

# FINAL CLOSE-OUT REPORT

## Ottawa County Brownfields Assessment Grant Project U.S. EPA Grant No. BF 00E01218-0

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***Reporting Period:***

October 1, 2013 – September 30, 2016



Ottawa County Brownfield Redevelopment Authority  
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***Submitted to:***

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## 1.0 INTRODUCTION

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Ottawa County, Michigan is located along the eastern shore of Lake Michigan and consists of 24 local units of government that include 17 townships, 6 cities, and one village, which collectively comprise approximately 566 square miles of land and over 1,000 square miles of surface water. Ottawa County is the eighth largest in Michigan with a total population of 266,099 (U.S. Census Bureau 2012 estimate).

Ottawa County's economy has been strongly tied to manufacturing especially in the furniture and automotive sectors. Currently, manufacturing accounts for 29.3% of the total jobs in the County compared to 13.3% in the State of Michigan (Michigan Department of Technology, Management & Budget). Agriculture is also a big component of the County's economy. In fact, the County ranks first in the State in terms of value of crops sold (USDA). Along with the industrial and agricultural core of the County's economy, various types of commercial businesses have developed over time to support these industries. Collectively, these land-uses have resulted in numerous brownfield sites throughout the County.

During 2013, Ottawa County was awarded two Brownfield Assessment grants from the U.S. Environmental Protection Agency (EPA), one grant for assessment of sites contaminated or potentially contaminated by petroleum products and one for sites contaminated or potentially contaminated by hazardous substances. A total of 34 sites have been assessed under these grants. Redevelopment or reuse has been completed at 19 sites, with redevelopment in progress or planned at 11 additional sites. Prospective purchasers of three sites decided not to pursue purchases after completion of Phase I Environmental Site Assessments. No response was received from one developer, no visible development has occurred at this site.

Site assessment activities were performed under the supervision of the Ottawa County Brownfield Redevelopment Authority (OCBRA). Assessment activities were conducted in accordance with a Brownfields Assessment Cooperative Work Plan dated July 9, 2013 and approved by EPA, with updates on December 1, 2013. The Work Plan described two objectives, consistent with the goals of the EPA brownfields program:

- Objective 1: Improve economic development in Ottawa County
- Objective 2: Improve the local environment by reducing the number of contaminated properties in Ottawa County

To achieve these objectives, the project was organized under four tasks:

- Task 1 – Project Management
- Task 2 – Community Outreach
- Task 3 – Environmental Assessments
- Task 4 – Clean-up Planning

The following sections describe completion of these tasks through the course of the project.

## 2.0 PROJECT ACTIVITIES

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### 2.1 Task 1 – Project Management

Project management was performed by the Ottawa County Planning and Performance Improvement Department (PPID), with the assistance of the Ottawa County Fiscal Services Department.

As described in the approved work plan, OCBRA retained qualified environmental consultants to perform assessment activities on individual sites and to assist PPID in project management and reporting. Environmental Consulting & Technology, Inc. (ECT) was retained in February 2014 and performed assessment activities on five sites until January 2015.

Lakeshore Environmental, Inc. (LEI) was retained in January 2015 and performed assessment activities on 30 sites through completion of the assessment grants in September 2016. (Initial assessment activities on one site were begun by ECT in late 2014; extensive assessments through redevelopment on this site were completed by LEI in late 2015.



**14520 Cleveland Street, Spring Lake Township**

A metalworking business occupied this site from the late 1950s through the 1960s. From the early 1970s through 2015 the site was vacant or used for storage. The site has been redeveloped to serve as the headquarters for a specialty logistics business.

The Ottawa County PPID prepared quarterly and annual reports as described in the approved work plan. A total of 10 quarterly reports were submitted to the EPA Project Manager between April 2014 and July 2016. Annual and Final Disadvantaged Business Enterprise (DBE) reports were submitted to the EPA Project Manager for 2014, 2015, and 2016. Annual Federal Financial Reports (Form SF-425) were submitted to the EPA Las Vegas Finance Center for 2014, 2015, and 2016. Audit reports were completed by the Ottawa County Fiscal Services Department in conjunction with activities on other federal grants.

LEI assisted with reporting requirements, submitted quarterly consultant reports to OCBRA, and drafted this Final Close-Out Report.

## 2.2 Task 2 – Community Outreach

Community Outreach was conducted as described in the July 9, 2013 Work Plan to identify brownfield sites eligible for grant-funded assessment activities and to assure that concerns of stakeholders and potentially affected citizens were addressed.

Community Outreach activities included an informational brochure, public meetings, website updates, press releases, and informal contacts with business owners, developers, realtors, and attorneys. Specific activities were described in the Quarterly Reports.



### **Former Challenge Machinery, Grand Haven**

Interior and exterior renovation, including vapor intrusion mitigation measures, is nearing completion and the site building will be available in January 2017 to meet the demand for high-quality office space

## 2.3 Task 3 – Environmental Site Assessments

Environmental site assessments were conducted on a total of 34 sites. The environmental site assessment process was consistent with Michigan environmental law and common practices. Environmental site assessments and documents included the following:

- Phase I Environmental Site Assessments performed in accordance with ASTM Standard Practice E1527-13
- Phase II Environmental Site Assessments performed in accordance with ASTM Standard Practice E1903-11
- Baseline Environmental Site Assessments (BEAs) performed in accordance with Section 20126 of Part 201 of the Michigan Natural Resources and Environmental Protection Act, P.A. 451 of 1994, as amended (Part 201)
- Documentation of Due Care Compliance Reports (DDCCRs) performed in accordance with Section 20107a of Part 201, and associated rules and guidance.

A summary of sites, assessments performed, and outcomes is provided on the attached Table 1. Information regarding outcomes, such as total investment and jobs created, was obtained by interviews with property owners between October and December 2016. As described further in Section 4 below, total investment and job creation exceeded the targets presented in the July 9, 2013 Work Plan.



#### 2.4 Task 4 – Clean-Up Planning

Clean-up planning as described in the Work Plan was in the form of Brownfield Plans prepared in accordance with Michigan Act 381 (P.A. 381 of 1996, as amended). Efforts under this task also included completion of DDCCRs, as described above, which included sites that did not require active remediation

Brownfield Plans were prepared for five sites. Two of these plans were performed using brownfield grant funds, the remaining plans were funded by the developer, leveraged by the use of Task 3 funds.

- Borculo Fuel Services, Blendon Township – a former gas station site and adjoining properties were redeveloped as a fueling station and convenience store featuring alternative fuels as well as conventional petroleum fuels. This site is located at a busy intersection in a rapidly-developing part of Ottawa County. The new business opened in December 2015. The owners report this business has exceeded their expectations. The brownfield plan was prepared by the developer’s legal counsel in consultation with LEI, with funding leveraged by brownfield grant funds.
- Former Challenge Machinery, Grand Haven – an office building originally constructed in 1903 that served as offices for a factory that built printing machinery for over 90 years. Soils and groundwater underlying the site were contaminated by chlorinated solvents. Redevelopment included installation of vapor intrusion mitigation system, removal of

metal sheathing on the building exterior to expose the original brick construction, lead-based paint and asbestos abatement, and interior renovation featuring exposed brick walls and restored wooden beams. The building is scheduled to open in January 2017 to meet the demand for high-quality office space in Grand Haven. The brownfield plan was prepared by LEI using brownfield grant funds.

- Gull Lake Marine, Wright Township – a former gas station, convenience store, and modular housing dealership was redeveloped as a marine sales and service business. Redevelopment included removal of underground tanks, removal and disposal of contaminated soils, building demolition, building rehabilitation, and new construction. A new business is operating, displaying boats and new buildings at a high-visibility location along Interstate 96. The brownfield plan was prepared by LEI using brownfield grant funds.
- 540 S. Beechtree Street, Grand Haven – a former gas station site. The former gas station had been effectively abandoned and the building had been demolished by the City of Grand Haven. Redevelopment included removal of four USTs, removal of contaminated soils, installation of new state-of-the-art UST systems, and construction of a new convenience store at a high-traffic intersection. The brownfield plan was prepared by LEI and funded by the developer, with funding leveraged by brownfield grant funds.
- 612 W. Savidge Street, Spring Lake – a manufacturing plant originally constructed during the 1940s. The manufacturing plant will be demolished and the site will be redeveloped as a branch office of a credit union expanding into Ottawa County. The brownfield plan was prepared by LEI and funded by the developer, with funding leveraged by brownfield grant funds.



**Gull Lake Marine, Wright Township**

A 16-acre site formerly occupied by a gas station, convenience store, and modular home dealership was remediated and redeveloped as a marine sales and service business with high visibility.

### 3.0 BUDGET STATUS

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#### 3.1 Hazardous Substance Assessments

**SUMMARY OF QUARTERLY HAZARDOUS SUBSTANCE EXPENSES BY TASK  
(QUARTER ENDING 9/30/2016)**

Budget Categories	Task 1 Project Management	Task 2 Community Outreach	Task 3 Environmental Assessments	Task 4 Clean-up Planning	Total EPA Funds Expended	Total In-Kind
Personnel (In-kind)	\$379.63	\$0.00	\$0.00	\$0.00	\$0.00	\$379.63
Fringe Benefits (In-kind)	\$207.08	\$0.00	\$0.00	\$0.00	\$0.00	\$207.08
Travel (EPA Grant)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies (EPA Grant)	\$0.00	\$6.47	\$0.00	\$0.00	\$6.47	\$0.00
Contractual		\$0.00	\$1,410.00	\$532.50	\$1,942.50	\$0.00
<b>Total Quarterly Expenses</b>	<b>\$586.71</b>	<b>\$6.47</b>	<b>\$1,410.00</b>	<b>\$532.50</b>	<b>\$1,948.97</b>	<b>\$586.71</b>

**SUMMARY OF TOTAL HAZARDOUS SUBSTANCE EXPENSES BY CATEGORY**

Budget Categories	Budgeted Amount	Previously Expended	Expenses this Quarter	Total Cumulative Expenses
Personnel (In-Kind)	\$27,466	\$24,028.47	\$379.63	\$24,408.10
Fringe Benefits (In-Kind)	\$7,154	\$10,053.79	\$207.08	\$10,260.87
Travel (EPA Grant)	\$2,250	\$850.52	\$0.00	\$850.52
Supplies (EPA Grant)	\$800	\$77.05	\$6.47	\$83.52
Contractual (In-Kind)	\$0.00	\$23,301.58	\$0.00	\$23,301.58
Contractual (EPA Grant)	\$196,950	\$195,254.04	\$1,942.50	\$197,196.54
<b>Totals</b>	<b>\$240,620</b>	<b>\$253,565.45</b>	<b>\$2,535.68</b>	<b>\$256,101.13</b>



### 3.2 Petroleum Assessments

#### SUMMARY OF QUARTERLY PETROLEUM EXPENSES BY TASK (QUARTER ENDING 9/30/2016)

Budget Categories	Task 1 Project Management	Task 2 Community Outreach	Task 3 Environmental Assessments	Task 4 Clean-up Planning	Total EPA Funds Expended	Total In-Kind
Personnel (In-kind)	\$379.63	\$0.00	\$0.00	\$0.00	\$0.00	\$379.63
Fringe Benefits (In-kind)	\$207.08	\$0.00	\$0.00	\$0.00	\$0.00	\$207.08
Travel (EPA Grant)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplies (EPA Grant)	\$0.00	\$6.48	\$0.00	\$0.00	\$6.48	\$0.00
Contractual	\$0.00	\$0.00	\$3,715.00	\$4,797.50	\$8,512.50	\$0.00
Total Quarterly Expenses	\$586.71	\$6.48	\$3,715.00	\$4,797.50	\$8,518.98	\$586.71

#### SUMMARY OF TOTAL PETROLEUM EXPENSES BY CATEGORY

Budget Categories	Budgeted Amount	Previously Expended	Expenses this Quarter	Total Cumulative Expenses
Personnel (In-Kind)	\$27,466	\$24,028.47	\$379.63	\$24,408.10
Fringe Benefits (In-Kind)	\$7,154	\$10,053.79	\$207.08	\$10,260.87
Travel (EPA Grant)	\$2,250	\$850.52	\$0.00	\$850.52
Supplies (EPA Grant)	\$800	\$77.05	\$6.48	\$83.53
Contractual (In-Kind)	\$0.00	\$26,151.69	\$0.00	\$26,151.69
Contractual (EPA Grant)	\$196,950	\$184,899.15	\$8,512.50	\$193,411.65
Totals	\$240,620	\$246,060.67	\$9,105.69	\$255,166.36

## 4.0 BROWNFIELD ASSESSMENT OUTCOMES

Outcomes of the brownfield assessments described above are summarized in the following table. In general, targets described at the inception of the project have been met or exceeded. Under Michigan environmental law, which allows for BEAs and DDCCRs, active remediation was not necessary at most sites.

OUTCOME	TARGET	ACTUAL
# of Phase I Environmental Site Assessments (ESA) Completed	22	25
# of Phase II ESAs Completed	16	19
# of Baseline Environmental Assessments Completed	16	17
# of Clean-up Plans Completed	4	11
# of property transactions that occur as a result of the assessments	14	26
# of projects approved by County Brownfield Redevelopment Authorities	16	34
# of temporary construction jobs created	160	400
# of sites remediated	16	12
# of acres remediated	80	20*
Total acres preserved	20	28
# of sites redeveloped	12	30
# of acres redeveloped	60	44
# of businesses that relocate to the County	3	4
# of businesses that expand in the County	9	12
# of jobs created	100	300
Total funds leveraged for projects	\$2.13 million	\$12.3 million
Total new investment created	\$7.1 million	\$35.6 million
Total new annual tax revenue generated	\$196,138	\$240,000**

\* Total acreage of sites that required active remediation (soil removal, vapor intrusion mitigation, etc.)

\*\* Estimated – reappraisals pending. Excludes sites subject to TIF



### 540 Beechtree Street, Grand Haven

A former gas station that had been abandoned, with building demolition by the City of Grand Haven. After UST removal and removal of contaminated soils, the site was redeveloped as a modern gas station and convenience store at a busy intersection.

**Table 1  
Site Summary  
Ottawa County Brownfields Assessment Grant Project**

Site Name	Location	Assessments Completed	Redevelopment	Redevelopment Time Period	Total Investment	Permanent Jobs	Temporary Jobs	Comments
Holland South Shore Development	Holland	Phase I ESA, Phase II ESA, BEA	New construction	May - August 2015	\$510,000.00	30	5	New parking, walking paths, outdoor space, and retail renovations complete
203 S Cutler	Spring Lake	Phase I ESA, Phase II ESA	Interior & exterior renovation planned	June 2014 - June 2017	\$3,000,000.00	50	20	Four phases of renovation planned, phase one is completed
Chan's Martial Arts	Holland	Phase I ESA	Building renovation planned	2017	\$300,000.00	1	7	Plans educational building expansion pending permit approvals
Keur Industries	Spring Lake	Phase I ESA	Building renovation and improvements	January - June 2015	\$200,000.00	10	0	Lab improvements, enhanced energy conservation and recycling mechanisms
Borculo Fuel Services	Blendon Township	Phase I ESA, Phase II ESA, BEA, DDCCR, BP	Demolition & new construction	August - December 2015	\$3,600,000	12	50	Redeveloped former gas station site and adjoining properties, new gas station & convenience store
Fmr Challenge Machinery	Grand Haven	Phase I ESA, Phase II ESA, DDCCR, BP	Building renovation	August - December 2016	\$2,000,000	40	50	Renovated historic building for office use
Pere Marquette Place	Grand Haven	Phase I & Phase II ESA	Residential construction	2017	\$1,800,000		20	Residential construction infrastructure complete
Gull Lake Marine	Wright Township	Phase I ESA, Phase II ESA, BEA, DDCCR, BP	Demolition & new construction	May - December 2015	\$1,300,000	15	20	New marine sales & service building is operating, high visibility
Odd Side Ales	Grand Haven	Phase I ESA	New brewery - interior construction	May - November 2015	\$1,350,000	7	10	New craft brewery is operating
Village Green	Hudsonville	Phase I ESA	Demolition planned	2017	NA	NA	NA	Small parcel, part of larger downtown redevelopment project
223 N River	Holland Township	Phase II ESA	Interior & exterior renovation planned	2017	\$670,000	8	5	Interior & exterior renovation is in design stage
North Side Triangle	Holland Township	Phase II ESA, DDCCR	New construction	August - April 2016	\$4,000,000	30	50	New construction is complete - two bank branches and two commercial businesses
Spring Lake Dental	Spring Lake	Phase I ESA	NA	NA	NA	NA	NA	Potential buyer opted not to pursue this property
MS Metal Solutions	Grand Haven Township	Phase I & Phase II ESA	NA	NA	NA	NA	NA	Progress not reported by owner
Ferris St Office Building	Grand Haven Township	Phase I ESA	Interior & exterior renovation	May - August 2015	\$550,000	10	10	Former institutional building renovated for office use
540 Beechtree	Grand Haven	Phase I ESA, Phase II ESA, BEA, DDCCR, BP	New construction	April - December 2015	\$1,671,000	6	30	Former gas station site, new construction for gas station & convenience store in high-traffic area
136 East 6th Street	Holland	Phase I ESA, Phase II ESA, BEA, DDCCR	Interior & exterior renovation	August - May 2017	\$725,000	8	10	Renovated for expanded woodworking business
502 E Main Street	Zeeland	Phase I ESA	NA	NA	NA	NA	NA	Potential buyer opted not to pursue this property, zoning issue
219 N. 7th Street	Grand Haven	BEA	NA	NA	\$195,000	NA	NA	Operating art studio
1447 Washington Avenue	Grand Haven	Phase I ESA, Phase II ESA, BEA, DDCCR	Interior & exterior renovation	July - December 2016	\$410,000	3	3	New recording studio
2734 Arbor Lane	Zeeland Township	BEA	Interior improvements	September 2015	\$1,127,000		1	Operating metal fabrication business
401 Pine Street	Ferrysburg	Phase I & Phase II ESA	Interior & exterior renovation	January - August 2016	\$757,000	10	10	Building renovated for optometry clinic
705 Washington Avenue	Grand Haven	Phase I ESA, Phase II ESA, BEA, DDCCR	Interior & exterior renovation	Oct-15	\$185,000	6	3	New specialty store associated with popular restaurant
411 N Griffin Street	Grand Haven	Phase I ESA, Phase II ESA, BEA, DDCCR	Interior - new equipment planned	2017	\$1,000,000	5	5	Powder-coating business expanding to this property, property was resold by original developer
Grand Haven BLP	Grand Haven	Phase I & Phase II ESA	Available for parkland	October - November 2016	\$92,000	NA	5	Complete cleanup -- soil removal and piping/pump removal, planned use as parkland or parking
280 E 8th Street	Holland	NA	NA	NA	NA	NA	NA	Potential buyer changed plans
Fmr Washington School	Holland	Phase I ESA	Conversion to residential use	December 2016 - December 2017	\$4,300,000	NA	30	School building in process of conversion to residential use
14520 Cleveland Street	Spring Lake	Phase II ESA & BEA	Interior & exterior renovation	November 2015 - September 2016	\$600,000	8	10	Renovated building occupied by specialty logistics business
Hudsonville Farmers Market	Hudsonville	Phase I ESA, Phase II ESA, BEA	Interior & exterior renovation planned	2017	\$1,400,000	1	10	Planned renovation as farmers market and community space, part of downtown redevelopment
12350 James Street	Holland Township	Phase I ESA, Phase II ESA, BEA, DDCCR	New construction	2017	\$2,000,000	30	20	Planned restaurant
Con Dios	Grand Haven	BEA	NA	NA	\$49,000	NA	NA	Parking for adjoining business
1 S Harbor	Grand Haven	BEA	NA	NA	\$550,000	NA	NA	Parking for adjoining business
159 S River	Holland	BEA, DDCCR	New construction planned	2017	\$100,000	5	5	Planned new construction for office use
612 W Savidge	Spring Lake	Phase I ESA, Phase II ESA, BEA	New construction planned	2017	\$1,150,000	7	20	New credit union branch to be constructed