

COUNTY ADMINISTRATOR

Telephone: (269) 467-5617

125 Main St.
P.O. Box 130
Centreville, MI 49032-0277

APPLICATION INFORMATION SHEET

1. **Applicant Identification** St. Joseph County, Michigan
125 W. Main St., P.O. Box 189
Centreville, MI 49032

2. **Website URL** <https://www.stjosephcountymi.gov/>

3. **Funding Requested**
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$500,000

4. **Location** St. Joseph County, Michigan

5. **Target Area and Priority Site Information**

Target Area: City of Three Rivers

 - Priority Site 1: Checker #7046, 418 S. Main Street, Three Rivers, MI
 - Priority Site 2: Peterson Spring, 800 W. Broadway, Three Rivers, MI
 - Priority Site 3: Aquatic Bath, 888 W. Broadway, Three Rivers, MI

Target Area: City of Sturgis

 - Priority Site 1: Former Sturgis Iron and Metal, 331 Center Court, Sturgis, MI
 - Priority Site 2: Freeman Manufacturing, 900 W. Chicago, Sturgis, MI

Refer to the attached map, which illustrates the identified target areas and priority sites.

6. **Contacts**
 - a. Project Director: Riley Lukomski
734.604.9414
rlukomski@southwestmichiganfirst.com
P.O. Box 50827
Kalamazoo, MI 49005-0827

 - b. Chief Executive/Highest-Ranking Elected Official: Teresa Cupp, County Administrator/Controller
269.467.5617
cuppt@stjosephcountymi.gov
125 W. Main St., P.O. Box 189
Centreville, MI 49032

7. Population

City of Three Rivers (7,973)

City of Sturgis (11,082)

8. Other Factors

Other Factors	Page Nos.
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water.	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N/A
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority site(s) within the target area(s).	8, 9
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A



9. Letter from the State or Tribal Environmental Authority

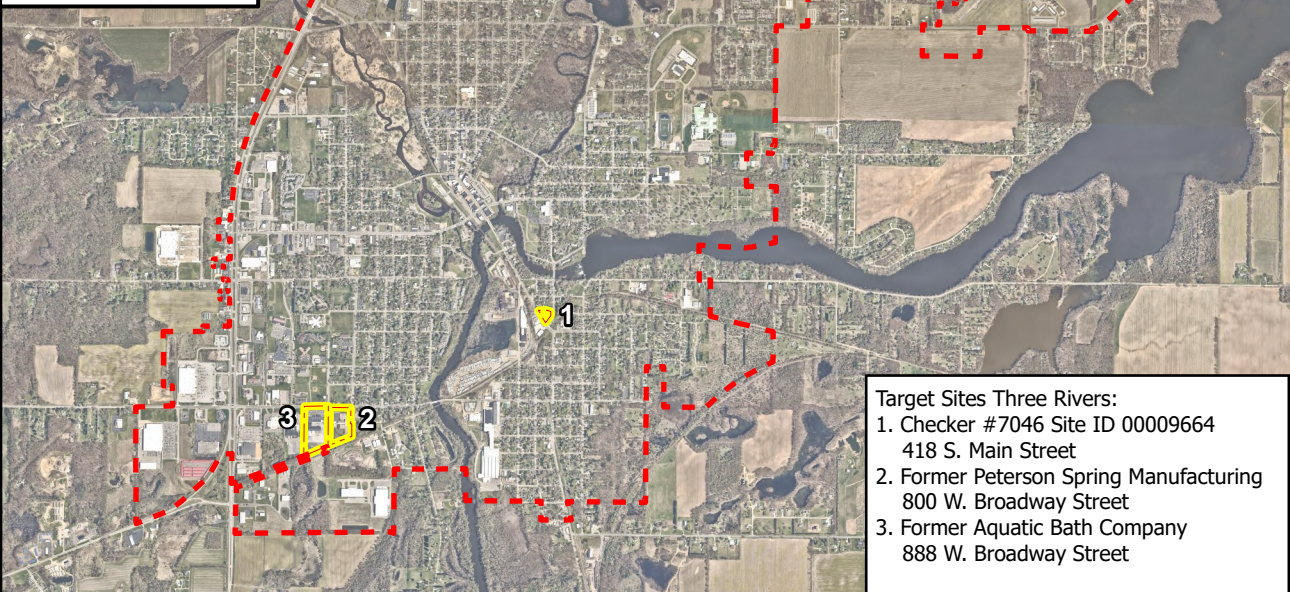
Attached

10. Releasing Copies of Applications

N/A

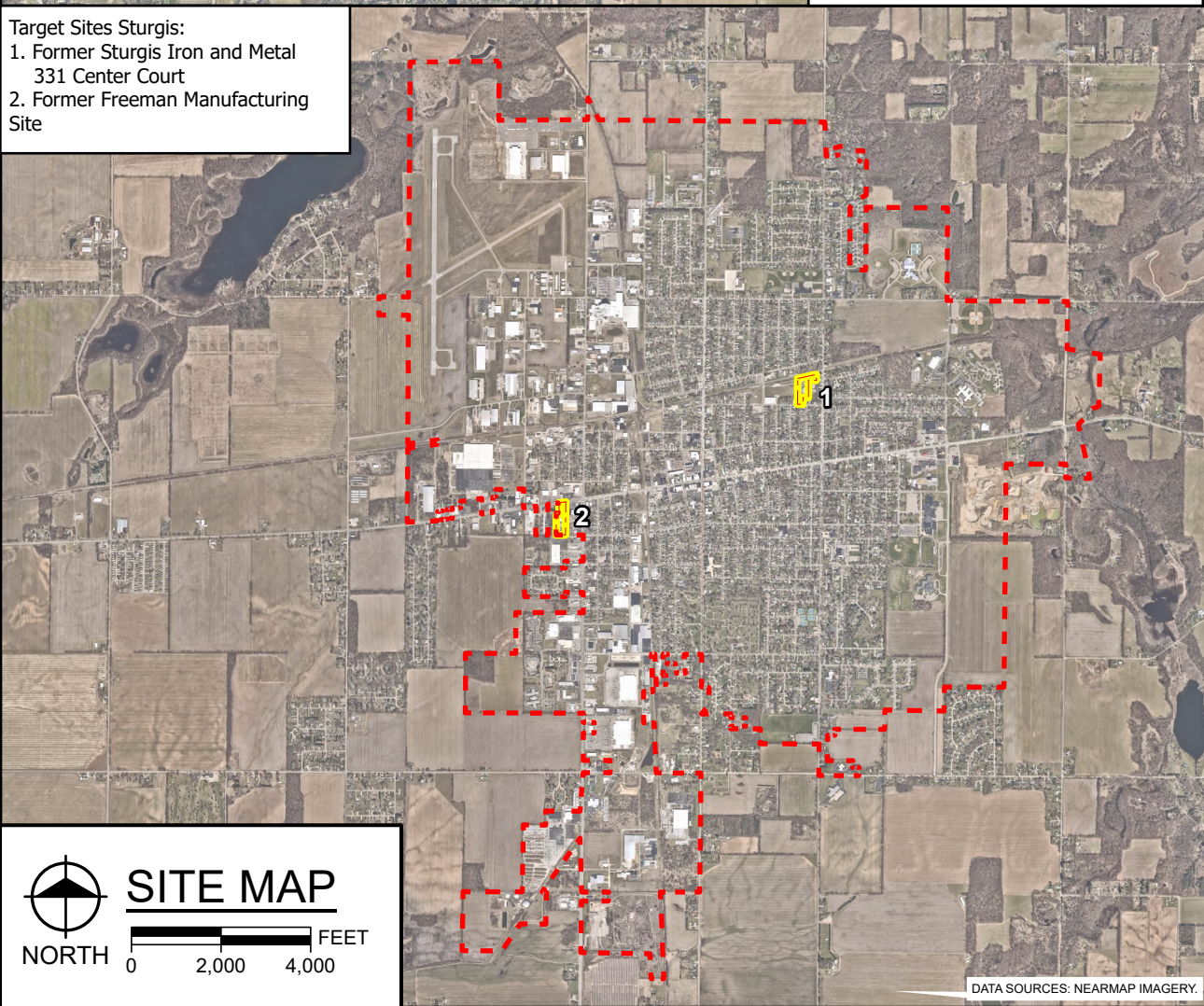
LEGEND

-  Approximate Property Boundary
-  Target Area



- Target Sites Three Rivers:**
1. Checker #7046 Site ID 00009664
418 S. Main Street
 2. Former Peterson Spring Manufacturing
800 W. Broadway Street
 3. Former Aquatic Bath Company
888 W. Broadway Street

- Target Sites Sturgis:**
1. Former Sturgis Iron and Metal
331 Center Court
 2. Former Freeman Manufacturing Site



SITE MAP

NORTH

0 2,000 4,000 FEET

DATA SOURCES: NEARMAP IMAGERY.



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

St. Joseph County, Michigan
 Cities of Three Rivers and Sturgis, Michigan
FY26 EPA BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANT

PROJECT NO.
2501605

FIGURE NO.
1



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

Teresa Cupp
County Administrator
PO Box 130
Centreville, Michigan 49032

Dear Teresa Cupp:

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 St. Joseph County's 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 St. Joseph County's need for funding.

St. Joseph County is applying for a \$500,000 Community-wide Brownfield Assessment Grant. As a general-purpose unit of local government, St. Joseph County is an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to St. Joseph County, it would allow the county to conduct environmental investigations and promote economic development at brownfield sites in St. Joseph 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

1.a. Overview of Brownfield Challenges and Description of Target Area

St. Joseph County is located in southwest Michigan along the Indiana border, approximately 150 miles from both Chicago and Detroit. The county is largely made up of rural communities and ranks as the 12th smallest county in Michigan by land area. It has more irrigated farmland than any other county east of the Mississippi River and supports several major agribusiness operations including two large seed corn processing facilities, a Lay's Potato Chip manufacturer, and a leading milk solids exporter to overseas markets. The county's goals of preserving quality farmland and striving to keep development within established core areas support both the county's agricultural industry and help to make the existing urban centers vibrant and viable.

St. Joseph County has therefore determined the target areas for this grant will be the Cities of Three Rivers and Sturgis, the only two cities within the county. Both cities have long industrial histories related to the abundance of fresh water. Rivers flowing through the county provided a ready source of hydroelectric power that built significant industrial development in the 1800s and 1900s. As these industries faded, both cities were left with several vacant or underutilized industrial properties. Urban sprawl in the 1980s also resulted in properties being vacated within these core urban environments. Within the Three Rivers target area, state records indicate the presence of over 50 sites of known contamination, most of which are concentrated along the city's two main commercial and industrial corridors. In Sturgis, 60 such sites are recorded. These are small cities—Three Rivers and Sturgis have populations of 7,973 and 11,082, respectively, according to the 2020 census—and finding resources for complex redevelopment projects can be difficult. An additional stress to redevelopment is the fact that St. Joseph County borders the state of Indiana, and new development projects in this region face robust competition from Indiana's powerful economic development incentives.

1.b. Description of the Priority Brownfield Site(s)

In St. Joseph County, there are 184 sites of known contamination, with 56 sites located in the City of Three Rivers and 58 sites in the City of Sturgis. St. Joseph County, in connection with Southwest Michigan First, a regional economic development agency, has prioritized the following sites which demonstrate the large environmental challenges experienced by our target areas and are prime locations for economic redevelopment.

1. The **Checker #7046 (City of Three Rivers)** site is a former gas station on a main thoroughfare in Three Rivers and is just under an acre in size. In 2019, EGLE evaluated the site in accordance with their Volatilization to the Indoor Air Pathway process and deemed the site to be of Potentially High Risk due to Toluene above specific screening levels. This existing petroleum contamination has inhibited any transaction and development of this property, making it a priority for the County, especially given its prime location.
2. Developed in 1950, **Peterson Spring (City of Three Rivers)** manufactured springs and spring components at the site until 2002, and has since been underutilized for office, warehousing and distribution. The property is a known contaminated site due to a 2016 assessment which identified metals in excess of cleanup criteria, and a small, detached building labeled "Explosive Gas". This site has been identified as a priority for future industrial use, increasing the economic impact of the 99,130 square foot structure.
3. Directly adjacent to the west of Peterson Spring is the former **Aquatic Bath (City of Three Rivers)** site. The property is a known underground storage tank site. Other environmental

concerns related to the manufacture of baths, showers, and tubs exist. This site is a priority for future industrial use. Assessments will be needed to aid in the marketing and redevelopment of these two parcels, 18 acres in total, a priority for the County.

4. The **Sturgis Iron and Metal (City of Sturgis)** site was utilized as a junk yard and scrap metal recycling facility from the late 1950s until 2008. Two structures remain vacant on site, previously housing fabrication, equipment maintenance, and tire repair shop operations. Assessment work conducted in 2017 revealed impact by petroleum and metals exceeding cleanup criteria. In 2017, a notice of migration of contamination was filed in connection with the property to notify the west adjacent property, which is also a known site of contamination, of migrating iron in groundwater. The property is adjacent to a National Priority Superfund Site and has had several inquiries by housing developers, making it a priority for the County to understand future redevelopment options and challenges.
5. In 2025 after 125 years of operation, the owners of **Freeman Manufacturing (City of Sturgis)** decided to close its doors and liquidate remaining assets. There is no known environmental data on the Freeman Manufacturing site. However, the property is bordered by known underground storage tank sites. Due to previous manufacturing operations (metalworking, plastics molding, and machining) and possible use of hazardous substances (asbestos, lead, PCBs, solvents/adhesives, etc.), and nearby offsite sources, environmental assessments will be crucial to attract new industrial users, a priority for the County.

1.c. Identifying Additional Sites

Beyond the priority sites, additional redevelopment projects are expected to emerge across the county throughout the duration of the grant. The St. Joseph County Brownfield Redevelopment Authority, which will implement the Assessment Grant on behalf of the county, has a long history of working collaboratively with various local units of government to find opportunities where grant funds can be put to use. The Brownfield Redevelopment Authority has existing procedures and funding criteria to evaluate project applications including whether the redevelopment is consistent with local zoning, how the project positively impacts the community, whether the project will be a catalyst to development in the area, economic benefits and job creation, and the degree to which overall project success appears achievable.

1.d. Reuse Strategy and Alignment with Revitalization Plans

The redevelopment projects presented in this grant application are consistent with the strategic goals of both target area communities. Three Rivers' "WeAreTR: Imagine 2040" Master Plan details several goals related to growth, increased vibrancy, and beautification of the city's urban core. Redevelopment of vacant, abandoned, or underutilized properties such as the **Checker #7046**, **Peterson Spring**, and **Aquatic Bath** sites is consistent with the city's Master Plan. The **Checker #7046** site is located on the Main Street thoroughfare in Three Rivers and is within the future corridor commercial zoning, according to the 2020 Master Plan, making it a priority for commercial or mixed-use redevelopment. The two former industrial properties, **Peterson Spring** and **Aquatic Bath**, prioritized by Southwest Michigan First and the County as sites to restore industrial operations on and drive large economic investment and transformations is consistent with the future land use identified in the 2020 Master Plan. The Sturgis 2022 Master Plan envisions increased prosperity for its citizens through enhanced economic development, quality jobs, and support for entrepreneurship. Redevelopment of the **Freeman Manufacturing** site for continued industrial use would be consistent with the Master Plan goals and County land use planning. Both

communities desire increased options for housing. The **Sturgis Iron and Metal** property is nestled amongst a residential neighborhood, and redevelopment for residential purposes would be a best fit for this site, and consistent with city goals.

Land use is a significant concern in the county, as a strong agricultural business community strives to remain healthy amid growing land development pressures (particularly for housing) that threaten agricultural land use. The county has encouraged strong growth in core urban areas such as the two target areas through policy decisions, incentives, and technical assistance. St. Joseph County has been consistently aligned with and contractually employs the regional economic development agency, Southwest Michigan First. Past services provided include marketing development sites including brownfields, seeking prospective industries, business retention, and helping connect the county to state, national, and global opportunities. The financial investment made by the county to support economic development and brownfield redevelopment demonstrates that the county is aligned with the local communities and intends to provide support, technical resources, and access to incentives and markets that help communities with their individual redevelopment challenges.

1.e. Outcomes and Benefits of Reuse Strategy

The county intends for the **Peterson Spring**, **Aquatic Bath**, and **Freeman Manufacturing** priority sites to be redeveloped for industrial uses. Outcomes from these developments would include substantial investment in the properties, significant job creation, and an increase to local tax revenues. Based on previous projects, we expect these three projects will leverage \$30 million in investment and create at least 50 new jobs. These three project sites would be expected to contribute at least \$180,000 to local school and government budgets through the increased property taxes. The **Checker #7046** site is envisioned to be redeveloped for commercial purposes, resulting in an anticipated 10 new jobs, \$15,000 in new property taxes, and \$2–5 million in leveraged investment. The **Sturgis Iron and Metal** site would likely be developed for housing and could contain 12 to 14 single-family homes on the site. This project would help address the local housing shortage and support the industrial growth of the other priority sites. Further, 12 to 14 households would also be expected to contribute \$56,000 in local property taxes and house about 21 children, which if enrolled in the public school system would bring \$252,000 annually in state funds for the local schools.

1.f. Resources Needed for Site Reuse

St. Joseph County is a general-purpose unit of local government and can receive federal and state funds as well as enact local tax incentives that help private developers fund assessment, cleanup, and redevelopment. The Assessment Grant is a useful tool in leveraging other funding sources, as the data from environmental assessments and cleanup planning activities generate detailed plans and costs that funding resources require. Key funding sources that will be used include New Market Tax Credits and brownfield tax increment financing, which can utilize property taxes from the new developments to reimburse developers or local units of government for gap financing for housing, environmental assessment and cleanup activities, demolitions, and other site development costs. The state of Michigan maintains a Brownfield Redevelopment Grant and Loan Program, which can be accessed, providing up to \$2 million for a single site to pay for environmental cleanup, asbestos removal, and demolition activities. The state of Michigan's Community Revitalization Program is another available resource for qualifying projects (i.e., near downtown,

mixed-use development). This program can provide up to 25% of the project cost as a cash benefit to the developer upon successful completion of the project.

1.g. Use of Existing Infrastructure

Both city target areas have existing infrastructure. Because the identified priority sites are within the established urban cores, these projects make use of existing sewer, water, natural gas, electric, fiber optic, roads, sidewalks, public transportation, and public services (e.g., police, fire). Additional infrastructure would not be needed for the priority projects.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. The Community's Need for Funding

The total population of St. Joseph County is small (60,789) relative to its neighboring counties. Furthermore, the Target Areas are two small cities that make up roughly 1/3 of the County population. According to the 2023 census, the population of Three Rivers is 7,936 and Sturgis is 11,077, and yet, the cities combined account for 62% (114 Sites) of the known sites of contamination in St. Joseph County (total of 184 known sites). Because of their small size, these local units of government maintain lean operations and budgets making it difficult for them to finance environmental cleanups and redevelopment projects.

The Three Rivers priority sites are located in Census Tracts 26149040200 (CT402) and 26149040300 (CT 403), are in the poorer areas of Three Rivers, ranking in the 90th and 74th percentiles, respectively, according to the EGLE MiEJScreen Screening Tool (MiEJScreen). In Three Rivers, 53% of the population is Asset Limited, Income Constrained, Employed (ALICE) or living in poverty, which is elevated compared to statewide (41%). Median household incomes in CT402 (\$56,589) and CT403 (\$44,130) are less than the county (\$64,707), State (\$71,149), and nation (\$78,538). CT402 is also in the 95th percentile for unemployment. The City of Three Rivers has been designated an “eligible distressed area”. Other factors included the absence of significant population change since 1970 (less than 5% growth over 50 years) and a 1.4% decrease in state equalized values of property since 2017. In Sturgis, the two priority sites are located in Census Tracts 26149040600 (CT406) and 26149040800 (CT408), which are in the 82nd and 70th percentiles for low-income population (MiEJScreen). In Sturgis, 45% of the population is Asset Limited, Income Constrained, Employed (ALICE) or living in poverty, which is slightly elevated compared to statewide (41%). The median household income in CT408 (\$62,374) is just below the County average, however, CT406 median household income is \$44,722, which is nearly half the national average.

2.b. Health or Welfare of Sensitive Populations

Each of the Priority Sites are in areas adjacent to residential neighborhoods. As such, children, the elderly and women of child-bearing age are in proximity to sites of known or suspected contamination. St. Joseph County has an elevated population of children under the age of 5 (6.2%) compared to the State (5.5%) and Nation (5.7%), which is particularly evident in the City of Sturgis (9.1%) (2023 Census). Furthermore, CT406 is in the 90th percentile for population under the age of 5, which contains our **Freeman Manufacturing** priority site. The City of Three Rivers also contains a high concentration of children under the age of 5, with MiEJScreen ranking CT402 in the 96th percentile and CT403 in the 81st percentile. CT406 in Sturgis, and CT403 in Three Rivers also contain higher population over the age of 64, 17.0% and 19.8%, respectively, which is

elevated compared to national average (16.8%). While the overall County contains less women of childbearing age (40.81%), defined by World Health Organization as women aged 15-49, than the State (43.2%) or Nation (44.9%), our target areas contain a higher than average amount of women of childbearing age; CT406 (45.7%) and CT408 (48.0%).

According to the regional health agency, Branch-Hillsdale-St. Joseph Community Health Agency (BHSJ CHA), St. Joseph County has the higher premature deaths (9,600) out of the three counties (Branch, 8,500; Hillsdale, 8,900) State (8,400) and nation (8,100); and ranks higher on poor health (21%) compared to the three counties (Branch, 19%; Hillsdale, 18%), State (16%) and Nation (17%); and has higher air pollution (8.4 particular matter) compared to the three counties (Branch, 8.0; Hillsdale, 8.0), State (6.7), and nation (7.3) (2025). BHSJ CHA also ranked St. Joseph County the 63rd out of the 83rd counties in terms of health outcomes (premature deaths, poor or fair health, etc.), 74th for clinical care, 70th for physical environment (air pollution, drinking water violations, severe housing problems, etc.) indicating major health challenges in St. Joseph County. St. Joseph County is designated a Primary Care Health Professional Shortage Area and preventable hospitalizations are higher than the Michigan average, indicating gaps in primary and chronic disease management. These outcomes are strongly linked to poverty, education, transportation, and access to prenatal care. According to the regional health agency, St. Joseph County has lower rates of population with some college education (49%) compared to the three counties (Branch, 50%; Hillsdale, 56%), State (68%), and nation (68%); lower rates of high school graduates (86%) compared to the three counties (Branch, 89%; Hillsdale, 90%), State (92%), and nation (89%); higher rates of unemployment (4.4%) than the three counties (Branch, 3.9%; Hillsdale, 4.2%), State (3.9%) and nation (3.6%). These economic disadvantages directly affect health and welfare, limiting access to stable housing, nutritious food, and healthcare. Supplemental Nutrition Assistance Program (SNAP) benefit utilization reflects these pressures; the City of Three Rivers (22.9%) and City of Sturgis (19.8%) access SNAP at higher rates than the County (13.7%), State (13.1%), and nation (11.8%). These conditions reflect the economically disadvantaged target areas, including historical patterns of development and investment that have limited economic mobility and resulted in worse health outcomes for our low-income populations. The Assessment Grant will help address the health and welfare of households in the target areas by cleaning up contamination that is directly located in their neighborhoods and by creating new jobs and economic development that can improve individual households' economic status, access to health care, and other benefits.

Percent of Households with Children Under 5 Receiving WIC

Geography	% of Households Using WIC	Context
St. Joseph County, MI	≈32–35%	Higher than state average; consistent with elevated poverty and maternal smoking rates [census.gov], [sjchumanservices.com]
Sturgis, MI	≈40–45%	Higher concentration of low-income families and births eligible for WIC; WIC clinic colocated with medical services [wicprograms.org], [swmpqic.com]
Three Rivers, MI	≈34–38%	Similar to county overall but slightly elevated due to service-area clustering around Three Rivers WIC office [wicprograms.org], [swmpqic.com]

Michigan	≈27–29%	About 29% of eligible families participate statewide, fewer eligible households than in St. Joseph County or either target area community [media.nwica.org], [michigan.gov]
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Free and Reduced-Price Lunch Participation

(Most recent complete school year data available)

Geography	School District	% of Students Receiving Free or Reduced-Price Lunch	Data Year*	Source
Sturgis, MI	Sturgis Public Schools	44.9%	2023–2024	U.S. News Education; Michigan Dept. of Education [usnews.com], [mischooldata.org]
Three Rivers, MI	Three Rivers Community Schools	≈46–50%	2022–2023	Michigan Dept. of Education (MSDS/NSLP) [mischooldata.org], [michigan.gov]

* Most recent complete school year data available

Children Living in Supplemental Nutrition Assistance Program (SNAP) Households

Geography	% of Children (Under 18) in Households Receiving SNAP	Data Year	Source
Sturgis, MI	≈30–33%	2019–2023	U.S. Census 5-Year American Community Survey [data.census.gov], [arcgis.com]
Three Rivers, MI	≈32–36%	2019–2023	U.S. Census 5-Year American Community Survey [data.census.gov], [censusreporter.org]
Michigan	≈25–27%	2019–2023	U.S. Census 5-Year American Community Survey/USDA Food and Nutrition Service [fns.usda.gov]

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

According to the County Health Agency, cancer is the second leading cause of death in St. Joseph County (181.2 per 100,000), significantly higher than Michigan’s statewide rate (164.9). According to the County Health Profile, the county is also higher than state averages in the frequency of heart disease, chronic lower respiratory diseases, stroke, and diabetes. It is expected that more local data of citizens in the target areas/urban core where poverty is more concentrated would show even higher results. This population is exposed to more air pollution from vehicle traffic, industrial emissions, and contaminants from older homes and brownfield sites than rural citizens in the county. The older housing stock in the target area exposes citizens, especially children, to risks of lead poisoning. Within St. Joseph County, 5.1% of children under the age of 6 who were tested for blood lead levels had elevated blood lead levels, higher than the state average rate of 3.1%. The proposed **Sturgis Iron and Metal** redevelopment will help address this issue by providing new and improved housing options for residents within the Sturgis target area. Limited access to healthy food also contributes to these health risks. The target areas are identified as a food desert by the U.S. Department of Agriculture. According to the 2018 Community Health Needs Assessment, “low income families tend to eat cheaper, processed, lower nutritional foods

that contain excess sugar and fat.” Increasing job creation and economic vitality of the county through brownfield redevelopment provides an avenue for low-income households to gain access to improved health care, better diets, and healthier homes that can directly address the health challenges that affect county residents.

2.d. Economically Impoverished/Disproportionately Impacted Populations

Both of our target areas of Three Rivers and Sturgis are designated “eligible distressed areas” by the State of Michigan as they exhibit higher than statewide average levels of economic distress. Specifically, 17.7% of Three Rivers residents and 16% of Sturgis residents are living in poverty. This grant will provide opportunities to assess and clean up contaminated sites that are adjacent to residential neighborhoods, thereby removing factors such as exposure to asbestos, carcinogenic solvents, heavy metals, and other contaminants that contribute to poor health of the elderly and young sensitive populations that exist in these neighborhoods. The proposed job-creating projects at the **Peterson Spring, Aquatic Bath, Checker #7046, and Freeman Manufacturing** sites will provide opportunities to low-income households to increase incomes, gain access to health care and other benefits, thereby improving aspects of their health and welfare. These are local jobs to the neighborhoods of concern, and thus access to reliable transportation is less of a barrier to these opportunities. The redevelopment of the **Sturgis Iron and Metal** site would likely be for housing. New housing, free of lead and asbestos, would benefit community health. Housing at this site would likely be “affordable” targeted at working households (80% to 120% of Area Median Income), and Michigan allows tax increment financing through its Brownfield Redevelopment statute to incentivize development of such housing. Thus, through incentives, even the moderate-income households existing in these neighborhoods could afford new, safe housing.

2.e.–2.f. Project Involvement and Project Roles

Organization & Point of Contact	Entity’s Mission	Involvement in the Project
Southwest Michigan First Riley Lukomski rlukomski@southwestmichiganfirst.com	Regional economic development.	Connects businesses and developers to brownfield program; helps coordinate access to federal and state incentives, staffs Brownfield Redevelopment Authority.
Three Rivers Area Chamber of Commerce Christy Trammell christytrammell@trchamber.com	Promote, engage, and enhance business throughout the Three Rivers area.	Connect local businesses with redevelopment opportunities and aid in local communications; possible meeting space for open house.
Sturgis Area Chamber of Commerce Kari Hatt director@sturgischamber.com	Focused on a prosperous community for all.	Connect local businesses with redevelopment opportunities and aid in local communications; possible meeting space for open house.
St. Joseph County Edge Ken Jones, Executive Director	Create, retain, and expand	Assist redevelopers with access to capital, site

kenjones@jpr1source.com	employment and provide resources for economic vitality.	selection, and workforce development.
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2.g. Incorporating Community Input

As the projects in the target areas advance, there will be opportunities to engage the communities, both in regularly scheduled public meetings of the city governments and in open-house-style meetings specific to projects. We envision holding open-house style events in both communities to inform the public and community leaders about the priority sites, access to the grant funds for other projects, and ways for the public to engage with the St. Joseph County Brownfield Redevelopment Authority. There are no community-based grassroots organizations that represent the neighborhoods near the priority sites, so we will rely on city governments and local elected officials to help communicate with the public. In the past, we have utilized public libraries to establish a repository of technical reports and presentations for specific brownfield projects. We also regularly disclose copies of environmental reports and data to the state, making information widely available via Freedom of Information requests. We plan on creating a project-specific Google Documents page and Gmail account where we can easily share pertinent information and solicit citizen input. In all communications, contact information will be made available, and we will continually seek input about potential brownfield sites that need attention. When specific projects are underway, we can post information locally on city websites and through social media. Public hearings/meetings will be required for the various funding elements related to the projects, and the public can express their opinions and expectations on how those public resources are treated. There is no language barrier in the target areas that would inhibit the effectiveness of these communications. Through these efforts, we believe we can effectively secure and respond to input from the community about potential redevelopment and environmental data.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Task 1: Site Assessments
a. Project Implementation: Site eligibility determinations, access agreements, Phase I and II Environmental Site Assessments, Sampling Plans, Quality Assurance Project Plan (QAPP)
b. Anticipated Schedule: QAPP developed in first quarter, 2 projects completed in the first year and 2–3 in each subsequent year, ~50% of the grant used in 18 months
c. Task Lead: Qualified Environmental Professional with Grant Project Manager oversight
d. Outputs: 10 Phase I and II Assessment reports; eligibility determinations; Assessment, Cleanup, and Redevelopment Exchange System (ACRES) updates; All Appropriate Inquiry checklists; QAPP
Task 2: Cleanup and Reuse Planning
a. Project Implementation: Work Plans, Cleanup Plans, Reuse Plans, Analysis of Brownfields Cleanup Alternatives (ABCAs), Brownfield Redevelopment Plans as needed for specific projects
b. Anticipated Schedule: 2 projects completed in the first year and 0–2 in each subsequent year, 5 total
c. Task Lead: Qualified Environmental Professional with Grant Project Manager oversight
d. Outputs: 5 technical Work Plans, Cleanup and Reuse Plans, ABCAs, conceptual site reuse plans, conceptual cost estimates, Brownfield Plans, etc.

Task 3: Community Engagement
a. Project Implementation: Press release, informational brochures and presentations, applications for funding, meetings with prospective developers and community,
b. Anticipated Schedule: In first two quarters, develop press release, applications, and funding guidelines; hold community engagement meetings at select communities quarterly
c. Task Lead: Grant Manager, support from Environmental Professional
d. Outputs: Press release, brochures/presentations, applications, meeting agendas and minutes
Task 4: Grant Management
a. Project Implementation: Procure Qualified Environmental Professional; prepare Quarterly Reports, ACRES, and financial reports; attendance at one National Brownfield Conference
b. Anticipated Schedule: Ongoing with quarterly updates and as projects progress
c. Task Lead: Deliverables will be completed by Grant Project Manager with support from Qualified Environmental Professional
d. Outputs: Quarterly Reports, financial reports,

3.e. Cost Estimates

Budget Categories	Task 1: Site Assessments	Task 2: Cleanup and Reuse Planning	Task 3: Community Engagement	Task 4: Grant Management	Total
Personnel	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$1,000	\$1,000
Other	\$0	\$0	\$0	\$250	\$250
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$379,250	\$100,000	\$7,500	\$12,000	\$498,750
Total Direct Costs	\$379,250	\$100,000	\$7,500	\$13,250	\$500,000
Total Budget	\$379,250	\$100,000	\$7,500	\$13,250	\$500,000

- Task 1, Contractual Costs: 10 Phase I and II Environmental Site Assessments at \$37,925 per site on average; **\$379,250 total.**
- Task 2, Contractual Costs: 5 Cleanup/Reuse Plans (ABCAs, Brownfield Plans, etc.) at \$20,000 per site; **\$100,000 total.**
- Task 3, Contractual Costs: Environmental Professional services for meetings and development of informational materials, 60 hours over grant term at ~\$125/hour; **\$7,500 total.**
- Task 4: \$13,250 total; Other Costs: assumes 1 person attending a National Brownfield Conference (\$250 in registration fees), Travel Costs: airfare (\$500), hotel and accommodations (up to 4 days total at \$125/day = \$500); Contractual Costs: 80 hours for support during term of grant at \$150/hour; \$12,000 total; procure Qualified Environmental Professional (\$0); grantee will provide personnel and supplies costs in-kind; grantee will also provide meeting space.

3.f. Plan to Measure and Evaluate Environmental Progress and Results

We will use the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database and quarterly reporting to track and report outcomes, share outputs, and report project progress to EPA and the community. The county has set up a feedback system to ensure it gathers outcomes from developers such as jobs created, investment, square footage of new construction, cleanup info, etc. The Grant Project Manager will track the number of projects completed and funds drawn

against the grant proposal schedule and budget to track and evaluate progress on a quarterly basis. If progress is slower than expected, the Grant Project Manager will evaluate appropriate responses (e.g., increase communications and community outreach). All outputs from the grant will be shared with the EPA such as reports, meeting minutes, community outreach and engagement notes, etc.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a.–4.c. Organizational Capacity, Organizational Structure, and Description of Key Staff

The EPA grant will be managed on behalf of St. Joseph County by the St. Joseph County Brownfield Redevelopment Authority, which has functioned on a continuous basis since 2002. The county and its Brownfield Redevelopment Authority are both previous EPA grantees and have successfully implemented six Assessment Grants over the years (FYs 2004, 2007, 2009, 2010, 2014, and 2020). St. Joseph County has the organizational capacity to carry out the programmatic, administrative, and financial requirements of the grant and has the ability to draw on all of the resources available through the county government including accounting, finance, procurement, legal, and administrative support. The Brownfield Redevelopment Authority is a citizen-led board that is used to evaluate funding requests, provide direction to county staff, solicit and respond to community input, and provide oversight of financial performance. The county will retain a technical consultant to implement technical components of the grant. The county will also use its existing contract with Southwest Michigan First for staffing support to manage the Brownfield Redevelopment Authority and assist in grant management. Mr. Riley Lukowski of Southwest Michigan First has a degree in Economics and Statistics from Western Michigan University and will be the Grant Project Manager. In his role at Southwest Michigan First, Mr. Lukowski has been involved in economic development initiatives throughout southwest Michigan and has been staffing the county's Brownfield Redevelopment Authority since 2024.

4.d. Acquiring Additional Resources

The county has procurement guidelines that are used to solicit, evaluate, and secure expertise and resources needed to perform the grant activities, and these procedures meet EPA procurement guidelines. There are several qualified environmental consulting firms that service the geographic area of St. Joseph County, and meeting EPA's requirements for procurement is not difficult.

4.e. Currently Has or Previously Received an EPA Brownfields Grant

4.e.(1) Accomplishments

The county and its Brownfield Redevelopment Authority have implemented six EPA Assessment Grants, which supported dozens of redevelopment projects. The most recent grant (FY2020) supported 15 redevelopment projects, leveraging \$13 million in private investment and an additional \$4 million in federal resources. An estimated 50 new jobs were created. Notable outcomes included development of two industrial parks and the demolition of a blighted old hospital. The Assessment Grant's outputs were accurately reflected in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES).

4.e.(2) Compliance with Grant Requirements

The county has complied with all the grant requirements including work plans, quality assurance, schedules, financial reporting and documentation, project progress requirements, ACRES reporting, etc. Evidence of compliance is on file with the EPA and state records. Previous Brownfield Assessment Grants were fully drawn down with no funds returned to the EPA.

**THRESHOLD CRITERIA RESPONSE
ST. JOSEPH COUNTY, MICHIGAN**

1. Applicant Eligibility

a. St. Joseph County is a Michigan General Purpose Local Unit of Government and is eligible to receive funding through the U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grant program.

b. St. Joseph County is not exempt from federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

As the projects in the target areas advance, there will be opportunities to engage the communities, both in regularly scheduled public meetings of the city governments and in open-house-style meetings specific to projects. We envision holding open-house style events in both communities to inform the public and community leaders about the priority sites, access to the grant funds for other projects, and ways for the public to engage with the St. Joseph County Brownfield Redevelopment Authority. There are no community-based grassroots organizations that represent the neighborhoods near the priority sites, so we will rely on city governments and local elected officials to help communicate with the public. In the past, we have utilized public libraries to establish a repository of technical reports and presentations for specific brownfield projects. We also regularly disclose copies of environmental reports and data to the state, making information widely available via Freedom of Information requests. We plan on creating a project-specific Google Documents page and Gmail account where we can easily share pertinent information and solicit citizen input. In all communications, contact information will be made available, and we will continually seek input about potential brownfield sites that need attention. When specific projects are underway, we can post information locally on city websites and through social media. Public hearings/meetings will be required for the various funding elements related to the projects, and the public can express their opinions and expectations on how those public resources are treated. There is no language barrier in the target areas that would inhibit the effectiveness of these communications. Through these efforts, we believe we can effectively secure and respond to input from the community about potential redevelopment and environmental data.

3. Expenditure of Existing Grant Funds

St. Joseph County does not have an open EPA Brownfields Assessment Grant or Multipurpose Grant.

4. Contractors and Named Subrecipients

N/A, a contractor/subrecipient has not been procured or named.