

FINAL CLOSE-OUT REPORT

Ottawa County Brownfields Assessment Grant Project
USEPA Grant No. BF-00E02887-0

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List of Abbreviations/Acronyms

- AAI All Appropriate Inquiry
- ASTM American Society for Testing and Materials
- BEA Baseline Environmental Assessments
- BP – Brownfield Planning
- CERCLA Comprehensive Environmental Response, Compensation and Liability Act
- DDCCR – Documentation of Due Care Compliance
- ESA Environmental Site Assessment
- OCBRA Ottawa County Brownfield Redevelopment Authority
- QAPP Quality Assurance Project Plan
- TIF tax increment financing
- USEPA U.S. Environmental Protection Agency

1.0 Introduction

In 2020, Ottawa County was awarded a Brownfield Assessment grant from the U.S. Environmental Protection Agency (USEPA). A total of 29 sites have been assessed under this grant. Of the 29 sites, 15 have already been redeveloped or reused or are in the process of being redeveloped. A prospective purchaser of one site decided not to pursue a property purchase after partial completion of a Phase I Environmental Site Assessment (ESA).

Personnel from the Ottawa County Department of Strategic Impact (formerly Planning and Performance Improvement Department) managed the overall grant project under the guidance of the Ottawa County Brownfield Redevelopment Authority (OCBRA). Assessment activities were conducted in accordance with a USEPA-approved Brownfields Assessment Cooperative Work Plan, dated June 12, 2020. The Work Plan described two objectives, consistent with the goals of the USEPA brownfields program:

- Objective 1: A Cleaner and Healthier Environment
- Objective 2: Revitalize Land and Prevent Contamination

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

- Task 1 – Cooperative Agreement Oversight
- Task 2 – Inventory and Community Outreach
- Task 3 – Environmental Site Assessments
- Task 4 – Site-Specific Cleanup Planning

The following sections describe the outputs and outcomes related to these tasks, including a budget summary.

2.0 Outputs

2.1 Task 1 – Cooperative Agreement Oversight

Cooperative Agreement oversight was performed by the Ottawa County Department of Strategic Impact (DSI), with the assistance of the Ottawa County Fiscal Services Department. As described in the approved work plan, the OCBRA retained a qualified environmental consultant to perform assessment activities on individual sites and to assist DSI in project management and reporting. Fishbeck was the qualified environmental consultant retained by the OCBRA in October 2020. Cooperative Agreement outputs are summarized below.

- A *Brownfields Assessment Cooperative Work Plan*, dated June 12, 2020, was approved by the USEPA.
- A *Quality Assurance Project Plan* (QAPP) was prepared and submitted to the USEPA in November 2020. The QAPP was reviewed by the USEPA, and conditional approval of the QAPP was granted on December 7, 2020. The OCBRA immediately began utilizing the grant for assessment activities following approval of the QAPP.
- A project nomination form was developed to score and prioritize and target additional sites for funding.
- Federal Financial Reports and MBE/WBE Utilization Reports were all prepared on a routine basis as required.
- Updates to the USEPA Assessment, Cleanup, and Redevelopment Exchange System (ACRES) were made as assessments were completed.
- Quarterly reports were provided for each quarter throughout this grant cycle and this Final Close-Out report.

2.2 Task 2 – Inventory and Community Outreach

While an inventory of target sites had already been established during a previous assessment grant, community outreach was conducted to grow the existing inventory, provide the public with project updates, and seek new information that would promote assessment and redevelopment of brownfields.

Targeted outputs from the Work Plan and the actual outputs are summarized in the table below:

Goal 2 Objective 3: Consider initiatives that contribute to the environmental health and sustainability of the County and its residents.		
<i>Outputs</i>	<i>Targets</i>	<i>Actuals</i>
# of outreach activities (meetings, press releases, radio interviews, webinars, web updates)	20*	40**

*12 community meetings, attendance at two Brownfield conferences, further establishment of an inventory of brownfield sites, and county website updates (six activities).

** Educational events were held throughout the grant cycle. Outreach (via email and personal phone calls) to all municipal leaders was conducted twice during the grant. Dozens of public meetings were held with the County and Fishbeck, oftentimes two per month. Press releases were issued notifying the public of the grant. The grant project manager attended National Brownfield Conference 2022 in Oklahoma City and 2023 in Detroit Michigan. Two OCBRA board members also attended in Detroit. Additionally, Fishbeck (without use of grant funds) had over 10 staff at the 2023 conference. Website updates were implemented to reflect the grant funding availability, public meeting schedule, prospective project application process, and brownfield project summaries.

2.3 Task 3 – Environmental Site Assessments

Site assessments adhered to the All Appropriate Inquiry guidelines, applicable ASTM International Standards, and environmental liability was evaluated relative to the Comprehensive Environmental Response, Compensation and Liability Act.

Targeted outputs from the Work Plan and the actual outputs are summarized in the table below:

Goal 2 Objective 3: Consider initiatives that contribute to the environmental health and sustainability of the County and its residents.		
<i>Outputs</i>	<i>Targets</i>	<i>Actuals</i>
# of Phase I Environmental Site Assessments (ESA) Completed	<u>13 total*</u> 3 in priority area (Hudsonville) 10 in non-priority area (remainder of County)	<u>26 total*</u> 4 in priority area (Hudsonville) 22 in non-priority area (remainder of County)
# of Phase II ESAs Completed	<u>9 total*</u> 4 in priority area (Hudsonville) 5 in non-priority area (remainder of County)	<u>17 total*</u> 2 in priority area (Hudsonville) 14 in non-priority area (remainder of County)

*Four Phase I ESAs were prepared in the target/priority area and 22 Phase I ESAs were prepared in the remainder of the County. In addition to the Phase I ESA Report, each project included an AAI checklist. Of the four

target/priority Phase I ESAs, two were hazardous substance and two were petroleum. Of the 22 additional Phase I ESAs, 17 were hazardous substance and 5 were petroleum. Two Phase II ESAs were conducted in the target/priority area and 15 were conducted in the remainder of the County. Phase II ESA outputs included one QAPP, Sampling and Analysis Plans and Health and Safety Plans for each Phase II ESA (17 total), and 17 Phase II ESA reports. Of the two target/priority Phase II ESAs, one was hazardous substance, and one was petroleum. Of the 15 additional Phase II ESAs, 10 were hazardous substance and five were petroleum. Seven projects also required Baseline Environmental Assessments (BEAs).

2.4 Task 4 – Site-Specific Cleanup Planning

Targeted outputs from the Work Plan and the actual outputs are summarized in the table below:

Goal 2 Objective 3: Consider initiatives that contribute to the environmental health and sustainability of the County and its residents.		
<i>Outputs</i>	<i>Targets</i>	<i>Actuals</i>
# of Clean-up Plans Completed	<u>2 total</u> 2 in priority area (Hudsonville)	4 total 1 in priority area (Hudsonville) 3 in non-priority areas (remainder of County)
# of sites prepared for redevelopment	5	18
Goal 2, Objective 1: Consider initiatives that contribute to the economic health and sustainability of the County and its residents.		
<i>Outputs</i>	<i>Targets</i>	
# sites redeveloped	10	15
# of acres redeveloped	24	More than 30 acres
# businesses that expand or relocate into the County	7	12
# of Brownfield Plans approved for LBRF	3	4*
# of sites added to priority site list	15	20

* 2 additional Brownfield Plans will be completed/approved in 2024 for projects included as part of the Grant.

3.0 Outcomes

Target outcomes from the Work Plan and the actual outcomes are summarized in the table below:

Goal 2 Objective 3: Consider initiatives that contribute to the environmental health and sustainability of the County and its residents.		
<i>Outcomes</i>	<i>Targets</i>	<i>Actuals</i>
# of stakeholders contacted/educated about brownfields	1,800	500
# of sites remediated	4	15
# of acres remediated	10	4
Total acres greenspace created	5	4**
# of potential new affordable housing units created	35	190 will be created in 2024
Goal 2, Objective 1: Consider initiatives that contribute to the economic health and sustainability of the County and its residents.		
<i>Outcomes</i>	<i>Targets</i>	<i>Actuals</i>
Total incentives leveraged for projects	\$4.6M	\$11M
Total new investment created (not including acquisition)	\$14M	\$90M
Total estimated new annual tax revenue generated	\$100,000	Greater than \$1,000,000
Total temporary and permanent jobs created	140	200
\$ projected to capitalize LBRF	\$75,000	\$3,100,000



Former Pacific Pride Station – Grand Haven, Michigan

USEPA brownfields assessment grant funds were used to support a property transaction and mixed live work brownfield redevelopment. EGLE grant funds were secured to pay for a vapor intrusion mitigation system and contaminated soil removal.

4.0 Budget Status

List of Projects and Expenditure By Project

Project Name/Address	Type of Report	Total Cost
Former Wendy’s Restaurant – 340 North Beacon Blvd., Grand Haven, MI	Ph 1, Ph 2	\$17,000.00
Triangle Property – 3320 & 3483 Chicago Drive and 3287 Prospect Street, Hudsonville, MI *	Ph 1, Ph 2	\$10,500.00
NoDo Holland – 81 & 111 Central Avenue and 61 East 6 th Street, Holland, MI	Ph1, Ph 2	\$18,000.00
Village of SL – NW Corner of Exchange and South Jackson Street, Spring Lake, MI	Ph 1	\$2,600.00
West Michigan CPA – 616 South Beacon Blvd., Grand Haven, MI	Ph 1	\$2,600.00
Midwest Construction – 106 South Buchanan Street, Spring Lake, MI	Ph 1, Ph 2	\$17,581.80
Northern Pipeline – 16923 148 th Avenue, Spring Lake Twp., MI	Ph 1	\$1,250.00
Norm’s Ice Cream – 1448 Columbus Avenue, Grand Haven, MI	Ph 1, Ph 2	\$9,965.04
NEC Main and State – 3 & 9 East Main Street, Zeeland, MI	Ph 1, Ph 2	\$18,292.26
Nielson Enterprises – 15520 48 th Avenue, Wright Twp., MI	Ph 1	\$2,000.00
Midwest Construction – 241 East Lakewood Boulevard, Holland Township, MI	Ph 1	\$2,900.00
Pearline Centennial Farms – 5316 & 5380 Lake Michigan Drive, Allendale, MI	Ph 1, Ph 2	\$12,591.25
Former Pacific Pride – 815 Verhoeks Street, Grand Haven, MI	Ph 1, Ph 2, BEA, DDCCR	\$12,399.27
Weber Development – 823 West Savidge Street, Spring Lake, MI	Ph 1, Ph 2, BEA	\$18,159.44
Hudsonville Co-Op – 3302 Prospect Street, Hudsonville, MI*	Ph 1, Ph 2, BEA	\$18,692.15
Ramona Development – 575 & 595 East 16 th Street, Holland Township, MI	Ph 1	\$2,600.00
GDP Zeeland – 249 East Main Street, Zeeland, MI	BP	\$2,000.00
Blue Agate – VL Woodlawn Avenue, Grand Haven, MI	Ph 1, Ph 2, BEA	\$16,399.85
1107 Columbus – 1107 Columbus Avenue, Grand Haven, MI	Ph 1, Ph 2	\$7,501.40
Johnston’s Enterprises – 275 North 68 th Avenue, Coopersville, MI	Ph 1	\$2,350.00

List of Projects and Expenditure By Project

Project Name/Address	Type of Report	Total Cost
Restaurant Holdings – VL associated with 4075 32 nd Avenue, Hudsonville (Jamestown Township), MI *	Ph 1	\$2,350.00
Community Action House – 761 East 8 th Street, Holland, MI	Ph 1	\$2,350.00
Bob & Jeffs – 3440 & 3434 Chicago Drive, Hudsonville, MI *	Ph 1, BEA, DDCCR, BP	\$6,000.00
Cleveland Street – 14747 Cleveland Street, Spring Lake Twp., MI	Ph 2, BEA	\$13,950.68
GDP Holland – Kollen Park and 8 th Street, Holland, MI	Ph 1, Ph 2	\$17,771.71
Verplank – 64 Pine Avenue, Holland, MI	Ph 1, Ph 2	\$12,279.99
Rendezvous Restaurant – 401 North 7 th Street, Grand Haven, MI	Ph 1, Ph 2	\$9,099.95
Towers on River – 159 South River Avenue, Holland, MI	DDCCR	\$2,000.00
GH Diesel Plant – 518 South Harbor Street, Grand Haven, MI	Ph 1, Ph 2, BEA	\$18,796.60

- * Priority Area Property
- Ph 1 – Phase I ESA
- Ph 2 – Phase II ESA
- BEA – Baseline Environmental Assessment
- DDCCR – Documentation of Due Care Compliance
- BP – Brownfield Planning