volatile depending on existing contamination. Plating properties are infamous for chromium-6 contamination, which can cause cancer and other illnesses.

The following table outlines associated contaminants and potential health effects with the identified brownfield sites in Oakland County:

Target Sites & Former Use	Contaminants	Health Effects (source EPA)
Auto Manufacturing (locations include GM Plants in Pontiac)	PCBs, VOCs, Petroleum Hydrocarbons, PAHs, Metals	Cancer, asthma, nervous system damage, immune system diseases, Reproductive health complications
Gas Station, Auto Repair Shops (locations throughout Oakland County)	PAHs, VOCs (Benzene), Metals, Petroleum Hydrocarbons	Reproductive health complications, birth defects, low body weight, lung cancer, skin cancer, stomach cancer, asthma
Former Plating Plants (locations throughout Oakland County)	Chromium-6, PCBs, VOCs, PAHs, Metals, Petroleum Hydrocarbons	Cancer, asthma, immune system diseases, Reproductive health complications
Tool and Die, Machine Shops (locations; Hazel Park, Madison Heights, Ferndale, Farmington Hills, Southfield)	PCBs, VOCs, Petroleum Hydrocarbons, PAHs, Metals	Developmental defects, liver disease, diabetes, immune system diseases, asthma, cancer

Target Sites & Former Use	Contaminants	Health Effects (source EPA)
Former Industrial sites (locations in Ferndale, Hazel Park, Oakland County)	PCBs, VOCs, PAHs, Metals, Chromium-6, Petroleum Hydrocarbons	Cancer, immune system diseases, asthma, Reproductive health complications
Big Box Malls, or large retail property	VOCs, PAHs, Metals, Petroleum Hydrocarbons	Cancer, asthma, developmental defects, diabetes, liver disease
Dry Cleaners (locations throughout Oakland County)	Chlorinated Solvents	Cancer, respiratory problems (asthma), nervous system damage, developmental defects

iv. Cumulative Environmental Issues:

As the home of many former and current manufacturing sites, Oakland County has been significantly impacted by a number of environmental issues over the years. Within the 6 coalition cities out of Oakland County's 61 municipalities, there are 24 facilities reporting toxic releases (TRI) to land, air and water, and 5 Toxic Substances Control Act (TSCA) sites, not to mention numerous superfund sites and transporters/disposers/storage facilities of hazardous waste listed in EPA's EnviroFacts database. Legacy automotive manufacturing sites that were vacant prior to major environmental reform contribute to these long term issues and are an environmental justice concern within Oakland County. These sites typically had multi-family housing nearby for easy access to the jobs they used to provide. Low-income housing grew as these sites blighted and property values decreased, creating census tracts with large numbers of minorities, elderly and low-income families. These sensitive populations are at the most risk due to health concerns and the proximity to contamination.

The communities are also flanked/dissected by major highway systems with hundreds of thousands of daily automobile trips that contribute to air pollution. According to Scorecard Pollution Rankings, Oakland County ranks in the 90-100% percentile for Volatile Organic Compound (VOC), Particulate Matter, Nitrogen Oxides and Carbon Monoxide emissions all of which are found in exhaust from gasoline powered automobiles and industries that release byproducts into the air.

Oakland County is also home to the headwaters of five major watersheds or drainage areas, of which storm water is a major pollution concern. Many of the OCBC communities are located within the Clinton River and Rogue River Watersheds. Therefore, groundwater and stormwater runoff impacted by contamination from toxic releases to land and water potentially discharge into these important water bodies. In fact, the Clinton River is home to two of four candidates listed as endangered species in all of Oakland County, the Clinton Rayed Bean mussel and Snuffbox mussel (U.S. Fish and Wildlife Service). Currently, the Clinton Watershed's largest probable source of impairment is Toxic Atmospheric Deposition which includes PCBs in 1,353 miles of impairments (iaspub.epa.gov). Award of this grant will allow the OCBC to continue their efforts and success in creating a cleaner environment and healthier communities throughout Oakland County.

b. Impacts on Targeted Community:

The collaborative approach the OCBC has taken toward brownfield redevelopment is critical, as the partners do not have sufficient resources to manage or facilitate the grant, nor would the benefit be as effective without a regional vision. The majority of the priority sites and target areas border or adjoin low-income, elderly, and minority residential neighborhoods and schools. Many of the brownfield properties cause issues due to their resulting job loss, hindrance on development opportunities, prolonged unemployment and poverty of the coalition communities which correlate to increased rates of depression, anxiety, and compulsive behavior in its residents (Substance Abuse & Mental Health Services Administration). Pontiac, which has been on the frontline of lost automotive employment (currently at 15.3% unemployment rate) is experiencing higher drug and alcohol abuse than the state of Michigan. The poverty rate continues to be above state and national percentages, especially in Pontiac (36.6%), Madison Heights (18.8%) and Hazel Park (27.4%). Populations experiencing poverty also lack healthcare; as shown by the US Census, Ferndale (21.3%), Pontiac (19.2%), and Hazel Park (20.1%) are 4% or more above the National average of the population without insurance, therefore are more susceptible to illness. Addressing poverty and unemployment through brownfield redevelopment would create new jobs, which would provide healthcare as well as income and negate these health and welfare issues.

According to the Michigan Department of Community Health's data regarding cases of cancer diagnosed, Oakland County's rate of cases was 22 points higher than the State of Michigan's rate, and comprised of 13% the total state diagnoses. Considering Michigan has 83 counties and Oakland County houses 12% of its population, this is a disproportional rate. Exposure to contaminated sites, such as the priority former plating plant sites contaminated with Chromium-6 over time could be attributing to these impacts, especially when considering the close proximity of brownfield sites to residential areas.

Additionally, based on data from an initiative created by the Michigan Department of Community Health and the American Lung Association, Metro-Detroit (including Oakland County) is #4 within the top ten worst areas in the U.S. to have Asthma this year. Risk Factors listed as "worse than average" include air quality and poverty rate. According to EPA AirData, Oakland County had 17% of the AQI reporting days in the last five years at moderate (Air Quality Index (AQI) value of 51-100) and unhealthy for sensitive group (AQI value of 101-150) levels. AirData also provided the number of days a particular pollutant responsible for the highest index value is the "Main Pollutant"; of note is that in the last five years, Ozone and Particulate Matter (PM 2.5) were the highest pollutants during every year. Since most brownfield sites in OCBC are located near/adjoining residences and schools, vapor intrusion concerns as well as and Particulate Matter from brownfield properties could be a factor in high rates of asthma. These environmental impacts can be mitigated with the assessment grant and spur cleanup of brownfields within Oakland County.

c. Financial Need

i. Economic Conditions

Due to the large reliance on automotive industries that took a major hit during the recession, the OCBC communities continue to face unique challenges that negatively impact their economies. These communities were among the first suburbs to develop and are now among the oldest and hardest hit working-class population in the region. According to the U.S. Census, coalition cities have experienced high unemployment since the 2009 recession. Currently 5 out of the 7 coalition members are still experiencing record prolonged unemployment rates ranging from 7.4% to 16.8%. In comparison, the national average is 5.3%. In 2015 alone, layoffs are still occurring, affecting OCBC workers with over 1,200 layoffs in Sept-Nov 2015 (www.michigan.gov). Long-term high unemployment along with increases in home foreclosures have resulted in a direct loss of available funds for the coalition cities, not to mention the toll it has taken on the residents. In October, the number of properties that received a foreclosure filing in Oakland County was 61% higher than the previous month and has grown 5% since the same time last year (realtor.com). Oakland County experienced an average foreclosure rate of 1 in every 262 housing units; with many of the coalition members ranking as the worst in the County in 2014. Taking into effect the unemployment, low-income, poverty and foreclosures rates, taxable values have dropped, and with no general fund allotment for brownfield redevelopment, the coalition members must rely on grant funding to assess brownfield sites.

ii. Economic Effects of Brownfields

Local city revenue in Oakland County is funded primarily through property taxes. Declining tax revenue, a large part of which is due to non-contributing brownfield properties, results in very little available funds for environmental assessments. While the statistics listed in the demographic table in section 1.a.ii. are the most recent available, they fail to show the actual state of Oakland County and the other Consortium members current condition. The bankruptcies of GM and Chrysler and resulting plant closures (current brownfield sites) continue to cause devastating effects such as prolonged unemployment and numerous vacant blighted properties. Pontiac, in particular, stands out as a city ravaged by the distresses of the automotive industry. With unemployment rates staying 11.5% higher than the national average; more than a third of the residents living at or below the poverty level; and the city needing to turn over its police operations to the Oakland County Sheriff's office due to receding tax rolls and increase in crime rates; this is a vast difference when compared to the national and state standings. The target area in Pontiac includes priority sites of former GM manufacturing plants that are now abandoned and an eyesore on major corridors through the city. Pontiac is in dire financial straits and local funds are not available for assessment of brownfield sites. Pontiac recently joined with the county in an economic plan further described within the application (funded by US Dept. of Commerce EDA), to aide in its recovery, and the grant will be an excellent contribution to the success of this plan. Hazel Park and Madison Heights also stand out statistically with a 27.4% poverty rate and a very low per capita income (\$17,084 and \$22,113, respectively). These high numbers are mirrored in many other communities throughout Oakland County. Many brownfield sites and foreclosed homes have reverted to city tax rolls, providing no economic benefit to the communities. Assessment Grant funds used in redevelopment, reuse and regained tax revenue of sites within the target areas will drastically improve the disproportional impact of brownfields on these communities. Redevelopment County-wide will assist all communities especially those hardest hit. Even if the redevelopment isn't in their city it will still create jobs residents can be qualified for. The County and coalition member comprehensive plans, including sustainable reuse initiatives have shown these are the most visited and prominent areas of the OCBC communities. Redevelopment will aide these plans and help the OCBC to build upon its momentum already begun with the prior assessment grants, and reach its goals.

2. Project Description and Feasibility of Success

a. Project Description, Project Timing and Site Selection

i. Project Description:

The OCBC has proven through prior EPA Assessment grants that their strategies are working to stimulate private investment. Assessment Grant funds that lead toward redevelopment of former gasoline

stations, automotive manufacturing or service garages and industrial plant sites, will aide in transitioning this automotive industry driven county into a more versatile and sustainable community, through targeted reuse and redevelopment. The coalition intends to focus on the reuse and redevelopment of sites along the 8 Mile Boulevard and Woodward Avenue corridors continuing west through Grand River Avenue and northeast along John R Road, which unifies the ongoing land use and revitalization programs within each Coalition member's community. At least five priority sites, one from each coalition member, and target areas have been chosen by each community and listed in Section 1.a.iii along with other sites secured by each city. These sites fit within both local and regional land use and revitalization plans as described below. Each priority or approved site within a target area will likely need and qualify for grant funded Phase I Environmental Site Assessment (ESA) and Phase II ESA. It is anticipated that some, if not all will need additional Analysis of Brownfield Cleanup Alternatives (ABCAs).

- The City of **Ferndale** partnered with Oakland County and five other Woodward corridor communities on a sustainability plan that includes similar measures for each city. Essentially, the sustainability plan is designed to help the cities focus on the "triple bottom line"; policies and practices that have a positive net impact on the long-term social, economic, and environmental health of the community. For many years the City of Ferndale has focused on and prioritized their goals in the area of sustainability. Attributable to the city's growth in population, Ferndale plans to encourage adaptive reuse of former industrial facilities including tool and die shops within the target area into mixed-use housing and office/retail developments, where the target site is located. Ferndale has also recently adopted the Complete Streets Resolution and is currently preparing for a non-motorized plan. The City remains committed to sustainability and looks forward to future efforts that will help support this goal.
- **Farmington Hills'** 2015 Road to Revitalization plan created by the Grand River Corridor Improvement Authorities (CIA) defines a plan to execute an estimated \$10-\$11 Million Dollars in public investments over the next 20+ years, focused along Grand River Avenue. This collaborative economic development strategy and CIA legislation provides access to a series of tools to help the them work to improve the appearance, connectivity, and economic competitiveness of Grand River Avenue, which is one of the primary/target corridors for the grant. Grand River Corridor Improvement Authority was charged with the task of breathing new life into a Corridor that, despite its strengths, has seen decline and disinvestment. A variety of developments will bring together combinations of shopping, living, working and recreation in settings marked by distinctive architecture, public gathering areas and transportation options. Planned public investments include: road, pedestrian and streetscape improvements, new greenspace and access to environmental assets, such as the Rouge River, and programs and initiatives designed to facilitate private sector investment. This proactive approach to redevelopment will prove to be an asset to current and future property owners and investors. Based on a survey completed under the plan, it was determined that there is a high need for additional affordable apartment communities, with vacancy rates as low as 1.5%. This provides an ideal opportunity for redevelopment of brownfield properties into multi-family and mixed uses to meet this need.
- The EPA Assessment Grant will aide in continuing the momentum of redevelopment of the older industrial area along John R. Road which will complement the People Powered Transportation and Sidewalk Repair Program plan adopted by the city of **Madison Heights**. This plan sets goals to improve and expand upon the walkability and pedestrian ways throughout the major corridors.
- The city of **Southfield** joined Lean & Green Michigan, one of America's first statewide Property Assessed Clean Energy (PACE) initiatives, and is Michigan's market place for energy efficiency and renewable energy financing. This initiative will bring new economic development tools to entice reinvestment and redevelopment in the city and couple brownfield redevelopment efforts with green design.
- City of **Pontiac's** Moving Forward Plan; An Economic Recovery Strategy, is an economic improvement plan co-funded by the US Department of Commerce-Economic Development Administration and in-kind services by Oakland County, crafted jointly by Oakland County and the City of Pontiac that seeks to help Pontiac's economic recovery. The detailed strategy is divided into six areas, ranging from strengthening neighborhoods and developing a city marketing plan, to attracting new investors and helping existing businesses expand. Identified neighborhoods and corridors in the strategy contain brownfield sites targeted for redevelopment under this EPA Assessment grant application.
- Woodward Avenue Corridor Study is a cooperative effort between the six communities along historic Woodward Avenue in Oakland County. The study provides recommendations for the median, open space, buildings and parking, districts and gateways, signs, transportation, financing improvements, history, market potential and promotion of this historic corridor. Rethinking 8 Mile: A Framework for Unifying Elements, prepared by the 8 Mile Boulevard Association and encompassing thirteen communities, proposes a strategy in which this famous corridor can regain its vibrancy in a similar manner to Woodward Avenue. The brownfield properties targeted for redevelopment along these roads will work synergistically with these efforts.

These community plans will be complimented and spurred by the EPA Assessment Grant to provide more transportation, promote affordable housing, enhance economic competitiveness, support existing communities, coordinate and leverage federal investment and add value to communities. The community plans also include steps to market the redevelopment incentives and other funding sources to attract developers and other investors to the area. Successful promotion of these plans in unison with previously awarded EPA Assessment Grants have led to multiple success stories including the redevelopment of a underused section of a Race Track in Hazel Park into a Tri-County Commerce Center, discussed later in the application.

ii. Project Timing

The OCBC understands how quickly three years can pass and is prepared to hit the ground running. This is evidenced in the current FY2013 EPA Assessment Grant, as the majority of funds were spent and allotted within the first two years. The search for and procurement of qualified environmental professionals, with brownfield experience, who can help implement the assessment funds in a way that both addresses issues at targeted brownfield sites and furthers the overall community and economic revitalization plans, will be accomplished within the first 3 months following award. The first consultant task will be to prepare a Quality Assurance Project Plan (QAPP) within the first 60 days of the contract.

The Coalition will prioritize projects based on community benefit, economic and community development potential, greenspace, improvement of public health and potential to improve the overall quality of life. The below table provides an overview of planned project timing, some of which are ongoing if/when needed:

Activity	Year 1				Year 2				Year 3			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Grant Management	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Meetings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Procure Qualified Consultants	✓											
Preparation of QAPP		✓										
Site Selection	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Phase I & Phase II ESAs			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cleanup & Reuse Planning	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Update ACRES	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EPA Quarterly Reports	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Project Closeout												✓

Oakland County will remain the lead member of the coalition and has managed this role for the previous two successful coalition assessment grants. The County will be responsible for administering the grant, be accountable to EPA for proper expenditure of funds, and be the point of contact for the other coalition members. Facilitating site access will be the responsibility of individual project applicants. Utilizing the identified priority sites and inventory, the OCBC will begin site assessments immediately. Site Selection and prioritization discussions will continue occur at county economic development meetings and have been kicked off with a coalition meeting that was open to the public on November 12, 2015. Further opportunity at local council, commission, and other meetings will occur to continue communication with the public, including the opportunity to voice their concerns over real or perceived threats associated with these sites. Realistically, the coalition will receive applications for grant funds on a weekly basis. In an effort to keep the projects moving forward review of the project occurs first by the coalition jurisdiction it's located in with a recommendation either for approval or denial and is then passed on to the county for final approval or denial. For sites outside of the coalition cities, the County will recommend approvals.

The site selection application and site access has been refined and outlined in Section 2.1.iii below. Many of the listed prioritized sites already have developers interested, a few with architectural composites, but lack of environmental information, along with perceived contamination have stalled or dissuaded further investment due to perceived risk. To date, individual Coalition members have been extremely successful in assessing, remediating and redeveloping brownfields for market-ready and underutilized properties in the county.

iii. Site Selection

The OCBC intends to focus Assessment Grant funds along the corridors identified earlier and within the target areas. Priority sites have already been identified within each coalition municipality through previous assessments, coalition member input, and public recommendations. These Priority sites were further described in section 1.a.iii. and include former big box malls, gasoline stations, automotive service centers, former automotive plants and numerous manufacturing properties. Additionally, an inventory of potential brownfield sites focusing on Leaking Underground Storage Tank (LUST) and Hazardous Materials has been created, listing over 1,000 sites. Sites for assessment will be selected and prioritized based on each site's potential for sustainable, facilitative redevelopment, improvements on negative health and

environmental impacts on the community and the interest from community and developers. The Coalition has designed an Intake Form and streamlined ranking system to evaluate sites for the use of assessment grant funds that proved effective in prior grants. Potential sites/projects are selected based on the following parameters after review from the respective coalition partner and/or Oakland County: City demographics, former/current property use, environmental concerns, if other resources (such as LUST trust funds) have been used, site accessibility, on-going or anticipated environmental enforcement actions, existing zoning, detailed potential development for the site and development strategy, along with details regarding the financial commitment and jobs created/retained as part of the development. As part of the vetting process the applicants will need to ensure the site is accessible to conduct the assessments. Sites/projects with favorable answers to this criteria are approved by the County.

b. Task Descriptions and Budget Table

i. Task Descriptions

The OCBC proposes the following tasks to implement the proposed assessment grant activities:

Task 1: Programmatic Costs: The OCBC will provide in-kind staff resources associated with programmatic costs including documenting the brownfields site selection process, updating the brownfields site information and data within the County's existing Geographic Information System (GIS) database, coordinating and conducting operational meetings and other activities associated with grant inventory and assessment functions. OCBC's plans for tracking and measuring progress will be to provide site-specific, quarterly and final reports to the EPA, as required. The Coalition will also plan on attending EPA Brownfield conferences for continuing brownfield education, which will be included as in-kind programmatic costs. These in-kind services are estimated to be \$30,000. **Outputs** from this task include an up-to-date GIS database, community education and feedback. A final report to present a summary of the brownfield inventory, number of assessed sites, Cleanup and Redevelopment Planning and any cleanups, including a summary and any lessons learned. **Outcomes** expected of this task include: documentation of the project elements to determine if each element meets their collective goals and vision.

Task 2: Community Outreach: The coalition members will provide this as in-kind staff resources as an addition to local council, commission, and other public meetings that occur regularly throughout the year to continue communication with the public, including the opportunity to voice their concerns over real or perceived threats associated with these sites. **Outputs** will include the following: draft press releases, update OCBC websites as new information is generated, coordinating and conducting meetings with stakeholders and the general public, seeking, discussing and implementing meaningful public input into the grant processes, preparing and publishing public notices, preparing meeting materials and presentations, preparing and distributing brochures and other public information materials. **Outcomes** will include long term redevelopment as a result of community participation activities.

Task 3: Site Inventory and Selection: Since the coalition was previously awarded two EPA Assessment Grants, site inventory and selection process has been previously developed and refined. However, there will be some cost to maintain and update the current inventory. OCBC will continue to utilize the Assessment Cleanup & Redevelopment Exchange System (ACRES) program provided by the EPA. Coalition members anticipate site inventory maintenance costs of approximately \$4,000 over the course of the grant, which will be covered by in-kind services. **Outputs** include travel for identifying and cataloging any additional sites, collecting, evaluating and entering project information into the County GIS system and ACRES database. **Outcomes** will include long term development and cleanup activities as a result of maintaining a curated inventory.

Task 4: Sites Assessment: The OCBC plans to utilize all grant funds toward site assessment, totaling \$600,000 (\$400,000 Hazardous Substances/ \$200,000 Petroleum). These costs are based on conducting approximately 52 Phase I ESAs (36 Hazardous Substances/ 16 Petroleum) at an average cost of \$2,500 each; 24 Phase II ESAs (16 Hazardous Substances/ 8 Petroleum) at an average cost of \$18,000 each (which includes the preparation of site specific QAPPs), 2 Michigan Voluntary Cleanup Program documents at an average cost of \$5,000 each. An additional \$4,000 per site for Analysis of Brownfield Cleanup Alternatives (ABCAs) is also included for an estimated 7 sites. **Outputs** include site specific eligibility determinations, Phase I ESAs, Phase II ESAs, site specific health and safety plans, types and concentration of contamination and risk posed, and building the ACRES database, ABCAs all of which will assess and potentially clean-up brownfield sites. **Outcomes** include minimize exposure to hazardous substances and other contamination found on brownfield sites, thousands of new job opportunities and leverage of other funding through the economic reuse of the assessed sites, hundreds of acres made ready for reuse or greenspace.

ii. Budget Table

The Assessment Grant proposed budget includes the anticipated costs needed to implement the funding for a Hazardous Substance Assessment Grant and a Petroleum Assessment Grant. The Coalition believes that there will be a savings in programmatic, community outreach and site inventory costs due to

in-kind services as stated above in the task descriptions. The additional cost savings will allow for additional funding of site assessment and cleanup planning activities.

Project Tasks					
Budget Categories	Task 1: Coalition Programmatic Costs	Task 2: Outreach	Task 3: Site Inventory	Task 4: Site Assessment	Total
Personnel	In-kind	In-kind	In-kind	In-kind	In-kind
Fringe Benefits	-	-	-	-	\$0
Travel ¹	In-kind	In-kind	In-kind	-	In-kind
Equipment ²	-	-	-	-	\$0
Supplies	In-kind	In-kind	In-kind	-	In-kind
Contractual (hazardous substances)	-	-	-	\$400,000	\$400,000
Contractual (petroleum)	-	-	-	\$200,000	\$200,000
Other (specify)	-	-	-	-	\$0
Total Budget	\$0	\$0	\$0	\$600,000	\$600,000

c. Ability to Leverage

OCBC members expect to contribute at least \$34,000 towards in-kind services as outlined in the budget. The OCBC is diligently continuing to develop a long-term program to identify, assess, cleanup and redevelop brownfield sites through leveraging of grants and other resources. Several coalition partners have successfully leveraged environmental cleanups with other funds including the cities of Farmington Hills and Ferndale’s RLFs. With funding totaling over \$600,000, these cities will continue to leverage these funds with environmental cleanups and redevelopment made possible through the EPA Assessment Grant and will ensure that assessed sites will move forward into redevelopment and future investment. Oakland County’s Planning and Economic Development Department provides a wide range of services to developers, including capital asset financing through the County’s Local Development Company, the Small Business Administration (SBA) 504 loan program, and Main Street Oakland County Downtown Revitalization (MSOC) program. The combination of former and future Assessment Grant dollars and the County’s governmental resources will allow the Coalition to continue their dynamic brownfield redevelopment program geared toward long-term, sustainable property reuse.

In addition to these programs, the Coalition members have compiled the following list of tools and programs that have been and will continue to be leveraged with the EPA Assessment Grant, if awarded:

Tax Increment Financing (TIF): The State of Michigan enables local governments to issue Tax Increment Financing plans for the cleanup and redevelopment of brownfields. Most of the Coalition members have established Brownfield Redevelopment Authorities (BRA) that govern these operations. Oakland County also has a BRA able to facilitate for those communities that do not.

Local & State Development Incentives: Each of the jurisdictions has used, and will continue to deploy, resources and incentives for brownfields revitalization, including Downtown Development Authority (DDA) Improvement Grants, Community Development Block Grant Funds (used to supplement environmental assessments performed to make improvements to public features such as sidewalk and street developments, water/sewer installations, historic preservation, community beautification, and public service activities), Michigan Economic Development Corporation “Community Revitalization Program” and “Business Development Program” grants and loans, the MI “Obsolete Property Rehabilitation Tax Exemption”, Michigan State Housing Development Authority (MSHDA) Rental Rehabilitation funds, local tax abatements, and other resources. The state of Michigan also has a \$1M RLF and the MDEQ Brownfield Redevelopment Grant and Loans Program has up to \$1M per site.

Future Leverage options include, but are not limited to: Economic Development Administration (EDA) Public Works and EDA Innovation grants for the infrastructure and advanced manufacturing aspects of the project; federal and state transportation grants for complete streets and bike/ped trails; TIGER grants for complete streets and green infrastructure; EPA /MDEQ “green reserve” resources for stormwater and green infrastructure deployment; HUD Section 108 resources for economic redevelopment; HUD CDBG downtown, blight and infrastructure grant resources; Land and Water Conservation Fund grants for the recreation spaces; Corps of Engineers’ programs for shoreline and riverfront restoration; and other sources of leverage. Examples of such federal funding used within Oakland County include: from HUD by Oakland County for the current 2015 program year; Community Development Block Grant (CDBG) of \$5,059,812; HOME Investment Partnership Program of \$2,100,244; Emergency Solutions Grant (ESG) of \$330,459; Housing Counseling of \$19,432. The afore mentioned Pontiac Moving Forward Plan was a partially funded by a grant from US Department of Commerce-Economic Development Administration to partner with Oakland county to develop and implement an economic improvement plan of \$80,000.

Sources of additional funding:

- Michigan Economic Development Corporation (MEDC) match program that matches businesses with developers.
- Michigan Department of Environmental Quality (MDEQ) Superfund Section, and Michigan Underground Storage Tank Authority (MUSTA) for LUST Cleanups.
- MEDC Community Revitalization Program- grants up to \$1M or low interest loans up to \$10M
- USEPA Brownfield Cleanup Grant- up to \$200,000 per site for grantee-owned property. This could include supplemental RLF cleanup grant funding for the existing city RLF programs within the Coalition.
- Additional USEPA Assessment Grant-if site risk issues and/or redevelopment schedules permit, the coalition may apply for additional Assessment grant funding.
- Department of Transportation (DOT) Investment Generating Economic Recovery (TIGER II) grant.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

i. Community Involvement Plan

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. Site selection and prioritization discussions will occur at quarterly county economic development meetings which include all coalition members and presents opportunity to identify and address sites identified and concerns raised at city-held meetings with the County.

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.

Every coalition member's chamber of commerce is committed to assisting in the grant and provide effective communication with local businesses, developers, and real estate professionals. These strong partnerships 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.

ii. Communicating Progress

Past experience has proven that the best way to reach the target community to communicate grant updates and progress is at local council, commission, and other meetings at which residents are provided ample opportunity to voice their feedback in person. As needed translation services for Asian/Hispanic/Latino population already occurs throughout the community and will be completed for grant news and resources as needed. Each coalition member and the majority of the community organizations also will provide resources and assistance in hard copy distribution, website article publication, and other publications needed that can disperse information about the grant and seek additional recommendations and questions from the public. Feedback received will be taken into account and discussed at the county economic development meetings. OCBC members have experience from prior assessment grants that show this, along with website posts and social media, are the best sources of communication with their stakeholders, including residents, borrowers, developers, and lenders.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The OCBC has established a strong partnership with the **Michigan Department of Environmental Quality (MDEQ)** to ensure appropriate assessment, cleanup and development of brownfield sites. The chosen environmental consultant will also need to document a collaborative relationship with the MDEQ. This partnership with MDEQ district and headquarters staff is important for acquisition of technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. When tax increment financing is used to reimburse costs of environmental activities associated with brownfields, Michigan Specific Brownfield Plans (Act 381 Work Plans) for the environmental response actions must be reviewed and approved by the MDEQ prior to implementation. The MDEQ also reviews and approves No Further Action and/or Closure Reports for sites where response actions are completed. The coalition has

experience with all of these processes from prior assessment grants and will continue to maintain their relationship with the MDEQ in the future.

ii. Other Governmental Partnerships

The OCBC partners with many federal, state and/or local government agencies during assessment projects and with other programs throughout the county. The OCBC will continue its successful relationship with the **Environmental Protection Agency (EPA)** and its Region 5 contact, Matt Didier. The **Oakland County Health Department (OCHD)** will continue to be involved in any environmental health concerns raised during brownfield redevelopment. The OCHD has been actively involved in education/notification, testing and monitoring, and exposure evaluations related to environmental issues in the county. The **Michigan Economic Development Corporation (MEDC)** brownfield arm is part of a “Pure Michigan” initiative that markets Michigan to businesses and people. MEDC provides the tools and environment to drive job creation and investment. One of their primary goals is to help businesses in Michigan with funding, talent, incentive and other assistance. They have been an important partner in brownfields redevelopment, and in attracting new innovative businesses and talent to brownfield properties. The **Michigan State Housing Development Authority (MSHDA)** provides financial and technical assistance through public and private partnerships to create and preserve safe and decent affordable housing and address homelessness issues. MSHDA continues to support Oakland County brownfield programs in many ways including favorable consideration of funding and approval for proposed project applications involving brownfield redevelopment.

Other partnerships include Oakland Community College; Southeast Michigan Council of Governments (SEMCOG); Oakland County Brownfield Redevelopment Authority; Southfield Downtown Development Authority (SDDA); Community Ventures in Pontiac and Economic Development Administration, the Farmington Hills Grand River Corridor Improvement Authority, and the Farmington Public Schools. Letters of commitment were also provided by some of these organizations (Attachment D).

c. Partnerships with Community Organizations

i. Community Organization Description & Role

The table below lists some of the community organizations that will help the OCBC in its continued brownfield efforts, specifically with the EPA Assessment Grant. The Coalition will keep them informed of grant activities as well as invite them to the various public meetings for ideas and feedback. By no means will the OCBC stop their search for community involvement and support; these are the key organizations that have been successful, collaborative partners in previously awarded grants.

Organization	Brief Description	Project Commitments & Roles
Southfield Chamber of Commerce (COC)	City of Southfield Business Community	Post and distribute information about the grant and meeting space
Lawrence Technological University (Lawrence Tech)	Local university, founded over 80 years ago	Educational resources and connecting local talent with workforce needs
Trail Water Land Alliance	An informed, coordinated and collaborative body of trail and greenway stakeholders supporting Oakland County Green infrastructure network initiatives.	Planning support and coordination for trail and green infrastructure, participate in community outreach, provide GIS mapping products
Greater Farmington Area COC	City of Farmington Hills Business Community	Post and distribute information via network
Woodward Avenue Action Association (WA3)	Regional stakeholder organization focused on redevelopment along Woodward Avenue	Leveraging of EPA Assessment funds with on-going redevelopment plans along Woodward Avenue
Madison Heights Community Round Table	Comprised of many civic and community groups including most city stakeholders	Supply any volunteer efforts needed and engage and educate the community
Hazel Park and Madison Heights (joint) COC	Joint Hazel Park and Madison Heights Business Community	Distribute and post information about the grant and meeting space
Automation Alley	Nonprofit economic development partner	Networking opportunities, meeting space, distribute information

ii. Letters of Commitment

Attached are the requested letters from all of the community organizations discussed within this application.

4. Project Benefits

a. Health and/or Welfare and Environmental Benefits

i. Health and/or Welfare Benefits

The Coalition Assessment Grant will support OCBC's vision for the revitalization of brownfield sites through site assessments designed to identify the presence of contamination and define its nature and extent. This will be followed by direct remediation and/or redevelopment. The remaining brownfields pose potential contamination exposing the communities to health concerns such as elevated cancer and asthma rates for minority, elderly and low-income populations within the OCBC. Asthma hospitalizations, especially those experienced by children, are elevated in Oakland County's communities and the OCBC hopes to reduce this occurrence with the assessment and subsequent removal of the asthma inducing contaminants, including chlorinated solvents, VOCs, PCBs and PAHs which are directly related to brownfield sites. These contaminants also contribute to elevated cancer rates (i.e. lung, respiratory, kidney). Also of significant value, the creation of jobs and providing of income will curb unemployment rates and foreclosures. This will also lead to a revitalization of morale and wellbeing within the community, reducing the rising number of substance abuse, depression, anxiety cases and crime levels. Employment will also provide health insurance options, thereby encouraging the sick to seek treatment and preventative care. By involving the local stakeholders in the site selection process, OCBC will continue to proliferate a strong sense of community that takes pride in its property including the redevelopment process and the commitment to eliminate displacement of existing residents.

ii. Environmental Benefits

The EPA Assessment Grant will support OCBC's vision for the revitalization of brownfield sites and the continued prioritization and assessment of brownfields. The previous assessment grants were catalysts in inventorying, assessing and spurring cleanup of sites that posed a threat to the environment. OCBC will build on this momentum to further address sites that are contributing to toxic releases causing air and water pollution. The watersheds and endangered mussel species located within the county need to be protected where possible. The preservation of greenspace will be encouraged along with brownfield site cleanup and redevelopment plans recommended to include on-site management of impacted soil, provide protection for the environment, minimize resource use, and minimize off-site disposal and use of landfill capacity.

Coalition members have a long history of creating and preserving parks and greenspace for their citizens. Oakland County has over 89,000 acres of greenspace when counting all local, County, and State parks, and over 30 miles of cycling, hiking, and nature trails. These areas, important for landlocked, urban communities, are distributed across the County to provide easy public access and foster community interactions. As land locked, first-tier suburban communities with well-established parks and trails system, OCBC members have met their Master Plan goals for greenspace and parks. From a regional greenspace perspective, brownfields reuse will serve to provide jobs and homes within a developed community, thus serving to reduce sprawl on outlying agricultural and lesser-developed communities. Uncontrolled and unprecedented sprawl can destroy irreplaceable wetlands, agricultural land, and natural areas. Brownfields redevelopment will help preserve remaining greenspace in surrounding communities by redirecting development to abandoned commercial and industrial properties. This will provide developers with real estate that is suited for residential, commercial and industrial uses, serviced by existing infrastructure, and located closer to Detroit's economic center. An additional important non-economic benefit that will continue to be seen is developing placemaking throughout these communities and giving each town and neighborhood unique character.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Policies, Planning, and Other Tools

OCBC requires localized greenspace creation for specific brownfield redevelopments through the use of Planned Urban Development zoning. OCBC will require that brownfield redevelopments supported with public funds are designed to provide and/or not inhibit access to and between existing parks. The OCBC also will encourage maximum reclamation and/or recycling of materials and encourage adaptive reuse of buildings and infrastructure. All of these goals are supported by Oakland County's sustainability program. This program provides assistance in sustainability planning, energy efficiency assistance (education and assistance to local units of government, residents, schools and businesses), and livability planning assistance.

Oakland County's Stormwater Pollution Prevention Initiative (SWPPI) identifies the actions the county will take to protect and restore the lakes, rivers and streams in association with brownfield redevelopment. These actions include public education, illicit discharge elimination, watershed-based planning and others. In addition, several of the OCBC communities have their own planning documents and policies in place that will also provide support of these goals. For example, the Farmington Hills Road to Revitalization plan not only aims to redevelop the Grand River Corridor but also provides access to a series of tools to improve the

appearance, connectivity and economic competitiveness by promoting a balance of land uses that will reinvigorate and enhance both the business and residential communities including livability principles. The brownfields located along this corridor are a major part of its revitalization and an EPA Assessment Grant would be an instrumental piece in bringing back these once vibrant neighborhoods. All of the programs will help ensure that the sustainability and livability principles are met. OCBC has the resources to ensure that this grant is a success in both the short and long term.

ii. Integrating Equitable Development or Livability Principles

In addition to Oakland’s Sustainability Program and Farmington Hills plan noted above, several of the OCBC communities promote the federal partnership for sustainable community’s livability principles. The City of Ferndale is a member of the Woodward 5 Sustainability Partnership, a joint effort development of a collaborative Sustainability Plan which aims to **provide more transportation options** and enhances **economic competitiveness** along with supporting and growing the existing community. This effort was led by a team from Oakland County’s Department of Economic Development and Community Affairs and funded by a grant from the MDEQ through its Pollution Prevention Program. The Plan is a framework for creating a networked group of **sustainable communities that balances the social, economic, and environmental aspects** across governmental and community responsibility to engage the stakeholders to take actions in many areas including sustainable transportation, **strong green infrastructure**, etc. The City of Madison Heights has their People Powered Transportation and Sidewalk Repair Program, geared toward promoting **walkability**; The City of Hazel Park has an Energy Action Plan that promotes **energy efficiency in building, infrastructure, and land-use design**. All of the OCBC will ensure that these documented sustainability and livability principles are incorporated in to brownfield redevelopment efforts. Funding from the EPA Assessment Grant would work synergistically with the brownfield redevelopment component these plans are built on.

c. Economic and Community Benefits

i. Economic or Other Benefits

Brownfield redevelopment promoted by the use of Assessment Grant funds will continue to have a positive economic impact on the OCBC and their citizens. Removal and redevelopment of the abandoned manufacturing sites and blighted buildings located in these areas will reduce the disproportionate impact on home values in the primarily low income and/or minority-populated areas and improve livability. The fear of contamination on these sites, and the resulting costs of environmental due diligence currently inhibit redevelopment. Successful redevelopment of these properties, and other larger brownfields, will provide additional retail and housing stock, construction employment, and long-term job creation for the local workforce. The new developments will result in a significant increase in OCBC members’ tax revenue from property that now provides little or no tax revenue. The OCBC anticipates similar, quantifiable outputs and outcomes experienced in previous grants.

Examples of similar projects include the City of Ferndale redevelopment of 150,000 square feet of industrial stock; the City of Farmington Hills redevelopment of a former car dealership/service center into a private school with \$1 million total investment; and the City of Pontiac redevelopment of a former Sears department store into a large mixed use development with \$20,000,000 in total investment and over 100 jobs created. Many of the new priority sites are excellent locations for similar redevelopment and reuse and could provide similar economic benefits, especially the former Northland and Summit Malls. Redevelopment of the brownfields and improvement of community image will not only stimulate job growth, and improving the tax base, will also aid in attracting new residents.

ii. Job Creation Potential: Partnerships with Workforce Development Programs

There are numerous resources for job training and education in Oakland County. Oakland County Workforce Development helps train and place unemployed workers by coordinating with Michigan Works, administering the Workforce Investment Act, and other employment and training programs. The Workforce Investment Act’s goal is to prepare adults, youth, dislocated workers, and the economically disadvantaged for participation in the labor force. These programs provide job training and other services that result in increased employment, earnings, and educational and occupational skills thus decreasing welfare dependency and improving the quality of the workforce. The Oakland County Workforce Development System, along with Michigan Works provides nine electronically linked career centers. This serves as a countywide system that provides one-stop access to job training programs and services. Training can be tailored to the employer’s needs (i.e. environmental cleanup, manufacturing, technology etc.) or can only include the basic training offered. Basic training combines basic skills (reading, writing, computation) with occupational skills. Lawrence Tech also offers many programs that apply to the manufacturing, technology, management, and science fields that are desired by many of the companies locating in the OCBC communities. The OCBC members will provide more information on these programs through their websites and at community meetings as necessary to ensure residents are aware of all their options. There are no EPA Job Training programs within a reasonable distance to Oakland County; should one become available, residents will be informed through multiple media types.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

Oakland County employs a unique “executive” form of government that ensures accountability and efficiency in its services and encourages cooperation with its communities. Mr. Brad Hansen, who is currently the Environmental Program Coordinator for Oakland County, has been with Oakland County for over 15 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 coalitions and has successfully overseen Oakland County’s EPA Brownfield Grant programs, which ranged from a pilot project, an EPA RLF, and two 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 25 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. If both Mr. Hansen and Mr. Hunter are unavailable to administer the grant, an internal staff search will be conducted to identify the most experienced staff member to step in and continue successfully administering the grant. 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 bid process. Consulting firms will be required to submit documentation that demonstrates their qualifications and experience to conduct EPA assessment grant work. 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. 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 24 years in a row.

b. Audit Findings

Neither Oakland County nor any OCBC members have received any adverse audit findings.

c. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Compliance with Grant Requirements

Oakland County has obtained and successfully managed four EPA grants as shown in the table below, three of which were conducted through the OCBC coalition. Funds from the three Assessment Grants were completely drawn down and closed out within the approved term of the grants. Thorough quarterly progress reports were submitted on time for each grant and the set work plans, schedules, terms and conditions, and ACRES submittals with accomplishments were all reported and in compliance. The current FY2013 grant has also been in accordance with all of these submittals.

Grant	Year & Amt. Awarded	# of sites Assessed	Close-out documentation	In Compliance (Y/N)	Adverse Audits (Y/N)
Pilot Assessment Grant- Oakland County	2001 \$250,000	50	All funds were utilized	Y	N
Hazardous Substance Assessment Grant	2005 \$400,000	30	All funds were utilized	Y	N
Coalition Assessment Grant	2009 \$1,000,000	Over 120	All funds were utilized	Y	N
Coalition Assessment Grant (FY2013- FY2016)	2013 \$600,000	90	Funds have all been allocated; Grant close-out is anticipated for September 2016	Y	N

All accomplishments were reported in the ACRES system throughout the term of the grant and all other reporting requirements were met. This includes compliance with work plans, schedule, terms and conditions, and timely reporting. Through proper communication between the OCBC and all stakeholders, the OCBC was able to meet their short term goals and encounter little to no problems in execution of grant funds. The EPA Assessment Grant is an integral piece to the OCBC’s long term comprehensive approach

to brownfields redevelopment plans and highlighted in the noticeable previous success stories. Over 1,000 potential hazardous substance and/or Leaking Underground Storage Tank (LUST) sites have been identified in Oakland County brownfield inventory and the OCBC hopes to build upon the momentum achieved with the previous grants to continue assessing these sites and has already identified 13 specific sites. The current FY13 Coalition Assessment Grant has \$52,000 left to spend, all of which has been earmarked/allocated to seven projects, most of which have been started in ACRES or are finalizing applications, plans and eligibility determinations with the OCBC and EPA. The grant is anticipated to be closed out in September 2016.

2. Accomplishments

As part of the **2001 Pilot Assessment Grant**, the selected sites targeted economically distressed communities in the County. Once such site, the Sanicem Landfill Project (140 acres); Assessment Grant funds were used to identify and assess site-wide contamination that included industrial waste drums, exposed refuse, uncontrolled methane and leachate production, and impact to both ground and surface water. A new entity has purchased the property and is in the planning stages for further redevelopment of the site, along with providing continued human health, safety and environmental response activities since the landfill was closed in 1997. Using Michigan's Brownfield Redevelopment TIF Program, the developer is being reimbursed over \$10 million for costs of environmental response and cleanup required to prepare the site for development. The previous owner invested of \$50 million to start to transform the former landfill into a retail and office park, it has brought 1,000 new jobs to Oakland County.

One example of the 2005 Hazardous Substance Assessment Grant is a manufacturing facility first developed by Henry Ford. Manufacturing occurred from the early 20th century to the early 21st century; Over time, a variety of operations contributed to soil and groundwater contaminated with metals, solvents, and PCBs. Assessment Grant monies were used to conduct Phase I and Phase II ESAs and to produce documents sufficient to successfully include the site in Michigan's VCP program. Successful cleanup and renovation for mixed retail and residential reuse.

The **2009 Coalition Assessment Grant** was used to facilitate the next stage of brownfield development. Funded site assessments at over 120 projects, which have resulted in over \$250,000,000 in investments and the creation of over 1,800 jobs. One example of success is the former Ogura Corporation site in Madison Heights. This project was a 6.0 acre site occupied by a 120,000 square foot former manufacturing facility. The site was vacant for many years, but has been redeveloped as the future headquarters of TryNex Inc., which is a commercial spreading equipment manufacturer. This redevelopment project has triggered \$2.8 million dollars in private investment, with 20 new jobs created and 35 existing jobs retained.

The **2013 Coalition Assessment Grant** to-date has assessed 90 sites and all of the remaining funds have been allocated to seven on-going projects. One of its many success stories from this grant is the 36-acre development for part of the Hazel Park Racetrack, slated to be redeveloped as a 575,000 sq. ft. Tri-County Commerce Center (expected to be finished in late 2016). The EPA Assessment grant funded Phase I and II ESAs for the property. The MDEQ then provided a \$2 Million loan to the city to assist in planned environmental response activities and a vapor mitigation system. It was formerly a municipal disposal site and was part of the struggling horse racing track that has been in operation since 1949. Additional leverage includes State brownfield redevelopment tax breaks which are currently in approval process. The private redevelopment investment of \$25 Million will result in at least 200 new jobs. The new center will be located on a major corridor and will become the largest building in Hazel Park.

Along with the above, OCBC has other grant success stories, listed below are a few examples:

- Farmington Hills: spent \$44,000 on six projects which resulted in a proposed investment of \$50 Million Dollars and the proposed creation of 50 jobs.
- Ferndale: spent \$60,000 on seven projects and assessed properties along key corridors
- Pontiac: built off the prior success with seven projects creating a potential overall investment of over \$58 Million Dollars and creating an estimated 300 jobs.
- Southfield: previous grant success in eight projects creating investment of over \$10 Million Dollars and 200 jobs.

Attachment A
Threshold Documentation

Threshold Criteria for Assessment Grants

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 below as part of Attachment A of this proposal.

2. Letter from the State or Tribal Environmental Authority

A current signed letter from the Michigan Department of Environmental Quality, acknowledging the Coalition's plans to conduct assessment activities and plans to apply for federal funds is provided in Attachment B of this application.

3. Community Involvement

Meetings concerning the grant will be held in public facilities within close proximity to all stakeholders. The meetings will be held after normal working hours to accommodate community and commuter work schedules and comment cards will be provided at the meetings so that affected parties' input can be captured and documented even if they are unavailable during regularly scheduled meetings. Print, website and social media will be distributed to announce meeting dates, project statuses, and updates. Sources will include mediums such as local newspapers and news stations, the Chamber of Commerce websites, and Coalition Member websites to target the entirety of the region.

The Oakland County Brownfield Consortium (OCBC) has conducted both formal and information public meetings in anticipation of this application to encourage residents, businesses, developers, and any additional stakeholders to provide input on additional potential brownfield sites as well as on the future redevelopment plans. The priority sites used in this application were generated from public community knowledge and recommendations.

The Coalition will continue to keep the community engaged throughout the entire grant process. 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. Site selection and prioritization discussions will occur at county economic development meetings which include all coalition members. Through communications during local council, commission, and other meetings education about project goals, progress and outputs can be accomplished along with the opportunity to voice public concerns over real or perceived threats associated with sites in their community. Each coalition member maintains a website and regularly posts information, plans and meeting minutes. These websites also provide technical information, staff contact information, notice of open meetings where public participation is welcome and other resources. In the case of complex or sensitive public health issues, it may be necessary to involve health professionals that have the skills to communicate such information. County Health department staff are available to assist in this area.

Every coalition member's chamber of commerce is committed to the grant and participates in community involvement and communication. This strong partnership will work to further involve the business community. The business community will be informed of redevelopment opportunities on Brownfield sites and of potential incentives available through the Assessment Grant and other local, state or federal programs. Current and new efforts will be made to educate about the grant and its benefits through presentations, media, newsletters of coalition members, attendance at community events, etc.

The public's concerns, comments and questions will be brought before the coalition during multiple meeting and social media opportunities. The priority sites where the OCBC anticipates the use of grant funds, were identified from public recommendation and community members. Community involvement long has been a mainstay of OCBC members' governance philosophy.

4. Site Eligibility and Property Ownership Eligibility; This is a community-wide proposal and therefore this section is not applicable.

Attachment B
Letter from State Authority



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

November 13, 2015

Mr. Bradley Hansen
Business Development Representative
Oakland County
Economic Development & Community Affairs
1200 North Telegraph Road
Pontiac, Michigan 48341

Dear Mr. Hansen:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of a United States Environmental Protection Agency Brownfield Grant Proposal for 2016

Thank you for your notice and request for a letter of acknowledgment for the Oakland County Brownfield Consortium's (OCBC) proposal to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD), encourages and supports intergovernmental coalitions in conducting assessment and redevelopment efforts. Our review of your proposed project meets the EPA's requirements under the proposal guidelines.

The OCBC, led by Oakland County, is applying for a \$600,000 hazardous substances and petroleum assessment grant which could be used to conduct environmental evaluations at eligible brownfield sites. The OCBC is considered eligible for this grant as a coalition of general purpose units of local government.

Should the EPA award this brownfield grant to the BRA, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in these Oakland County communities. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at smedleyr@michigan.gov.

Sincerely,

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

Attachment C
Community Support Letters:
Community Based Organizations

December 4, 2015

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

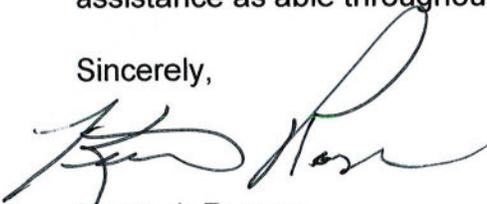
Dear Mr. Hunter,

Automation Alley is happy to support Oakland County Coalition's EPA Brownfields Assessment grant application. We are an economic development partner and nonprofit organization that provides the best business resources available to drive southeast Michigan economic growth. We opened our new Technology Center at Oakland University in 2014 and look forward to continued success within Oakland County. Our services include talent development programs, which help to match the local workforce to training and opportunities in technology careers and employers.

The brownfield funding will be a great opportunity to redevelop and revive industrial contaminated sites currently abandoned and unused throughout Oakland County. Thus, we support the efforts to identify and assess brownfield sites to initiate financial investment, cleanup and redevelopment of these properties.

We will gladly commit to providing networking opportunities, meeting space, and will help distribute information about the grant to our community partners, and provide other assistance as able throughout the project.

Sincerely,



Kenneth Rogers
Executive Director



G R E A T E R
FARMINGTON AREA
CHAMBER *of* COMMERCE

33425 Grand River Ave., Suite 101 • Farmington, MI 48335 • 248-919-6917

November 25, 2015

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

Dear Mr. Hunter,

The Greater Farmington Area Chamber of Commerce offers to support Oakland County Coalition's EPA Brownfields Assessment grant application. The Chamber of Commerce has a strong relationship with the County and believes the EPA Assessment grant to be a critical tool in attracting new employers and businesses to the community.

This works in unison with efforts to address environmental concerns and revitalize the blighted and potentially contaminated sites in our community, all while helping increase private investment and creating future job opportunities and sustainable growth for the Farmington area and Oakland County.

These funds contribute to our goals as a Chamber of Commerce and we are proud to lend support through posting and distributing information throughout our network and will provide other assistance we are able to throughout the duration of the grant. We would like to see the momentum continue to grow and are fully committed to the Coalition's efforts.

Sincerely,



Dan Irvin
Executive Director

November 27, 2015

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

Dear Mr. Hunter,

The Hazel Park/Madison Heights Chamber of Commerce offers to its support Oakland County Coalition's EPA Brownfields Assessment grant application. We strongly believe in the County's efforts to pursue redevelopment and spur economic development on our community's most challenging properties. Based on the significant investment and job creation that has been spurred through the previously awarded assessment grant, the continued use of these federal funds is critical in continuing this momentum. The existing industrial, tool and die, and aging manufacturing properties are lasting legacies of the automotive and manufacturing era that drove our economies. Ensuring these sites are now safely and properly reused is the key to our community's long-term sustainability.

The Chamber is dedicated to promoting businesses and the funding will help increase redevelopment and in turn for future job creation and sustainable growth for the City of Hazel Park and Madison Heights.

Therefore, we are willing to post and distribute information about the assessment grant through and provide other assistance that may be needed throughout the project.

Sincerely,



Keri Valmassei
Executive Director

Madison Heights Hazel Park Chamber of Commerce
939 E 12 Mile Madison Heights 48071 t: 248-542-5010 f: 248-542-6821
madisonheightschamber.com hazelparkchamber.com





Virinder K. Moudgil
President

December 7, 2015

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

Dear Mr. Hunter,

Lawrence Technological University is pleased to lend its support to the Oakland County Brownfield Consortium's application for a community-wide U.S. Environmental Protection Agency Assessment Grant. Lawrence Tech has had a vested interest in the Metro Detroit area since its beginnings over 80 years ago. We are a private university serving public purposes. We've had a long-standing partnership with the communities of Oakland County and believe in the potential of this assessment grant and the commitment to maximizing sustainability efforts.

The university's Great Lakes Stormwater Management Institute is on a mission to effect a positive environmental change in the Great Lakes region through research, education and practical application of low impact development and stormwater management techniques. Lawrence Tech's campus sits in the Rouge River watershed in Southfield, Michigan (OCBC member) and has created a living laboratory of innovative stormwater management in an urban environment. The University's Taubman Student Services Center on campus boasts LEED Silver-certification for its green roof that retains up to 90% of rainfall and is heated and cooled by 120 geothermal wells. We've collaborated with numerous partners, including the City of Southfield, to educate and promote such low impact and energy efficiency development. We've also partnered with Southfield on creating one of 15 SmartZones in the state of Michigan, which is meant to target resource collaborations between local universities and research organizations with technology-based business.

The EPA Assessment Grant and subsequent reuse and redevelopment of the County's blighted and contaminated properties will aid in attracting new developers and businesses to our community and will create opportunities for our student base, provide much needed local jobs, and encourage innovation and entrepreneurial ventures. We are committed to the long-term well-being of our students and our community and therefore are willing to provide educational resources related to energy efficient design if and where possible, as well as aid in connecting local talent with workforce needs generated by the anticipated redevelopment.

We appreciate the efforts made by the Oakland County Brownfield Consortium in their pursuit of this grant and positive environmental change.

Sincerely,

A handwritten signature in blue ink that reads "Virinder Moudgil".

Virinder Moudgil
President and CEO

Lawrence Technological University

College of Architecture and Design | College of Arts and Sciences | College of Engineering | College of Management
21000 West Ten Mile Road, Southfield, MI 48075-1058 | 248.204.2000 p | 248.204.2018 f | www.ltu.edu



City of Madison Heights

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

Department of Public Services
801 Ajax Drive
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

August 18, 2015

To Whom It May Concern,

As Chair of the Madison Heights Community Round Table Group or MHCRT, I am writing this letter in support of the FY2016 community-wide \$600,000 United States Environmental Protection Agency (USEPA) Coalition Assessment Grant. Our organization fully supports this application with the understanding that the grant will support progress toward our similar goal of a healthier community and natural environment.

The Madison Heights Community Round Table Group is comprised of many network of civic and community groups. Our group is represented by many sectors of the community, including the school districts, chamber of commerce, local churches, business leaders, youth assistance, elected officials and many other stakeholders of the community. If granted, the MHCRT would support the efforts of Oakland County and the City of Madison Heights in identifying and managing volunteers to complete the requirements of the EPA grant.

The City of Madison Heights has sought out our help and has requested that we fully engage in the project to be funded under this grant. If awarded, our organization stands committed to work with the City of Madison Heights to achieve the goals of the community's Brownfield program. We will also participate in the process by helping to educate the local community and managing the volunteers needed to support the program.

We would like the EPA to fully fund this project as it is being proposed. This federal funding will strengthen our efforts to redevelop older industrial areas into a viable and sustainable development.

Thank you for considering this very important project to our community.

Respectfully,

Ms. Carol Spellman
MHCRT Chair

Area Code (248)

City Assessor.....	583-0820	Fire Department	588-3605	Nature Center	585-0100
City Clerk.....	583-0826	43rd District Court.....	583-1800	Police Department	585-2100
City Manager	583-0829	Housing Commission.....	583-0843	Purchasing.....	837-2602
Community Development.....	583-0831	Human Resources	583-0828	Recreation	589-2294
Department of Public Services.....	589-2294	Library.....	588-7763	Senior Citizen Activity Center.....	545-3464
Finance.....	583-0846	Mayor & City Council.....	583-0829	Water & Treasurer.....	583-0845



SOUTHFIELD AREA
CHAMBER OF COMMERCE

November 25, 2015

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

Dear Mr. Hunter,

Southfield Chamber of Commerce is happy to support Oakland County Coalition's EPA Brownfields Assessment grant application for \$600,000. The assessment grant has been a significant driving force in spurring developer interest in some of our community's more complicated brownfield properties. We believe successful property reuse to be critical in attracting and maintaining employment opportunity for our citizens and these brownfields sites can become the foundation for future redevelopment and revitalization in our neighborhoods most in need. The Chamber of Commerce's mission is to be a catalyst, creating connections that strengthen and drive Michigan business, and we see that the grant assessment will be a vital catalyst to promote job creation and businesses in Southfield and throughout Oakland County.

We are proud to be a supporter of these efforts and will commit to post and distribute information about the assessment through its communication network and can offer meeting space if needed.

Cordially,

Tanya Markos-Vanno, Executive Director

TRAIL • WATER • LAND



A L L I A N C E
POWERED BY OAKLAND COUNTY

**An Informed, Coordinated
and Collaborative Body**
Supporting Oakland County Green
Infrastructure Network Initiatives

Oakland County • 2100 Pontiac Lk Rd
BLDG 41W • Waterford, MI 48328

PlanningGroup@OakGov.com
(248) 858-0721

ALLIANCE SUPPORTERS

- Addison Oaks Trail Riders
- Addison Township
- Arch Environmental
- AutoBike, Inc.
- Carlisle/Wortman Associates, Inc.
- Charter Township of Waterford
- Charter Township of Waterford Parks & Recreation
- City of Madison Heights
- City of Rochester Hills
- City of Southfield
- Clinton River Watershed Council
- Friends of the Clinton River Trail
- Friends of the Parks-Springfield Township
- Friends of the Pontiac Parks Association
- Harley Ellis Devereaux
- Highland Equestrian Conservancy
- Highland Township
- Huron River Watershed Council
- Huron-Clinton Metroparks
- ITC Holdings
- MichiganTrailMaps.com
- MSU Extension
- Novi Parks, Recreation and Cultural Services
- Oakland County Economic Dev. & Community Affairs
- Oakland County Parks and Recreation Commission
- Oakland Parks Foundation
- Paint Creek Trailways Commission
- Royal Oak Nature Society
- Six Rivers Land Conservancy
- Southeast Michigan Council of Governments
- Southeast Michigan Wild Ones
- Springfield Township
- Springfield Township Parks and Recreation
- Springfield Site Action Committee
- Village of Bingham Farms
- Waste Management
- West Bloomfield Parks & Recreation Commission

November 17, 2015

ATTN: Mr. Dan Hunter
Oakland County Economic Development & Community Affairs
2100 Pontiac Lake Road, Building 41 West
Waterford, Michigan 48328-2735

RE: FY 2016 EPA Community-Wide Assessment Grant Application

Dear Mr. Hunter:

On behalf of the Oakland County Trail, Water & Land Alliance (TWLA), I am writing to express our strong support for the FY 2016 United States Environmental Protection Agency (EPA) Community-Wide Coalition Assessment grant application being submitted by the Oakland County Brownfield Consortium. This grant would provide the necessary funding to assess and inventory numerous brownfield sites throughout the participating communities. A brownfield assessment would ultimately result in these sites being redeveloped, improving the overall environmental quality and providing an opportunity to become economically viable once again.

Each community participating in the Oakland County Brownfield Consortium plays a key role in our overall goal of creating an interconnected network of trails, waterways and green infrastructure throughout the county and the region. In the past, EPA grant funding has supported brownfield site assessments on property adjacent to the Polly Ann Trail and open space in a residential development in Farmington Hills. Both of these types of projects are important to the quality of life and will become key destinations for the growing regional trail and park systems in southeastern Michigan.

The Oakland County Trail, Water & Land Alliance is committed to providing ongoing support of the projects that will be funded under this grant. If awarded, the Alliance will provide planning support and coordination for trail and green infrastructure connections, participate in community outreach efforts and provide GIS mapping products.

The brownfield assessment support that this grant would provide will enhance the economic, environmental, recreational and educational opportunities far beyond the individual site boundaries. This type of action is very important for the long term protection efforts of connected natural resources in Oakland County. Again, we strongly support this initiative and we request that the EPA fully fund this initiative.

Thank you for considering this very important project.

Sincerely,

James Lloyd, Chair
Oakland County Trail, Water & Land Alliance





2015 Executive Committee

Chairperson

Harriet Saperstein, Member-at-Large

Vice Chairperson

Kurt Metzger, Mayor of Pleasant Ridge

Treasurer

Mark Hackshaw, Highland Park Business Association

Immediate Past Chair

Will Hicks, PNC Bank

Beth Dryden, DMC

Jeffrey Gisstennar, for Warren Evans, Wayne County Executive

Heaster Wheeler, Black Family Development

Jean Chamberlain, for Brooks Patterson, Oakland County Executive

Rev. Jim Holley, for Mike Duggan, Mayor of the City of Detroit

Tim Ross, Ross Mortgage

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Ann Perry, City of Pleasant Ridge

April Lynch, for the Mayor of the City of Ferndale

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Bryan Barnhill, City of Detroit

Deidra Waterman, Mayor of Pontiac

George N'Namdi, The N'Namdi Center for Contemporary Arts

Jana Ecker, for the Mayor of Birmingham

Jim Ellison, Mayor of Royal Oak

John Pisacreta, Beaumont Health

Leo Savoie, Bloomfield Township Supervisor

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Mark Johnson, Mark Johnson & Associates Architects

Mel Foster, Creative Consultant

Mike McLauchlan, Olympia Development

Norm Silk, Blossoms

Paul Good, Detroit Zoological Society

Phil O'Dwyer, Mayor of Berkley

Rodney Patrick, for the Mayor of City of Highland Park

Ron Gillham, Mayor of Huntington Woods

Stephanie Byrd, The Garden Theater

Sue Mosey, Midtown Inc.

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Dave Lorenz, Travel Michigan

Dennis Kolar, Road Commission of Oakland County

Michael O'Callaghan, Detroit Convention and Visitors Bureau

Madonna Van Fossen, SMART

Rita Screws, MDOT Detroit TSC

Sandra Montes, MDOT Oakland TSC

December 10, 2015

Mr. Dan Hunter

Oakland County Planning and Economic Development Services

2100 Pontiac Lake Road, Building 41 W

Waterford, Michigan 48328-2735

RE: FY2016 Community-Wide \$600,000 USEPA Coalition Assessment Grant

Dear Mr. Hunter:

I am writing to express the Woodward Avenue Action Association's (WA3) support of the County's FY16 Oakland County Brownfield Consortium - U.S. EPA Brownfield Assessment Grant.

The County has a demonstrated track record of success in managing and implementing successful projects, including the implementation of over 210 projects with the \$1.6 million in grant funding the County obtained in 2010 and 2013.

It is our hope that the USEPA views this record of accomplishment in its consideration of the County's grant request for FY16. Additionally, four of Woodward's nine communities in Oakland County benefit directly from this grant and completed 52 projects as shown below:

Brownfield 2010 Grant Cycle:

Ferndale- 9 Projects totaling \$100,000 in grant funding

Pontiac- 7 projects, 102,000 in grant funding

Birmingham- 2 projects, \$25,600 in grant funding

Royal Oak- 9 projects, \$36,300 in grant funding

2013 Grant Cycle:

Ferndale- 8 projects, \$65,000 in grant funding

Pontiac- 7 projects, \$58,000 in grant funding

Birmingham- 4 projects, \$24,900 in grant funding

Royal Oak- 8 Projects, \$44,500 in grant funding

Total= 52 projects and \$456,300 in grant funding

As managers of Woodward's exclusive National Byway and All-American Road designation – funded in part by Federal Highway Administration National Scenic Byway funds – WA3 is appreciative of the County's support in maximizing limited resources within local communities and leverage all opportunities. Maximizing federal funding in the form of Byway funds, Brownfield, HUD, FTA has proven successful, most recently in WA3's completion of a 27 mile "Complete Streets" plan for Woodward Avenue from a grant award of \$725,000.

The continued investment of USEPA funds in Oakland County is a wise investment and ensures the County's cooperative involvement with key partners like WA3 and others to encourage redevelopment and reuse of underutilized and contaminated properties in our aging inner ring communities.

Thank you for your continued work on behalf of the Oakland County Brownfield Consortium. We are optimistic the review team will grant your request.

Sincerely,



Kurt R. Metzger
WA3 Vice Chair



City of Madison Heights

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

Department of Public Services
801 Ajax Drive
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

August 18, 2015

To Whom It May Concern,

As Chair of the Madison Heights Community Round Table Group or MHCRT, I am writing this letter in support of the FY2016 community-wide \$600,000 United States Environmental Protection Agency (USEPA) Coalition Assessment Grant. Our organization fully supports this application with the understanding that the grant will support progress toward our similar goal of a healthier community and natural environment.

The Madison Heights Community Round Table Group is comprised of many network of civic and community groups. Our group is represented by many sectors of the community, including the school districts, chamber of commerce, local churches, business leaders, youth assistance, elected officials and many other stakeholders of the community. If granted, the MHCRT would support the efforts of Oakland County and the City of Madison Heights in identifying and managing volunteers to complete the requirements of the EPA grant.

The City of Madison Heights has sought out our help and has requested that we fully engage in the project to be funded under this grant. If awarded, our organization stands committed to work with the City of Madison Heights to achieve the goals of the community's Brownfield program. We will also participate in the process by helping to educate the local community and managing the volunteers needed to support the program.

We would like the EPA to fully fund this project as it is being proposed. This federal funding will strengthen our efforts to redevelop older industrial areas into a viable and sustainable development.

Thank you for considering this very important project to our community.

Respectfully,

Ms. Carol Spellman
MHCRT Chair

Area Code (248)

City Assessor.....	583-0820	Fire Department.....	588-3605	Nature Center.....	585-0100
City Clerk.....	583-0826	43rd District Court.....	583-1800	Police Department.....	585-2100
City Manager.....	583-0829	Housing Commission.....	583-0843	Purchasing.....	837-2602
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Department of Public Services.....	589-2294	Library.....	588-7763	Senior Citizen Activity Center.....	545-3464
Finance.....	583-0846	Mayor & City Council.....	583-0829	Water & Treasurer.....	583-0845

Attachment D
Community Support Letters:
Government/Quasi-Government Agencies

December 10, 2015

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

Re: FY2016 Community-Wide \$600,000 USEPA Coalition Assessment Grant

Dear Mr. Hunter:

I am writing to express my support as the Chairperson of the Oakland County Brownfield Redevelopment Authority's (OCBRA) support of the County's FY16 Oakland County Brownfield Consortium-U.S. EPA Brownfield Assessment Grant.

The County has a demonstrated track record of success in managing and implementing successful projects, including implementing over 210 projects with the \$1.6 million in grant funding the County obtained in FY2010 and FY2013. It is our hope that the USEPA views this record of accomplishment in its approval of the County's grant request for FY16.

The OCBRA seeks to improve the quality of life for the citizens of Oakland County by protecting the unique environmental features of the county and fostering redevelopment of our cities, villages, and townships, and their lands. The OCBRA helps to ensure the development of sustainable communities through remediation and reinvesting in contaminated, blighted or abandoned properties. By increasing the local tax bases, facilitating job growth, and utilizing existing infrastructure, the Oakland County Brownfield Consortium promotes more vibrant Oakland County communities.

The continued investment of USEPA funds in Oakland County is wise and promotes the County's cooperative involvement with key partners like the OCBRA and others to encourage redevelopment and reuse of underutilized and contaminated properties in Oakland County.

Thank you for your outstanding work on behalf of the Oakland County Brownfield Consortium. We are optimistic the review team will grant your request.

Sincerely,



Peter Webster
Chairperson
OCBRA

SOUTHFIELD



DOWNTOWN
DEVELOPMENT
AUTHORITY

18000 West Nine Mile Road, Suite 320 • Southfield, Michigan 48075 • 248.796.5190 (P) • 248.796.5195 (F) • SouthfieldDDA.com

November 24, 2015

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

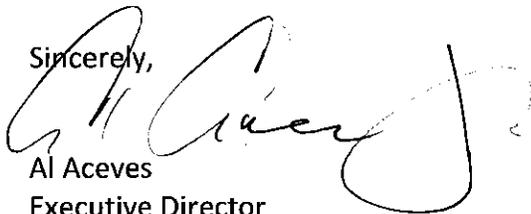
Dear Mr. Hunter,

On behalf of the Southfield Downtown Development Authority ("SDDA") I am providing this letter in support of Oakland County's Brownfield Consortium application for the upcoming fiscal year for the community-wide US Environmental Protection Agency Collation Assessment Grant.

The SDDA encompasses an older area where redevelopment of brownfield is vital for our long-term sustainability and success. The SDDA and City of Southfield would utilize these funds to leverage our redevelopment efforts for the blighted and aging buildings in our community. The EPA Assessment grant is a key tool we and the City have utilized in the past to forge partnerships with new developers to our area and believe it to be a strong economic tool.

We understand the importance of public/private partnerships and are dedicated to pursuing whatever resources are available to assist in this objective. We are willing to provide meeting spaces and assisting with information distribution, and lending advisory services and technical service, where possible. We strongly support the economic development initiative. If you have questions, please call me at 248-796-5192.

Sincerely,



Al Aceves
Executive Director

SOUTHFIELD DOWNTOWN DEVELOPMENT AUTHORITY, *Serving the City of Southfield since 1988*

James K. Ralph Jr., Chairman of the Board
Mayor Kenson J. Siver
Robert Leger
Pastor Sierra Tyus
Al Aceves Jr., Executive Director

Dr. Daveda J. Colbert, Secretary
Beverly F. Berry
Frederick A. Najor
Dr. Michael Wiemann
Anita Preston, Assistant to the Executive Director

Dr. Steven J. Reif, Treasurer
David Farbman
Shawn Stafford



CITY OF HAZEL PARK

MUNICIPAL OFFICES

111 East Nine Mile Road • Hazel Park, Michigan 48030

"Gateway to Oakland County"

October 16, 2015

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

RE: FY2016 Community-Wide \$600,000 USEPA Coalition Assessment Grant

Dear Mr. Hunter:

The USEPA Assessment Grant has been invaluable to the City of Hazel Park. Using the money from the last grant, we were able to assess a site that was a former landfill and find a developer willing to remediate the site and build a 574,000 square foot building (one of the largest in Oakland County this year). The project will produce 125 construction jobs and 300 jobs in a distressed community. The USEPA funding was the key to this project which will ultimately lead to a Brownfield TIF at this site. The construction is likely to begin and finish in 2016.

In addition, monies from a previous grant helped with the assessment of another Brownfield TIF at 8 Mile and Dequindre where a Save-A-Lot and small shopping center will be built this year. Phase III of this project will include a medical office building/outpatient surgery center. These are the last two large Brownfield sites in Hazel Park and the USEPA assisted with both.

Hazel Park is at the beginning of a renaissance. Future monies will be utilized for numerous adaptive reuses of buildings. Many of Hazel Park's buildings are former small light manufacturing buildings that are attractive to artists, restaurant owners, and residential developers, but they will require environmental assessments. The City of Hazel Park has never had any adverse audit results as part of this process, and we are very proud to be a part of this consortium and its results have been tremendously positive. If you have further questions, please do not hesitate to contact me.

Very truly yours,

Jeff Campbell
Assistant City Manager

Police Dept. 248-542-6161	City Clerk 248-546-4064	City Council 248-546-4060	Assessor 248-546-4070
Fire Dept. 248-542-6000	District Court 248-547-3034	Treasurer 248-546-4062	Library 248-542-0940
City Attorney 248-546-3379	Dept. of Public Works ... 248-542-0340	Finance Dept. 248-546-4066	Code Enforcement 248-546-4074
Water Dept. 248-546-4076	Building Dept. 248-546-4075	Planning/Econ. Dev. 248-546-4072	Viking Ice Arena 248-546-5700
	City Manager 248-546-4060	Recreation Dept. 248-547-5535	





High achievement by all students,
where learning is our most important work

George C. Heitsch
Superintendent

Howard I. Wallach
President

Sheilah P. Clay
Vice President

Jessica B. Cummings
Secretary

Terry L. Johnson
Treasurer

Murray J. Kahn
Trustee

David N. Turner
Trustee

Terri A. Weems
Trustee

November 30, 2015

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

Dear Mr. Hunter:

Farmington Public Schools is pleased to offer its support for the Oakland County Coalition's EPA Brownfields Assessment grant application. We fully support the efforts to identify and remediate properties posing environmental and safety threats to our community and, in particular, our student population.

Farmington Public Schools serves more than 10,000 students in Farmington, Farmington Hills, and a portion of West Bloomfield (all located within Oakland County) and the assessment grant will be a great resource to assess vacant, blighted, and contaminated sites that may pose a threat to the immediate and surrounding neighborhoods of our schools.

We are willing to distribute information and offer meeting space in support of the grant and educate the community on Brownfield sites. Farmington Public Schools will work to provide other assistance that may be needed throughout the project.

Sincerely,

A handwritten signature in black ink that reads "George C. Heitsch". The signature is written in a cursive style with a large, stylized "G" and "H".

George C. Heitsch, Ed.D.
Superintendent

Office of the Superintendent

32500 Shiawassee Street
Farmington, MI 48336

Phone: 248.489.3339
Fax: 248.489.3334

E-mail: info@farmington.k12.mi.us
www.farmington.k12.mi.us



December 2, 2015

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

Dear Mr. Hunter,

The Grand River Corridor Improvement Authority is pleased to provide its support of Oakland County Brownfield Consortium's application for the upcoming fiscal year for a community-wide US EPA Assessment Grant.

Through an inter-local agreement, the Corridor Improvement Authority was created and charged with the task of breathing new life into a Corridor that, despite its strengths, has seen decline and disinvestment. The Grand River Corridor runs along Grand River Avenue from Mayfield Street in Farmington to the 8 Mile Road and Inkster Road intersection in Farmington Hills. This joint undertaking is working to improve the appearance, connectivity and economic competitiveness of the Grand River Corridor. The ultimate goal is to make the area a great place for people to live, work, meet and navigate easily, regardless of their mode of transportation.

The EPA Assessment Grant has been and will hopefully continue to be a spring-board for reuse and redevelopment of the area's abandoned and potentially contaminated properties in this corridor, some of which include automotive service repair shops, and light industrial buildings. The Authority wishes to attract shopping, living, working and recreation destinations along this route and could utilize these brownfield sites to do so, all while ensuring resident and consumer accessibility.

Therefore, we are pleased to commit our support to this grant application in any way we are able. We can provide our findings from recent and future public involvement meetings and aid in distribution of any advertisements and other grant information. We will continue to connect developers and business owners with resources, including grant information. Additionally, we appreciate the efforts made by the members of the Oakland County Brownfield Consortium in their pursuit of this grant and we hope that we can successfully better the lives of the members of our community.

Respectfully,

A handwritten signature in black ink that reads "Spencer Brown".

Spencer Brown, Chairman
31555 W. 11 Mile Rd.
Farmington Hills, MI 48336

Attachment E
Coalition Partner Participation/Commitment
Letters



OFFICE OF CITY MANAGER

August 13, 2015

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

RE: FY2016 Community-Wide \$600,000 USEPA Coalition Assessment Grant

Dear Mr. Hunter:

The City of Farmington Hills is in full support of an application for a US EPA Coalition Assessment Grant of \$600,000 for fiscal year 2016. 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 FY2016. This federal program is a powerful incentive in the effort to put vacant and distressed brownfield properties back to use.

In the 2013/14 grant cycle we have spent \$44,000 on six projects which has resulted in a proposed investment of \$50,000,000 and the proposed creation of 50 jobs. We look forward to working with Oakland County as a member of the Coalition to further our efforts in our Brownfield program

Sincerely,

A handwritten signature in black ink, appearing to read "D. Boyer".

Dave Boyer
Acting City Manager



FERNDALE

The City of Ferndale, Michigan
300 East Nine Mile Road
Ferndale, Michigan 48220
(248) 546-2525
www.ferndalemi.gov

July 27, 2015

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

RE: FY2016 Community-Wide \$600,000 USEPA Coalition Assessment Grant

Dear Mr. Hunter:

I am writing this letter to support Oakland Brownfield Consortium's application for a FY2016 community-wide \$600,000 United States Environmental Protection Agency (USEPA) Coalition Assessment Grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfield Revitalization Act of 2002. The City of Ferndale, 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 FY2015. We further understand that if awarded as assessment grant, we will be required to sign a memorandum of agreement documenting the coalition's site selection process.

The City of Ferndale would use these funds to do assessment of properties along key corridors in our community. We would look to build off the success we had with the previous grant in which we funded 7 projects. This Federal funding will strengthen Ferndale's efforts to redevelop older industrial areas and improve the environmental conditions in Ferndale.

Sincerely,

A handwritten signature in black ink, appearing to read 'April Lynch', written over a white background.

April Lynch, City Manager



"Gateway to Oakland County"

CITY OF HAZEL PARK

MUNICIPAL OFFICES

111 East Nine Mile Road • Hazel Park, Michigan 48030

October 12, 2015

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

RE: FY2016 Community-Wide \$600,000 USEPA Coalition Assessment Grant

Dear Mr. Hunter:

I am writing this letter to support Oakland Brownfield Consortium's application for a FY2016 community-wide \$600,000 United States Environmental Protection Agency (USEPA) Coalition Assessment Grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfield Revitalization Act of 2002. 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 FY2015. We further understand that if awarded as assessment grant, we will be required to sign a memorandum of agreement documenting the coalition's site selection process.

The City of Hazel Park would use these funds to do assessment of properties along key corridors in our community. We would look to build off the success we had with the previous grant in which we supported a proposed \$25,000,000 project which could bring hundreds, if not a thousand jobs to the City. This Federal funding will strengthen Hazel Park's efforts to redevelop older industrial areas and improve the environmental conditions in The City.

Sincerely,
Jan Parisi

The Honorable Mayor Jan Parisi and City Council

Police Dept. 248-542-6161	City Clerk 248-546-4064	City Council 248-546-4060	Assessor 248-546-4070
Fire Dept. 248-542-6000	District Court 248-547-3034	Treasurer 248-546-4062	Library 248-542-0940
City Attorney 248-546-3379	Dept. of Public Works ... 248-542-0340	Finance Dept. 248-546-4066	Code Enforcement 248-546-4074
Water Dept. 248-546-4076	Building Dept. 248-546-4075	Planning/Econ. Dev. 248-546-4072	Viking Ice Arena 248-546-5700
	City Manager 248-546-4060	Recreation Dept. 248-547-5535	





City of Madison Heights

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

Department of Public Services
801 Ajax Drive
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

September 2, 2015

Mr. Dan Hunter
Oakland County Planning and Economic Development Services
2100 Pontiac Lake Road, Building 41 W
Waterford, Michigan 48328-2735
RE: FY2016 Community-Wide \$600,000 Coalition Assessment Grant

Dear Mr. Hunter:

The City of Madison Heights is pleased to be partnering with Oakland County in our collective efforts to apply for the community-wide \$600,000 United States Environmental Protection Agency (USEPA) Coalition Assessment Grant.

We applaud and fully support your efforts to pursue grant funding in order to continue assessment and encourage cleanup planning at eligible sites within the coalition communities. Additional funding will help the City continue its momentum toward brownfield redevelopment and further strengthen public/private partnerships for such redevelopment. In addition, this funding will allow the City to continue the important work of identifying and addressing threats to the environment and further our goal of revitalizing our local community and economy.

We are proud to continue our partnership with Oakland County and be a part of this important environmental and economic initiative. Our specific commitment will include participation in the public outreach activities, including public meetings and roundtable discussions about the program. We will also take a pro-active role with the inventory and prioritization of eligible properties and discuss these plans with our private/public partners.

We hope that USEPA will look favorably upon the County's application for the FY2016 USEPA funding. If awarded, it is our goal to once again be the leader in achieving our goal of revitalizing and maintaining a healthy and attractive community for our stakeholders.

Thank you for the opportunity to be a member of this coalition. Please call Linda Williams, Economic & Community Engagement Supervisor at 248-837-2650 if we can answer any questions or assist in any way with the application efforts.

Respectfully,

Benjamin I. Myers
City Manager

Area Code (248)

City Assessor.....	583-0820	Fire Department	588-3605	Nature Center	585-0100
City Clerk.....	583-0826	43rd District Court.....	583-1800	Police Department.....	585-2100
City Manager	583-0829	Housing Commission.....	583-0843	Purchasing	837-2602
Community Development.....	583-0831	Human Resources	583-0828	Recreation	589-2294
Department of Public Services	589-2294	Library.....	588-7763	Senior Citizen Activity Center.....	545-3464
Finance.....	583-0846	Mayor & City Council.....	583-0829	Water & Treasurer.....	583-0845



CITY OF PONTIAC
OFFICE OF THE CITY ADMINISTRATOR

47450 Woodward Avenue
Pontiac, Michigan 48342
Telephone: (248) 758-3133
Fax: (248) 758-3292

September 17, 2015

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

RE: FY2016 Community-Wide \$600,000 USEPA Coalition Assessment Grant

Dear Mr. Hunter:

I am writing this letter to support Oakland Brownfield Consortium's application for a FY2016 community-wide \$600,000 United States Environmental Protection Agency (USEPA) Coalition Assessment Grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfield Revitalization Act of 2002. 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 FY2016. We further understand that if awarded as assessment grant, we will be required to sign a memorandum of agreement documenting the coalition's site selection process.

The City of Pontiac would use these funds to do assessment of properties along key corridors in our community. We would look to build off the success we had with the previous grant in which we funded 7 projects creating a potential overall investment of over \$58,000,000 million dollars and potentially creating over 300 jobs. We also believe the grant will support progress toward a healthier community and natural environment. Specifically, this grant will help sustain, clean up, and restore the local community and the ecological systems that support them by providing funds to assess brownfield sites.

Sincerely,

Joseph M. Sobota, M.P.A.
City Administrator



City of Southfield

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

July 28, 2015

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

Re: FY2016 Community-Wide \$600,000 USEPA Coalition Assessment Grant

Dear Mr. Hunter:

I am writing this letter to support Oakland Brownfield Consortium's application for a FY2016 community-wide \$600,000 United States Environmental Protection Agency (USEPA) Coalition Assessment Grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfield Revitalization Act of 2002. The City of Southfield, 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 FY2016. We further understand that if awarded an assessment grant, we will be required to sign a memorandum of agreement documenting the coalition's site selection process.

The City of Southfield would use these funds to do assessment of key properties within our community. We would look to build off the success we had with the previous grant in which we funded 8 projects creating an overall investment of over \$10,000,000 million dollars and creating over 200 jobs. We also believe the grant will support progress toward a healthier community and natural environment. Specifically, this grant will help sustain, clean up, and restore the local community and the ecological systems that support them by providing funds to assess brownfield sites.

Sincerely,

Donald F. Fracassi
Mayor

Acting Mayor
Donald F. Fracassi

Acting Council President
Sylvia Jordan

City Clerk
Nancy L. M. Banks

City Treasurer
Irv M. Lowenberg

City Council
Sidney Lantz

Lloyd C. Crews

Myron A. Frasier

Michael A. Mandelbaum

Joan Seymour

Attachment F
IMCP Designation

Investing in Manufacturing Communities Partnership

Advance Michigan Manufacturing Community



The Community

The heart of the nation's automotive industry rests in the 13-county southeast Michigan region. The Advance Michigan region currently produces 22% of the vehicles made in America, and, at \$14 billion a year, over 70% of the U.S. total auto R&D spending is invested in the region. Through the *Advance Michigan* initiative over thirty partner organizations are banding together to build the region's capabilities to master the next frontier of automotive technology and manufacturing – vehicles that communicate with each other and with the open road to carry their passengers more safely and efficiently to their destinations.

The Vision

Advance Michigan will position its 13-county region in southeastern Michigan at the forefront of the automotive and digital technologies behind connected cars and infrastructure, technologies that will lead to a step-change in driving safety and efficiency. The initiative's partners will deepen already significant workforce partnerships through \$177 million in training, while connecting these efforts across all stages of skills development from high school on up. And the initiative will leverage over 50 labs and research facilities across the region to develop and deploy across its supply chains these new connected-vehicle technologies.

The Strategy

Workforce Development - *Advance Michigan* and its partners will invest \$177 million in training and workforce development activities to upgrade the region's talent infrastructure, attract a pipeline of younger workers, and develop curriculum and training in the latest manufacturing technologies, including training to upgrade the skills of incumbent workers. *Advance Michigan* will also invest in longitudinal workforce data tracking systems to help target its training efforts.

Supplier Networks – To ensure that the automotive industry remains at the vanguard of advanced manufacturing, *Advance Michigan* will make connected-vehicle technologies a core focus of the Pure Michigan Business Connect (PMBC) partnership and within other regional economic development and other non-profit partner groups. As new connected-vehicle technologies and advances in lightweight metals are developed in the region, *Advance Michigan* will map the availability of capabilities related to these technologies in its supply chains and further their deployment through new capabilities at regional colleges and universities and the development of an incubator to connect entrepreneurs to these new technologies.

Research and Innovation – The *Advance Michigan* region has over 50 labs and has received over \$300 million in automotive research projects at its universities in the last five years. To make sure Michigan remains the nation's automotive R&D hub, *Advance Michigan* will align university and/industry R&D including through the development of a research capabilities translator for industry seeking to navigate the university research landscape, the launch of R&D competitions requiring multi-partner collaborations, and the creation of internships, co-ops, and apprenticeships in company research.

Infrastructure – Increased collaboration between the state, *Advance Michigan*, and private enterprise will support further infrastructure and site development by working to eliminate blight and to speed the redevelopment of vacant manufacturing sites, to upgrade the region's transportation infrastructure to allow for connected vehicles and to close infrastructure maintenance gaps. *Advance Michigan's* plan calls for laying 2,287 miles of fiber-optic infrastructure to the deployment of connected-vehicles.

Trade and International Investment – To increase trade and international investment opportunities *Advance Michigan* will work to attract skilled immigrants; increase the number and frequency of international trade missions, increase cross border trade with Canada; and market the region to increase foreign direct investment.

Operational Access and Capital Improvement – Michigan ranks 15th in the nation for venture capital investment, a position that *Advance Michigan* proposes to improve through securing additional capital for existing State Small Business Credit Initiative and the creation of a new \$50 million venture capital fund focused on automotive technologies. In addition, *Advance Michigan* will expand services that reduce the cost of doing business for small manufacturers and efforts to capitalize manufacturing energy efficiency upgrades in the region, lowering energy costs.

The Partnership

Education: Lawrence Technological University, Macomb Community College, Michigan's University Research Corridor, Mott Community College, OU INC - Oakland University, University Research Corridor (URC); Washtenaw Community College; **Industry:** Ann Arbor SPARK, Automation Alley, Capital Area Manufacturing Council, Center for Automotive Research (CAR), EDSI Consulting, Flint & Genesee Chamber of Commerce, Michigan Manufacturing Technology Council, National Center for Manufacturing Sciences, New Perspectives Group, Research to Practice Consulting; **Government/Economic Development Authorities:** City of Flint, Detroit Economic Growth Corporation, Economic Development Alliance of St. Clair County, I-69 International Trade Corridor Next Michigan Development Corporation, Lansing Economic Area Partnership, Michigan Economic Development Corporation, Macomb County Department of Planning and Economic Development, Michigan Department of Transportation, Monroe County Business Development Corp, Oakland County Government, Southeast Michigan Community Alliance (SEMCA), Shiawassee Economic Development Partnership, Washtenaw County, Wayne County EDGE (lead submitter); **Workforce:** Workforce Intelligence Network (WIN)

Application for Federal Assistance SF-424

16. Congressional Districts Of: b: Program/Project: MI-009, MI-011, MI-014

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text" value="12/17/2015"/>	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name: <input type="text" value="Oakland County"/>	
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="38-6004876"/>	* c. Organizational DUNS: <input type="text" value="1362003620000"/>

d. Address:

* Street1:	<input type="text" value="2100 Pontiac Lake"/>
Street2:	<input type="text" value="Building 41 West"/>
* City:	<input type="text" value="Waterford"/>
County/Parish:	<input type="text"/>
* State:	<input type="text" value="MI: Michigan"/>
Province:	<input type="text"/>
* Country:	<input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code:	<input type="text" value="Zip Code 48328"/>

e. Organizational Unit:

Department Name: <input type="text"/>	Division Name: <input type="text"/>
--	--

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

Prefix: <input type="text" value="Mr ."/>	* First Name: <input type="text" value="Bradley"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Hansen"/>	
Suffix: <input type="text"/>	
Title: <input type="text" value="Brownfield Program Coordinator"/>	

Organizational Affiliation: <input type="text"/>

* Telephone Number: <input type="text" value="248-858-8073"/>	Fax Number: <input type="text" value="248-858-7998"/>
---	---

* Email: <input type="text" value="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-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

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

Oakland County Brownfield Initiative

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

* b. Program/Project

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

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="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

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: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: