



DETROIT WAYNE COUNTY PORT AUTHORITY

130 E. Atwater Street, Detroit MI 48226 • 313 259 5091 • www.portdetroit.com

Executive Director
Mark Schrupp

R05-26-A-027

Narrative Information Sheet FY2026 USEPA Community-Wide Brownfield Assessment Grant

1. **Applicant Identification:** Detroit-Wayne County Port Authority, with an address of 130 East Atwater Street, Detroit, Michigan 48226
2. **Website:** <https://portdetroit.com>
3. **Funding Requested:**
 - a. **Assessment Grant Type:** Community-Wide
 - b. **Federal Funds Requested:** \$500,000
4. **Location:** Detroit, Wayne County, Michigan
5. **Target Area and Priority Site Information:**
 - a. **Target Area:** Delray Neighborhood of the City of Detroit
 - b. **Census Tract Numbers:** 5211, and 5246
 - c. **Priority Site Addresses:**
 - i. Nicholson Terminal and Dock Company, 4105 W. Jefferson Avenue, Detroit, MI 48209
 - ii. Waterfront Petroleum Terminal Company, 5431 W. Jefferson Avenue, Detroit, MI 48209
 - iii. Former Delray Salt Company, 9407 W. Jefferson Avenue, Detroit, MI 48209
6. **Contacts:**
 - a. **Project Director:** Mr. Mark Schrupp, Executive Director, will serve as the Project Director for this proposal. Mr. Schrupp's contact information is as follows: Mr. Mark Schrupp, 130 East Atwater Street, Detroit, Michigan 48226, Phone: (313) 259-5091, Email: mschrupp@portdetroit.com
 - b. **Highest Ranking Executive Official:** Mr. Mark Schrupp, Executive Director, is the Highest-Ranking Executive Official for the Authority. Mr. Schrupp's contact information is as follows: Mr. Mark Schrupp, 130 East Atwater Street, Detroit, Michigan 48226, Phone: (313) 259-5091, Email: mschrupp@portdetroit.com
7. **Population:** The total population of Wayne County is estimated at 1,771,063 according to the American Community Survey (2024, ACS). The population for the City of Detroit is estimated at 645,702, and the population for the Delray Target Area is estimated at 3,025.



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8. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant, is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1, 2
The priority site(s) is in a federally designated flood plain.	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	
The reuse of the priority site(s) will incorporate energy efficient measures	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.B.(2), for priority site(s) within the target area(s).	
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2014 or later) or is closing.	

9. Letter from the State or Tribal Environmental Authority: See attached

10. Releasing Copies of Applications: Not applicable, the application does not have confidential, privileged, or sensitive information.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
REMEDIATION AND REDEVELOPMENT DIVISION



PHILLIP D. ROOS
DIRECTOR

December 16, 2025

VIA EMAIL

Mark Schrupp, Executive Director
Detroit Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Dear Mark Schrupp:

SUBJECT: Michigan Department of Environment, Great Lakes, and Energy (EGLE)
Acknowledgment of a United States Environmental Protection Agency
(U.S. EPA) Brownfield Grant Proposal for 2026

Thank you for your notice and request for a letter of acknowledgment for the Detroit Wayne County Port Authority's (DWCPA) proposal for a U.S. EPA Brownfield Grant. EGLE's Remediation and Redevelopment Division encourages and supports community-led environmental assessment and redevelopment efforts and recognizes the DWCPA's need for funding.

The DWCPA is applying for a \$500,000 Community-wide Brownfield Assessment Grant. As a governmental entity formed by the joint agreement of the city of Detroit and Wayne County operating under the laws of the state of Michigan, the DWCPA is an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to the DWCPA, it would allow the authority to conduct environmental investigations and promote economic development at brownfield sites in Wayne County. If you need further information about potential eligible sites or assistance regarding EGLE's brownfield programs, please feel free to contact me at the number below or by email at SmedleyR@Michigan.gov.

Sincerely,

Ronald L. Smedley
Federal Brownfield Coordinator
Brownfield Assessment and Redevelopment
Section
517-242-9048

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The target area includes the Delray neighborhood (Census Tracts 5211, 5246 – pop. 3,025) of the City of Detroit (pop. 645,702), which is located in Wayne County (pop. 1,771,063, ACS 2024) in southeast Michigan along the Detroit River. The area became an intermodal transport hub for manufacturing and trade between the 1930s and 1950s, with rail, port, and freeway access, as well as an international crossing into Canada. Since the construction of the interstate highway system, in addition to the development of Detroit's suburbs in the 1960s, the area became isolated and predominantly industrialized, causing the relocation of many area residents. After the loss of over 44 thousand manufacturing-based jobs (BLS) from the Great Recession, the region has been on a steady path of economic recovery. However, the region is now faced with new challenges from a changing economy. According to a jobs forecast published by the Southeast Michigan Council of Governments (SEMCOG), **the elimination of an additional 71,000 manufacturing jobs** will occur between 2015-2045 as the result of the transition from production-based industries to knowledge-based industries, that focus on the trade of services over physical goods. In addition, recent trade policy uncertainties and tariffs have contributed to 400 layoffs at the Stellantis Freud facility in Detroit, the loss of 350 jobs from two area metal fabrication plant closures (CBS News), and the cancellation of two planned automotive supplier expansions that would have added an estimated 475 jobs (Crain's Detroit Business).

The target area is home to the Ambassador Bridge, which supports the world's second largest bilateral trade relationship between the US and Canada. With the automotive manufacturing sector accounting for over half of all trade between the US and Canada, both governments identified the need for a second bridge to expand trade and mitigate the potential for service interruptions with respect to the bridge's age (over 90 years old). As the sole means of truck transport over the Detroit River, significant service interruptions from the bridge could have significant economic implications, potentially idling manufacturing plants on both sides of the border. Secondly, cross-border accessibility is restricted by the bridge's capacity. The transport of manufactured goods that cannot be accommodated by the Ambassador Bridge are diverted to the Blue Water Bridge (located over 70 miles north of the region) which significantly increases transportation and logistical costs. As such, the US and Canadian governments are jointly funding the construction of the Gordie Howe International Bridge Crossing to address these challenges. Scheduled to be completed in the spring of 2026, the landing for the new bridge is located within a section of the Delray Neighborhood (the target area) which has been redeveloped to accommodate new connections to area highways and rail systems. Economists estimate that the addition of the Gordie Howe bridge will save approximately 850,000 hours per year in trucking delays, which has cost over a half billion dollars each year (Cross Border Institute, 2021). Additionally, by significantly improving the trade capacity between the US and Canada, the new bridge crossing will provide the opportunity to build and expand a regional transportation, distribution and logistics hubs that would include new intermodal facilities, warehousing, and fulfillment centers that can significantly grow the transportation and logistics sector economy and provide significant employment opportunities in Southeastern Michigan.

The pending completion of the Gordie Howe International Bridge has already had a mild positive impact on Wayne County and the City of Detroit. Despite recent job losses, Wayne County has experienced a 3.6% increase in manufacturing jobs (a 1.3% increase in Detroit) since 2018 (ACS, 2023). In addition to the construction of the Gordie Howe International Bridge, there are several competitive advantages that are attractive for new development within the target area which include access to a world-class transportation network of roads, rail and waterways, and frontage along the Detroit River. Although there is an abundance of properties in the target area that have the potential to be redeveloped, most of them have been impacted by historical industrial use, making area developers reluctant to invest in properties with suspected environmental contamination. The identification and assessment of potentially contaminated and underutilized properties that exist within the target area is the first step toward positioning these sites for redevelopment which will create employment opportunities, improve property values and reduce the risk of exposure of contamination to the public.

b. Description of Priority Brownfield Site(s)

The target area brownfields are a byproduct of an industrial legacy that supported the steel and automotive industries. The decline of those manufacturing sectors has left abandoned or blighted industrial properties suspected to be contaminated by carcinogenic metals, petroleum refining byproducts, and structures containing metals, asbestos, and other regulated materials. Funding from this grant will be used to conduct environmental assessments that will allow developers to account for the costs of properly managing, mitigating, or cleaning up these sites for redevelopment.

Nicholson Terminal and Dock Company – Currently operating a port facility to transport more than 98,000 tons of cargo per year (DWCPA Annual Report, 2021), the port has experienced a 5.3% year over year increase in cargo, despite the lingering effects of the COVID-19 pandemic. According to the US Trade Representative, the US exported an estimated \$356.5 billion of goods to Canada in 2022, which represents an increase of 22% since 2012. With the demand for port capacity expected to continually increase, the port may be forced to refuse cargo during peak times when the terminal's capacity is exceeded. To meet the transportation demands associated with sustained growth in commerce between the U.S. and Canada in conjunction with the Gordie Howe International Bridge, there is a critical need to expand port capacity. Currently, there are eight vacant parcels consisting of an estimated 12 acres that are adjacent to the Nicholson Terminal and Dock Company, making them ideal redevelopment candidates to expand capacity. These parcels have been historically used for industrial purposes and are likely impacted by volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals.

Waterfront Petroleum Terminal Company currently operates a port facility that is primarily used for refueling operations that support commercial marine fleets, industrial, and governmental agencies throughout the Midwest that have been in operation for more than 25 years. The terminal is faced with similar demand challenges as the Nicholson Terminal and Dock Company, which will be exacerbated when the Gordie Howe International Bridge becomes operational. To meet these demands, the Waterfront Petroleum Terminal Company will need to expand their bulk fuel storage and refueling operations. Currently, there are five vacant parcels consisting of an estimated 35 acres that are adjacent to the Waterfront Petroleum Terminal Company property, making these parcels ideal redevelopment candidates to expand the facility's operations. These parcels have been historically used for industrial purposes and are likely impacted by volatile organic compounds VOCs, semi- SVOCs, PCBs, and metals.

Former Delray Salt Company is a 42-acre industrial property that is located at the confluence of the Rouge River and Detroit Rivers. In addition to being located near the Gordie Howe International Bridge, the property is also located adjacent to Zug Island, a regional industrial hub that is the epicenter of Michigan's steel industry. The Detroit-Wayne County Port Authority (DWCPA) is exploring an opportunity to acquire and convert this property into warehousing, as well as an intermodal transportation facility for incoming cargo. The property was originally developed by the Delray Salt Co. Salt Block until at least 1925 and later used by the Eberline Brick and Tile Company, followed by stone, coal, and scrap metal storage. Previously conducted environmental assessments suggest the property is impacted by VOCs, SVOCs, and metals that exceed the state's criteria.

The Port of Detroit encompasses nearly 1,200 acres of land along the Detroit and Rouge Rivers and includes hundreds of former industrial properties that consist of vacant manufacturing facilities and underutilized properties. In addition to these priority brownfield sites, these properties are prime candidates for redevelopment by developers seeking to capitalize on the anticipated growth in the logistics, transportation, light manufacturing, and automobile sub-assembly sectors. All these properties are suspected of having environmental contamination and will need environmental assessments.

c. Identifying Additional Sites

Utilizing the community engagement process described in Section 2.g, DWCPA will solicit input from port stake holders, community advocates, brownfield developers, and community-based organizations over the course of the grant to identify and recommend additional sites for assessment. DWCPA will evaluate brownfield sites for assessment funding through a site selection process to ensure grant outcomes are achieved. Each project/site under consideration will be evaluated using an established site nomination form and evaluation process that was developed during DWPCA's previous grant. A site nomination form, which will be available on the DWPCA's website, will continue to be distributed to gather information about a project. The information gathered from the site nomination form includes:

- Support of the project by the local community/residents and government
- Project scope, proposed uses, and estimate of total hard cost
- Location within the identified target area, disadvantaged census tract, and benefits to underserved communities
- Property and building sizes, ownership (seller and buyer)
- Site history, and perceived contamination, and previously conducted assessments
- Requested environmental assessments
- Overview of project financing and status of acquisition
- Ability to address the anticipated demand in the manufacturing, transportation and logistics sectors
- Inclusion of best management practices that are designed to mitigate the effects of climate change
- Potential to catalyze additional redevelopment projects
- Estimated job creation

Completed site nomination forms will be reviewed by DWCPA and scored based on the project's potential to achieve grant outcomes. The scoring will be used to determine whether a project will receive grant funding and the amount. Site nominations will be accepted throughout the duration of the grant's cooperative agreement, or until grant funding has been exhausted.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans

A major initiative in the Authority's Port Forward Strategic Plan is to develop new lines of port business to support a growing need to export products and goods. Virtually all the cargo moving through the Port of Detroit is imported materials used in manufacturing, heavy equipment, road construction materials, and liquid chemicals and fuel. As such, DWCPA has assessed the feasibility of increasing the export of additional bulk cargo such as steel, coils, large project cargo, finished automotive vehicles and agricultural goods etc., which constitutes nearly 100% of DWPCA's current business and is vital to sustaining and increasing demand for future operations. Based on this overarching goal, DWCPA has begun the planning process to develop a port dock and identified objectives consistent with the expansion of the target area priority sites (Port Forward Strategic Report, 2019).

Several goals defined in the Delray Neighborhood Framework Plan (2021) resonate with DWCPA's overarching goal to increase port capacity. These include "1) *Offset the environmental impacts of Delray's heavy industrial uses cost-effectively*, 2) *Enhance land value through remediation*, and 3) *Create healthy environments for the local community*." Additional, one of the main objectives of the frame to implement these goals includes the "creation of partnerships with local, regional, and state economic development agencies that will direct business development efforts towards attracting auto manufacturing, distribution, food production, and custom manufacturing business in Delray." Conducting environmental

assessments on the target area sites, as well as other brownfield sites within Delray, is the first step toward their eventual cleanup and redevelopment, and ultimately achieving the overarching goals of both DWCPA’s and the Delray Neighborhood Framework Plan.

All target area sites, and portions of the target area that are adjacent to the Rouge and Detroit Rivers are located within a federally designated floodplain.

e. Outcomes and Benefits of Reuse Strategy

The redevelopment of the priority brownfield sites will achieve the goals of these planning initiatives by diversifying the regional economy and developing communities and workforces to serve the transportation and logistics sectors. Based on the success of previous assessment grants, DWCPA anticipates approximately 30 properties will be assessed with this grant, which will promote the reuse of existing infrastructure (i.e., including buildings, utilities, transportation, municipal resources, etc.), and stimulate cleanup and redevelopment. The assessment of these properties has the potential to create over 150 jobs, leverage over \$50M in other investments, and generate millions in new annual tax revenue. The proposed assessments will identify cleanup projects that will be supported by RLF loans from DWCPA’s Brownfield Revolving Loan Fund (RLF) Program. Redevelopment of these properties will serve as a catalyst for investment in nearby properties, creating additional jobs and economic benefits.

Redevelopment of the target area sites will also improve local climate adaptation capacity and resilience that will protect residents and community investments by reducing levels of atmospheric greenhouse gases. According to the US Department of Agriculture’s (USDA) I-Tree estimation tool, the inclusion of tree canopy can have a significant impact on reducing energy consumption related to heating and cooling and reduce carbon dioxide emissions. In conjunction with carbon sequestration from the tree’s life cycle, the redevelopment of the priority brownfield sites can improve climate adaptation capacity at the local level by reducing and removing carbon dioxide emissions.

Target Area Reuse	Estimate of Carbon Dioxide Reductions (lbs/year)			
	Trees Planted (estimated)	Carbon Sequestration	Energy Reduction from Heating/Cooling	Total*
Nicholson Terminal and Dock	24	280 lbs.	1,155 lbs.	1,435 lbs.
Waterfront Petroleum Terminal	70	818 lbs.	3,368 lbs.	4,186 lbs.
Former Delray Salt Company	82	958 lbs.	3,945 lbs.	4,903 lbs.

* *TreeTools.com* – Totals are calculated for the first year of planting only, using 2.5” caliper, balled and burlap red maple trees. Totals do not account for carbon reductions over the lifetime of the trees.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse

Several incentives are available to both the public and private sector as part of DWCPA’s established brownfield program that will advance the priority sites toward their eventual remediation and reuse, which includes an effective EPA revolving Loan Fund (RLF) for cleanup of brownfields. DWCPA has committed staff resources, general funds, bonding capacity, and in-house staff to support its Brownfield program, and has demonstrated the ability to leverage other funds to complete Brownfield redevelopment projects. A few examples of these incentives are listed in the table below.

Leveraging Source & Description
Tax Increment Financing: Michigan enables local governments to issue Tax Increment Financing plans for the cleanup and redevelopment of brownfields. Tax revenue generated from brownfield redevelopment creates a net increase in property tax, which is reimbursed to the developer over time to assist in the cost of cleanup activities. All the priority sites are eligible for this funding.
Michigan Department of Environment, Great Lakes and Energy (EGLE) Grant and Loans: EGLE offers funding for environmental assessment and cleanup at properties with known contamination. Local units of government can apply for funding. Funding is limited to up to a \$1 million grant and loan per applicant per year. All the priority sites are eligible for this funding.
EGLE Refined Petroleum Fund (RPF): The RPF establishes an environmental protection regulatory fee that funds cleanup. Eligible properties include properties where soils contaminated by releases from registered underground storage tanks (USTs) exist, non-labile parties, and planned redevelopment in place. These funds could benefit all the priority sites.
Tax Abatements: These are available to encourage the rehabilitation of obsolete, commercial, and industrial properties. The type, amount, and length of the tax abatement is dependent upon the property history and need for assistance. All the priority sites are eligible for this funding.
Michigan State Land Bank Blight Elimination: This program has allocated \$200,000 to each Michigan county for use at blighted properties in need of environmental remediation, demolition, and stabilization.
Michigan Underground Storage Tank Authority (MUSTA): MUSTA serves Michigan’s petroleum UST owners and operators, local units of government, and country road commissions by managing the UST Cleanup Fund, Legacy Release Program, and Public Highway Cleanup Program. Owners or operators of USTs may apply for assessment and cleanup funding upon discovery of a release from the UST system, if certain qualifications are met. These funds may support any of the priority sites that have adjoining leaking underground storage tank properties.

g. Use of Existing Infrastructure

Wayne County is part of the City of Detroit Metropolitan Area, that has established regional infrastructure providing the target area with a multitude of advantages. These include access to a world-class transportation network of highways, rail roads, and waterways. The availability of existing utilities such as natural gas, electricity, water, sewer, and fiber that are sufficient to support redevelopment and reuse without investing a significant amount of additional resources. Sidewalks are available throughout the entire target area, however in areas where improvements are needed in conjunction with streetscaping, DWCPA, the County, and the City of Detroit utilize the leveraged sources previously described to support improvements as necessary. Where priority sites include vacant land and/or vacant buildings, utility infrastructure may simply need to be turned on or new taps created into the existing main infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT
Community Need

a. The Community’s Need for Funding

A small and declining population and low community income are the primary reasons why the City does not have the ability to provide funding toward the assessment and redevelopment of brownfield sites. Data published by the State of Michigan Department of Treasury shows that the state revenue share for the City of Detroit increased by an estimated 2.4% between 2024 and 2025. While the increase in state revenue share has eased budget constraints, its not enough to offset the City’s rising operational costs. Currently, the municipal budget is balanced, however, revenue growth over the next 4 years is expected to be matched by the projected increase in costs of providing city services (FY 2025 Detroit Adopted Budget) which includes a 3.7% increase in public works, a 13% increase in public safety, and a 15.7% in debt service and legacy pension costs. Also presenting revenue challenges is the City’s sustained population decline. Since 2010, the City population has decreased by 16.2% (ACS, 2023), which has had a direct effect on the City’s income tax revenues.

The population within the target area is of low income and has a median household income (\$33,540) that is approximately 15.2% less than the City’s average (\$39,575), and approximately \$26,000 less than the County’s average (\$59,521), and is less than half of the State’s average (\$71,149). The poverty rate within the target area is 13.6% higher than the rest of the County with 24.2% of households receiving public assistance compared to 22.3% of the County (ACS, 2023).

b. Health or Welfare of Sensitive Populations

The target area includes disproportionately high concentrations of disabled, impoverished, and low-income populations, which increases their susceptibility to adverse impacts from contamination exposure. The table below presents a comparison of these population percentages within the target area census tract relative to the City, County and State based on 2023 Census data.

	Target Area	City	County	State
Percent Population with Disability*	15.4%	19.6%	15.9%	14.2%
Percent of Families in Poverty*	30.0%	26.9%	15.3%	8.8%
Percent of Low-Income Population**	49.0%	45.2%	30.7%	14.2%

*American Community Survey, 2023)

**Source: unitedforalice.org – Low Income is defined as Asset Limited, Income Constrained, Employed (ALICE) — where median household income is above the federal poverty line, but not enough to afford basic expenses in the county (Wayne County – \$31,908).

Assessment and the subsequent cleanup of brownfield sites within the target area will reduce exposure to harmful chemicals and compounds, thereby reducing the negative health impacts associated with contamination for this segment of the population and positioning the property for redevelopment.

c. Greater than Normal Incidence of Disease and Adverse Health Conditions

Based on the historical uses and age of the priority brownfield sites, contamination from asbestos containing building materials, lead, VOCs, SVOCs, and PCBs likely exist. These contaminants have been linked to lung, liver and kidney cancers, asthma, COPD, birth defects, and central nervous system disorders. Statistics published by the Center for Disease Control Public Health Tracking Network indicate that Wayne County has an incidence rate per 100,000 individuals that are above the state rates for kidney cancer (1.2% above the state), liver and bile duct cancer (2.8% above the state), kidney cancer (0.8% above the state), leukemia (1.6% above the state), and has a childhood cancer rate (under the age of 15 years old) that is 0.9% above the state average (CDC). For asthma, the Michigan Department of Health and Human Services indicates that Detroit has a rate of 20.2 instances of asthma related emergency room visits per 10,000 individuals in 2019 (the most recent data published), which is over triple the state’s rate (6.6). Furthermore, the City of Detroit has an average rate of 31.4 asthma related deaths per 10,000 people, compared to the state’s rate of 9.6 people, with children under the age of 18 years having an average rate of 13.4 asthma related deaths per 10,000 people, compared to the state’s average of 3.6 per 10,000 people.

In addition, Detroit has a higher percentage of elevated lead levels in blood in children (5.4%) compared to the county (3.3%), and state (2.4%) averages, according to data published in the Annual Data Report on Blood Levels in Children in Michigan.

d. Economically Impoverished/ Disproportionately Impacted Populations

As stated in Section 2.a – The Community’s Need for Funding, there are disproportionate impacted population present within the target area. Approximately 30% of residents in the target area live below the poverty line, underscoring the community’s inability to finance cleanup or redevelopment without federal assistance.

According to the health statistics published by the County Health Rankings and Roadmaps (www.countyhealthrankings.org), Wayne County ranks as one of the least healthy counties in the United States. The following table summarizes the metrics that were used to determine the County's poor ranking in comparison to the state of Michigan and the United States.

	Wayne County	Michigan	United States
Life Expectancy (years)	74	76.8	77.6
Doctor to Patient Ratio	1,360:1	1,240:1	1,310:1
Preventable Hospital Stays (per 100,000 people)	4,854	3,236	2,666
Children in Poverty (%)	29%	18%	16%
Daily Average Density of Fine Particulate Matter (mg/m ³)	10.7	6.7	7.3
Housing Cost Burden* (%)	17%	13%	15%
Severe Housing Problems** (%)	18%	13%	17%

* Defined as the percentage of households that spend more than 50% of household income on housing.

** Percentage of households with at least 1 of 4 housing problems: overcrowding, high housing costs, lack of kitchen facilities, or lack of plumbing facilities.

This grant will assist the authority in eliminating environmental hazards by remediating contamination that negatively impacts residents' health, depresses property values, and stagnates economic growth. As noted in Section 1.e – Outcomes and Benefits of the Reuse Strategy, the redevelopment of the target area priority sites will address the needs of the surrounding underserved communities by creating over 150 living wage jobs that would be available to residents of the target area, and surrounding area communities, create millions in new annual tax revenue, and remove the environmental impacts to public health from contaminated and blighted properties.

Community Engagement

a. Project Involvement, f. Project Roles

The table below provides a summary of the roles local organizations and groups that will provide technical assistance to DWCPA and identify additional priority brownfield sites over the course of the grant.

List of Organizations, Entities, Groups & Roles

Name of Organization, Entity, or Group	Entity's Mission	Point of Contact (name & email)	Specific Involvement in the Project or Assistance Provided
Detroit Building Safety Engineering and Environment (BSEED)	To provide for the safety, health and welfare of the general public as it maintains buildings and their environments in an efficient, cost effective, user friendly and professional manner.	Raymond Scott scottr@detroitmi.gov	Target community, local regulator, city-owned property representative - will assist with outreach and site nominations
Detroit Brownfield Redevelopment Authority	The City of Detroit Brownfield Redevelopment Authority (DBRA) was established to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit.	Brian Vosburg bvosburg@degc.org	Brownfield authority/local economic development corporation – will provide outreach, site nominations, and tax-increment financing approvals
Wayne County Brownfield Redevelopment Authority	Provides assistance to redevelop blighted, contaminated, or functionally obsolete properties.	Lucius Anthony lanthony@waynecountymi.gov	Brownfield authority/county economic development corporation – will provide outreach, site nominations, and tax-increment financing approvals
Southwest Detroit Environmental Vision (SDEV)	Nonprofit organization whose mission is to improve the environment and strengthen the economy of Southwest Detroit through partnership with residents, community organizations, government agencies, schools, businesses and industry to combat environmental issues, including air quality, blight and incompatible land use.	Raquel Garcia raquel@sdevweb.org	Community environmental quality advocate - will assist with outreach and site nominations

Wayne Metropolitan Community Action Agency	To eliminate poverty, Wayne Metro empowers people and communities to be strong, healthy, and thriving. We envision thriving communities where all people have hope and opportunities to realize their full potential.	Louis Piszker CEO@waynemetro.org	Affordable housing partner – will assist with outreach and site nominations to drive job creation for low-income individuals and support low-income housing
MiSide Community Impact Network	To ensure that children, individuals, families, and communities have access to great healthcare, quality education, a comfortable home, and the money they need to build a life they desire.	Tim Thorland tim.thorland@miside.org	
Southwest Detroit Business Association	Committed to facilitating the continuation and enhancement of a stable, economically healthy Southwest Detroit by employing strategies that support existing business and industrial enterprises, enhance the climate for public and private investment and economic growth, and act as a vehicle for cooperative ventures that support economic development in Southwest Detroit.	Laura L. Chavez-Wazeerud-Din laurac@southwestdetroit.com	Local business coalition - will assist with outreach and site nominations
Friends of the Rouge	To restore, protect, and enhance the Rouge River watershed through stewardship, education, and collaboration.	Ashley Flintoff aflintoff@therouge.org	River Rouge advocate - will assist with outreach and site nominations for projects located near waterways

g. Incorporating Community Input

DWCPA will hold regular community meetings to engage area stakeholders. These include residents and neighborhood organizations that represent underserved communities, area non-profit groups, economic development corporations, local business and property owners, planning consultants, and local governments. The expertise of these participants will play an integral role in the success of the grant, as well as identify and prioritize brownfield sites for assessments, and aid with cleanup and redevelopment planning.

At a minimum, the DWCPA will hold quarterly community meetings at their offices in Detroit, Michigan in conjunction with their recurring board meetings. These meetings serve as a forum for the public to receive project updates, solicit community input on proposed projects and discuss the use of grant funds for those that are directly affected by the project work. When appropriate, DWCPA will invite developers to these meetings to present their redevelopment projects and respond to questions. Meetings will be held at hours agreeable to most schedules and accessible through Zoom to ensure a high level of attendance and involvement. Public input will be received at these meetings (or Zoom’s chat feature) and via email to the project manager so that affected parties’ input can be captured and documented for use in decision making when selecting and prioritizing sites.

At the beginning of the grant, the DWCPA will prepare a presentation that will target the stakeholder groups previously discussed to provide an overview of EPA’s goals and the County’s objectives for the grant. The presentation will outline the County’s application process, provide an overview of the environmental due diligence process in Michigan, and provide a summary of cleanup funding programs and tax abatements that can be leveraged to assist with cleanup activities. Prior to the presentation, an infographic will be developed to advertise the event, which will be shared across multiple social media platforms that include Linked In, Facebook, Twitter, and DWCPA’s website. To engage the community at large, DWCPA will implement already proven methods to effectively communicate the goals and opportunities of the project that include: 1) the creation of infographics and newsletters through Facebook, Twitter and other social media outlets, 2) the use of visual aids, presentations, and printed materials; 3) the posting of project information and updates utilizing the DWCPA website; and 4) the preparation of announcements in local newspapers. Utilizing these resources proved effective during DWCPA’s previous assessment grant, and it is anticipated that these modes of communication will continue to be effective. Input received by the community will help guide DWCPA to effectively identify projects that will provide the maximum benefit to the target area residents.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Descriptions of Tasks/Activities and Outputs

Grant funding will be used to investigate sites that have environmental contamination which DWCPA has identified in addition to sites identified in the future as having a high redevelopment potential. The tasks under this grant include: 1) Consultant Procurement and Quality Assurance Project Plans (QAPP), 2) Planning and Outreach, 3) Environmental Investigations, and 4) Reporting and Closeout. Planning and outreach activities will begin at the start of the grant and occur on an ongoing basis. Projects identified through the site selection process will be evaluated for viability and prioritized prior

to being approved for funding. Once a project is approved and the subsequent site eligibility determination has been accepted by EPA respectively, the environmental consultant will coordinate the obtaining of a site access agreement prior to assessment activities.

Task 1: Consultant Procurement and QAPP	
a.	Project Implementation: Procurement of a qualified environmental consultant via a competitive bidding process, and the preparation of the QAPP as required under the cooperative agreement.
b.	Anticipated Project Schedule: Procurement of a qualified environmental consultant will be completed within 60 days of DWCPA's completion of the cooperative agreement with EPA. The QAPP will be completed within 60 days of DWCPA's procurement of an environmental consultant. Both are anticipated to be fully completed within Quarter 1.
c.	Task/Activity Lead: Procurement of the environmental consultant will be completed by DWCPA. The QAPP will be completed by an environmental consultant with oversight and direct input from DWCPA.
d.	Outputs: Consultant contract, and EPA approved QAPP.
Task 2: Planning and Outreach	
a.	Project Implementation – Quarterly progress updates will be presented at the DWCPA board meetings throughout the duration of the grant to track progress and discuss redevelopment projects in need of funding. At the beginning of the project, DWCPA and the environmental consultant will prepare and deliver the presentation described in Section 2.g. A grant infographic advertising the grant will also be sent at the beginning of each year over the course of the grant. Two DWCPA staff will attend the EPA National Brownfield Conference that will be held in 2027.
b.	Anticipated Project Schedule - Planning and outreach activities will begin after the procurement of the environmental consultant. The grant presentation will be prepared and scheduled within the first 2 quarters of the completion of the cooperative agreement. A grant infographic advertising the grant will also be sent at the beginning of each year over the course of the grant. Quarterly meetings will be held throughout the duration of the project. Projects identified through the site selection process will be evaluated for viability and prioritized by the DWCPA prior to being approved for funding over the course of the grant period.
c.	Task/Activity Lead – DWCPA will manage and oversee community engagement activities with support from an environmental consultant.
d.	Outputs – Public community outreach presentation, grant infographic, and 16 quarterly meetings (estimated)
Task 3: Environmental Investigations	
a.	Project Implementation - Conducting Phase I and II Environmental Site Assessments at sites known or suspected to be contaminated by hazardous substances or petroleum products. Hazardous materials surveys will be conducted at sites with structures that are suspected of containing asbestos, lead or other hazardous building materials. Preparation of Baseline Environmental Assessments and appropriate due care compliance documents will be completed on a site-specific basis. This task includes the preparation of an eligibility determination, procurement of site access, the preparation of a site-specific sampling and analysis plan, health and safety plan for approval by the USEPA project manager (as applicable), and ACRES reporting. Assessments will first occur at priority brownfield sites before other, non-priority sites are assessed.
b.	Anticipated Project Schedule – Investigations will be conducted throughout the cooperative agreement term once the QAPP has been approved as projects are approved by DWCPA. Assessments will be completed by the end of Quarter 15.
c.	Task/Activity Lead – Site intake materials for assessment activities will be evaluated by DWCPA. The environmental consultant will complete eligibility determinations, sampling plans, and assessments with review and approval by DWCPA.
d.	Outputs – The anticipated outputs under this task are as follows (includes the assessments needed for the priority sites): <ul style="list-style-type: none"> • 29 Phase I Environmental Site Assessments • 20 Phase II Environmental Site Assessments • 10 Hazardous Materials Surveys • 10 Documentation of Due Care Compliance (DDCC) Reports
Task 4: Reporting and Closeout	
a.	Project Implementation - Mandatory quarterly progress reports will be completed and uploaded to ACRES documenting the utilization of funds, work status and progress, difficulties encountered, accounting of financial expenditures, anticipated activities, and changes of the key personnel involved with the project (if applicable). DWCPA will also report site-specific accomplishments through the ACRES. A final project report providing a summary of measurable outputs including the number of assessments completed, contaminants found, acres assessed, redevelopment plans underway, jobs created, and funds leveraged, will be prepared and submitted at the end of the cooperative agreement. Other reporting will include EPA Form 5700-52A for Minority and Women Business Entity Utilization, and Federal Financial Reports SF-425.
b.	Anticipated Project Schedule – Quarterly reports will be submitted within 30 days after the end of each quarter throughout the duration of the cooperative agreement. ACRES updates will occur on an ongoing basis as projects are completed. The final project report will be submitted by the end of the cooperative agreement.
c.	Task/Activity Lead – DWCPA will oversee, review, and approve for submission reports prepared by the environmental consultant. ACRES entries will be completed by the environmental consultant and reviewed by DWCPA as assessments are completed.

- d. Outputs – The anticipated outputs under this task are as follows:
- 16 Quarterly progress reports
 - 1 Final Project Report
 - ACRES submittals as needed, depending on the number of projects funded
 - Submittal of EPA Form 5700-52A and SF-425 as required by the cooperative agreement

e. Cost Estimates

The following provides a cost estimate of the tasks and activities described in the previous section. All costs are based on previous experience with EPA grants, and collaboration and input from stakeholders.

Task 1 – Consultant Procurement and QAPP - The costs associated with preparing and evaluating a request for proposal to procure a qualified environmental consultant under DWCPA’s established procurement policies is estimated to be \$3,000 (60 DWCPA hours, at a personnel rate of \$50/hr.) The preparation of a project QAPP will be completed by the selected environmental consultant at an estimated cost of \$3,500 based on an estimated 26 hours at a rate of \$135/hr.

Task 2 – Planning and Outreach – The estimated costs include planning activities, preparing quarterly updates at DWCPA meetings, and delivering the grant presentation, which will be supported by the consultant with DWCPA oversight.

Quarterly meetings are estimated on a per meeting basis, the cost of which is \$5,950 over 16 meetings (2 hours per meeting for DWCPA staff at \$50/hr., consultant at \$135/hr.). The estimated cost to prepare, advertise, and deliver the initial grant presentation is \$3,500 (26 consultant hours at \$135/hr.). The cost to prepare and deliver the grant infographic at the beginning of each year of the grant is estimated to be \$850 (2 hours for DWCPA staff at \$50/hr., 5.5 hours for consultant at \$135/hr.). An additional cost of \$5,500 will be utilized to cover expenses for two DWCPA staff to attend the 2027 National Brownfields Conference. The estimated cost includes the registration fees for two County staff (\$350 each), air fare (estimated at \$650 per staff), lodging (\$1,300/person over 4 nights), per diem costs (\$450/person over 4 days). Personnel costs to attend the conference is estimated to be \$3,200 (2 staff, 8 hours/day over 4 days, at \$50/hr.)

Task 3 – Environmental Investigations – Cost estimates for each of the eligible activities under this task will be prepared by the environmental consultant and submitted to DWCPA for approval. Although these costs are expected to vary, a cost estimate for these activities based on average pricing as experienced by DWCPA’s prior grant is provided below.

Activity	Estimated Total	Average Cost	Total Cost
Phase I ESA	29	\$3,200	\$92,800
Phase II ESA	20	\$13,000	\$260,000
Hazardous Materials Surveys	10	\$6,500	\$65,000
Due Care Planning	10	\$4,000	\$40,000

Task 4 – Reporting and Closeout – This task will be overseen by DWCPA, with reporting assistance from the environmental consultant. The estimated cost for this task will not exceed 5% of the total EPA requested funds and is estimated to be \$16,700 which includes the preparation of 16 quarterly reports over the grant period, submitting regular updates to EPA ACRES, and preparing a final project report and required EPA forms. Costs incurred by DWCPA include support from the environmental consultant and is estimated to be \$15,550 (115 hours at \$135/hr). Personnel costs incurred by DWCPA are estimated to be \$1,150 (23hours at \$50/hr).

The following budget table has been prepared based on the cost estimates provided above:

Budget Categories		Project Tasks				Total
		Task 1	Task 2	Task 3	Task 4	
		Procurement/ QAPP	Planning and Outreach	Environmental Investigations	Reporting and Closeout	
Direct Costs	Personnel	\$3,000	\$4,900	\$0	\$1,150	\$9,050
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$5,500	\$0	\$0	\$5,500
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$3,500	\$8,600	\$457,800	\$15,550	\$485,450
	Construction	\$0	\$0	\$0	\$0	\$0
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$6,500	\$19,000	\$457,800	\$16,700	\$500,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget (Total Direct Costs + Indirect Costs)		\$6,500	\$19,000	\$457,800	\$16,700	\$500,000

f. Plan to Measure and Evaluate Environmental Progress and Results

DWCPA will track several metrics to evaluate the outputs and outcomes of the grant to determine if the grant is fulfilling its intended purpose. These metrics include: 1) the number of brownfield sites identified; 2) the number of Phase I/II environmental site assessments, baseline environmental assessments, due care compliance documentation reports, and hazardous materials surveys conducted; and 3) the number of team and community meetings held. The following outcomes will also be tracked to evaluate the results, effects, and consequences as a direct result of the grant: 1) the amount of funds awarded by project, 2) the total project cost, 3) the ratio of grant funds allocated to total private investment, 4) the estimated number of temporary (construction) jobs created, 5) the estimated number or permanent jobs created or retained, 6) the estimated amount of new taxes created, and 7) the number of acres assessed for reuse. Additional site-specific outcomes may be tracked on a project-by-project basis (e.g., the number of USTs, or cubic yards of contaminated soil removed, or dollars leveraged from private investment). However, it is anticipated that site-specific outcomes generally may not become available until after the cooperative agreement has expired.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Capacity, b. Organizational Structure, c. Description of Key Staff

Mark Schrupp, Executive Director, will manage the EPA Brownfield Assessment Grant and will be responsible for all grant operations (e.g., community relations/outreach, marketing, reporting, etc.), management of the environmental consultant, and will serve as the point of contact for the EPA Project Officer. Mr. Schrupp has managed DWCPA Brownfield Program over the course of his entire tenure at DWCPA and has over 15 years managing publicly funded construction programs, all of which included compliance with state and federal environmental and cleanup requirements. Mr. Schrupp will draw upon other DWCPA staff to assist with administrative and financial management of the grant when necessary. *Travis Jackson*, Director of Finance for DWCPA, will serve as the Financial Manager and will be responsible for establishing and managing the financial accounts of the program and payment requests and transfers through the Automated Standard Application for Payments (ASAP) system. These key project team members have performed the same roles for DWCPA’s previous U.S. EPA Assessment and RLF grants. This experienced team has the depth of knowledge to ensure timely and successful expenditure of assessment grant funds.

d. Acquiring Additional Resources

Upon award, DWCPA will qualify consulting firms through a competitive in accordance with applicable requirements of 40 CFR Part 31 and procure an environmental consultant within the first three months of the cooperative agreement being finalized. Consulting firms will be required to submit documentation demonstrating their qualifications and experience to conduct EPA assessment grant work, which includes preparing brownfields inventories, conducting community outreach, conducting environmental assessments, developing Quality Assurance Project Plans, Corrective Action Plans, and redevelopment planning. DWCPA’s staff expertise in addition to the expertise provided by the contracted environmental consultant will ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the grant.

Past Performance and Accomplishments

e. Currently Has or Previously Received an EPA Brownfields Grant

DWCPA currently has a \$1.35M EPA RLF Grant (Cooperative Agreement No. 4B00E03581) awarded in 2023. In 2023, DWCPA entered a Closeout Agreement with EPA for RLF Cooperative Agreement No. BF00E00793, which includes a \$1M award (2011) and two \$500,000 supplemental awards (2015 and 2018). All grant reporting is up to date and compliant. DWCPA previously managed three EPA Assessment Grants, all of which exceeded work plan outputs. DWCPA successfully closed out the following previous EPA Brownfield Assessment Cooperative Agreements:

Award Year	Cooperative Agreement No.	Grant Amount	Balance	Status
FY2004	BF-965055-00	\$400,000	\$0	Closed-Out
FY2006	BF-965055-01	\$400,000	\$0	Closed-Out
FY2008	BF00E80201	\$400,000	\$0	Closed-Out

1. Accomplishments

During previous EPA assessment grants, DWCPA tracked outputs and accomplishment. With every EPA grant award, DWCPA exceeded work plan outputs including number of sites assessed, other investment leveraged, and building regional partnerships. DWCPA assessed over 60 brownfield sites using \$1,191,000 of USEPA assessment funding, which resulted in over \$6 million of potential new tax revenue and over \$500 million of new investment. The EPA website highlights several successful brownfield redevelopments in Detroit, all of which were partially funded by DWCPA Brownfield Program. These two successful DWCPA EPA grant-funded projects are nationally recognized for excellence in brownfield redevelopment: Piquette Square Housing for Homeless Veterans: Completed in 2010, DWCPA invested over \$50,000 of EPA grant funds to support Southwest Solutions’ redevelopment of a former industrial property as an apartment for homeless veterans. Final approval of the project through the City of Detroit’s Brownfield Redevelopment Authority resulted in a \$2,600,000 Brownfield tax credit. DWCPA also supported a \$600,000 cleanup loan from Wayne County’s EPA RLF program. Southwest Solutions in cooperation with the Michigan State Housing Development Authority and community banks invested over \$22,000,000. Critical pre-development funding provided by DWCPA made this project feasible. This project received the 2010 Phoenix

Award (Community Impact and Grand Prize Runner-up) for excellence in Brownfield redevelopment.

Cardinal Health Medical Distribution Warehouse: Over 80 blighted, brownfield parcels covering 20-acres were assessed, remediated, mitigated, and redeveloped as a state-of-the-art medical distribution facility for Cardinal Health. DWPCA supported the project with an EPA RLF loan and State cleanup grants and loans. This funding allowed the end users to leverage an additional \$12 million in brownfield redevelopment incentives and tax abatements to complete this \$32 million project. The new 275,000 square foot facility services Henry Ford Health System, Detroit Medical Center, and other local medical centers. The project received multiple national awards for excellence in brownfield redevelopment, including 2014 Phoenix Awards (Grand Prize, People’s Choice, and Region 5) and 2015 Renewal Award for Environmental Impact.

In addition, DWCPA leveraged \$43 million of bonding capacity to support the Public Dock and Terminal project and redevelopment along the East Detroit Riverfront.

2. Compliance with Grant Requirements

DWCPA is compliant with OMB Circular A-133, has had no adverse audit findings, and has never been required to comply with special “high risk” terms and conditions under agency regulations under OMB Circular A-102. DWCPA financial records are audited annually and have complied with all regulations regarding management and procurement methods. DWCPA currently manages an EPA Brownfield Revolving Loan Fund (RLF) and has successfully closed out one RLF and three previous EPA Brownfield Assessment Grant Cooperative Agreements. DWCPA has complied with the requirements of its EPA Brownfields Grants and has submitted all required deliverables to EPA Region V. All quarterly progress reports, financial status reports, and property profiles/ACRES database entries have been submitted to EPA in a timely fashion. All public outreach, technical and administrative requirements for conducting assessment activities were met or exceeded.

We hope this application adequately portrays how critical the proposed EPA community-wide assessment grant is to support and stimulate economic activity in our region. We look forward to EPA’s continued support of DWCPA’s Brownfield Program through this award.

Detroit Wayne County Port Authority Threshold Criteria

1. Applicant Eligibility:

a. In 1925, the Michigan Legislature passed Public Act 234, the Port Districts Act, authorizing the creation of Port Districts. In 1933, the Detroit Wayne County Port District was created. As additional development progressed, a stronger need for concentration on port activities arose, resulting in the establishment of the Detroit Wayne County Port Authority (DWCPA) as a governmental entity in 1978 under the Michigan Hertel-Law-T. Stopczynski Port Authority Act ([Act 639 of 1978 MCLA 120.101 et. seq.](#)). The DWCPA is a governmental entity formed by the joint agreement of the City of Detroit and Wayne County operating under the laws of the State of Michigan. The DWCPA has a five-member board with one member appointed by the State of Michigan, two by Wayne County, and two by the City of Detroit. See attached Michigan PA 639 of 1978 documenting the creation of the DWCPA.

b. Not applicable

2. Community Involvement:

DWPCA's plan for community involvement includes communication through existing channels and outreach to identify additional candidate sites for assessment. In 2005, DWCPA formed a technical advisory committee comprised of municipalities, economic development agencies, and brownfield redevelopment authorities. The group includes representatives from the City of Detroit, Wayne County, Detroit and Wayne County Brownfield Redevelopment Authorities, the State of Michigan, USEPA, and other regional stakeholders. The group meets regularly to collaborate on brownfield sites and promote information and strategy sharing. DWCPA anticipates several brownfield sites will be nominated by this group.

DWCPA also maintains relationships with several non-profit organizations throughout Wayne County. Those organizations include Southwest Housing Solutions, Southwest Detroit Environmental Vision, Wayne Metropolitan Community Action Agency, Friends of the Rouge, and Southwest Detroit Business Association. DWCPA will rely on these organizations as conduits to the community, including translation of outreach materials.

DWCPA will host a public community outreach meeting to raise awareness in the community about the availability of assessment grant funds; attendees will include port stakeholders, community advocates, brownfield developers, and community-based organizations. To engage the public, DWCPA will: (1) prepare an information sheet "one-pager," (2) provide a press release to local media, (3) post the notice on the DWCPA homepage (www.portdetroit.com), and (4) use social media ([LinkedIn](#), [Instagram](#)). During the meetings, the DWCPA will present Brownfield Program Goals, Priority Sites, availability of grant funds, eligibility requirements, and process for nominating properties for assessment. DWCPA will continually evaluate the effectiveness of outreach techniques to accommodate the community.

3. Expenditure of Assessment Grant Funds:

The DWCPA does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients:

The DWCPA has not procured contractors nor named subrecipients for this grant application.