

NARRATIVE INFORMATION SHEET

The Cadillac Brownfield Redevelopment Authority, which is located in northwest Lower Michigan is pleased to submit our application for USEPA Brownfield Community-Wide Assessment Grants. We are requesting funds to inventory, assess, and position property impacted by hazardous substances for redevelopment and, to inform and get input from the community on the vision, goals, objectives, outputs, and outcomes of the project. Outcomes include increased employment and affordable housing opportunities, redevelopment of underutilized and contaminated property into productive use, revitalization of downtown areas, and protection of human health and the environment.

Information on the Cadillac Brownfield Redevelopment Authority EPA Brownfield Assessment Grant application is provided below, consistent with the EPA guidelines.

1. Applicant Identification:

City of Cadillac Brownfield Redevelopment Authority, 200 N Lake Street, Cadillac, Michigan 49601

2. Website URL:

<https://www.cadillac-mi.net/168/Economic-Development-Incentives>

3. Funding Requested:

- a. Assessment Grant Type: Community-wide
- b. Federal Funds Requested:
 - i) \$300,000 total

4. Location: City of Cadillac

Wexford County, Michigan

5. Target Area and Priority Site Information:

- The Cadillac Brownfield Assessment Project includes 1) Downtown Cadillac, 2) Cadillac West, and 3) Cadillac Industrial Parks
 - 1) Northwoods Hotel, 101 Harris Street, Cadillac; 2) Former Cadillac Resort, 6319 E M-115, Cadillac; and 3) Mitchell Bentley/Western Concrete, 509 and 557 Fifth Street, Cadillac.
 - Map Attached
-

6. Contacts

Project Director
Marcus Peccia, BRA Chair/ City Manager
City of Cadillac
200 N. Lake Street
Cadillac, Michigan 49601
231.779-7344
mpeccia@cadillac-mi.net

Highest Ranking Elected Official
David Powell, Mayor
City of Cadillac
200 N Lake Street
Cadillac, Michigan 49601
231.878.0199
dpowell@cadillac-mi.net

7. Population:

(2020 Census Estimate) 10,371

8. Other Factors:

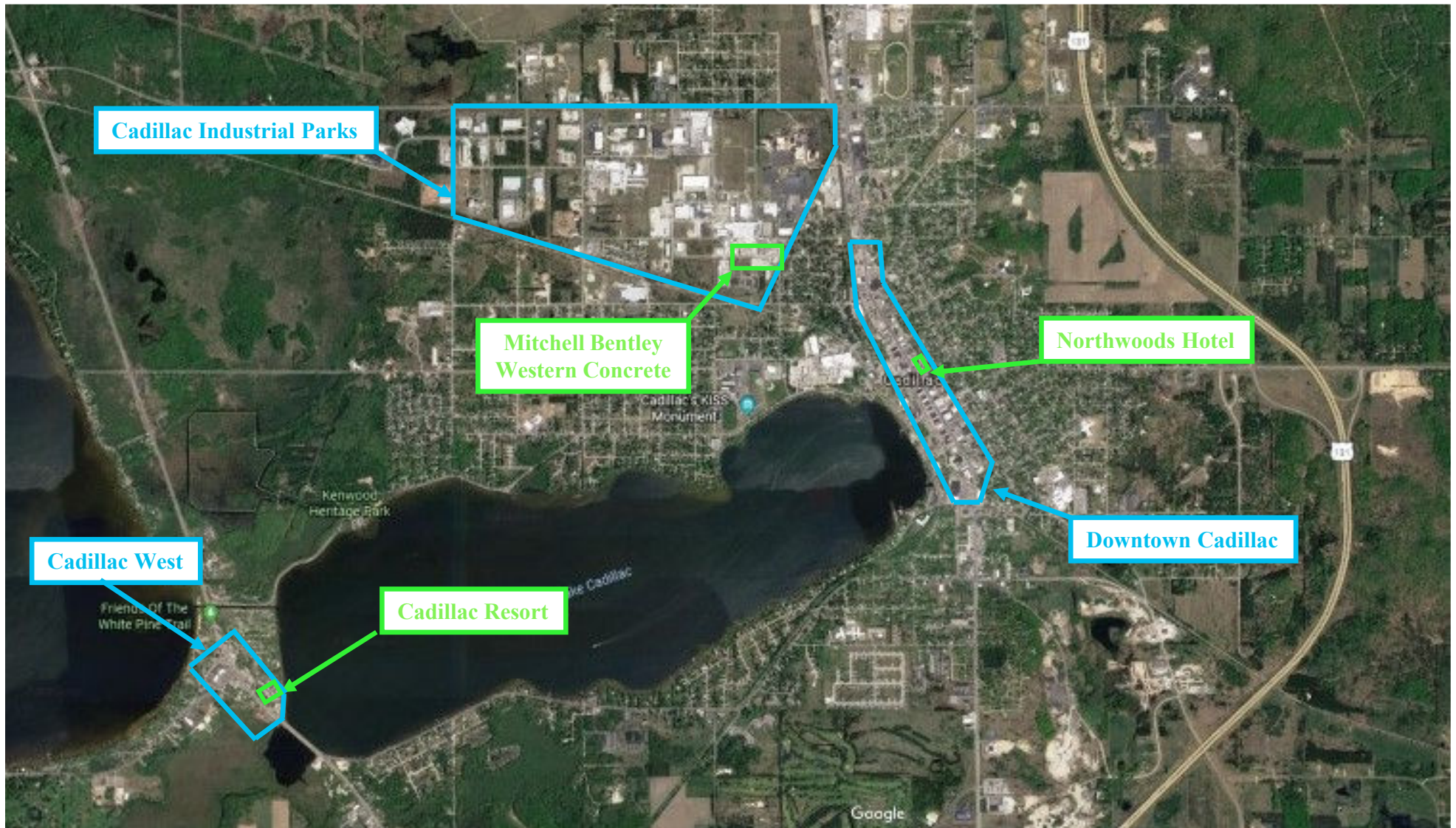
Other Factors	Page #
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority 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).	2
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2
The reuse of the priority site(s) will incorporate energy efficiency measures	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority site(s) within the target area(s).	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Letter from State or Tribal Environmental Authority: Attached

10. Releasing Copies of Applications

There is no Confidential Business Information (CBI) including in the Cadillac Brownfield Assessment Project application.

Thank you for the opportunity to submit this EPA Community Wide Brownfield Assessment Grant application to support redevelopment in the City of Cadillac and Northwest Michigan. Please contact Marcus Peccia at 231.779-7344 or mpeccia@cadillac-mi.net if you have questions or would like additional information.



EPA Assessment Grant Application Cadillac Brownfield Assessment Project	Target Areas and Priority Sites
	Source: Google Earth
City of Cadillac Brownfield Redevelopment Authority	Date: January 2026



GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

January 16, 2026

VIA EMAIL

Marcus A. Peccia, Chair
Cadillac Brownfield Redevelopment Authority
200 N. Lake Street
Cadillac, Michigan 49601

Dear Marcus Peccia:

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 Cadillac Brownfield Redevelopment Authority's (CBRA) 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 city of Cadillac's need for funding.

The CBRA is applying for a \$300,000 Community-wide Brownfield Assessment Grant. As a development entity created by a general-purpose unit of local government, the CBRA is an eligible grant applicant.

Should the U.S. EPA award a brownfield grant to CBRA, it would allow them to conduct environmental investigations and promote economic development at brownfield sites in Cadillac. 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

cc: Brian Flickinger, EGLE
Aaron Assmann, EGLE

Cadillac Brownfield Redevelopment Authority, Cadillac, Michigan
Ranking Criteria for Site Assessment Grants

SECTION 1: PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area: The City of Cadillac, Michigan, located in the northern Lower Peninsula on the shores of Lake Cadillac, has a strong foundation for growth—four-season outdoor recreation, a walkable historic downtown, established manufacturing, rail access, proximity to north-south transportation corridors and active local leadership. Despite these assets, Cadillac has experienced significant disruption over the last 25 years. Manufacturing job losses, shifting retail patterns, and fiscal constraints have contributed to vacancy, underutilization of commercial and industrial properties, and persistent poverty for many residents. Environmental uncertainty is a primary barrier: groundwater contamination from two Superfund sites, a major petroleum release, and numerous smaller releases and historic commercial uses have created a legacy of real or suspected contamination that complicates transactions, increases redevelopment risk, and discourages private investment. There are over 200 sites of environmental concern in Cadillac, many of which are located near residential neighbors and sensitive populations. The industrial history of Cadillac, along with other historical uses, has left a legacy of environmental impacts. This environmental history may have resulted in lower life expectancy, and higher rates of mortality, lung cancer, and diabetes.

Within this climate, the community has worked very hard to create a nexus of economic development, environmental, housing, and employment services for a highly favorable business investment climate. Cadillac formed the first brownfield redevelopment authority in Michigan. Partnering with local, state, and federal agencies, community organizations, and the private sector, the Cadillac Brownfield Redevelopment Authority (CBRA) has approved seven Brownfield Plans in just the past few years which provide for the reimbursement of certain Eligible Activities through the capture of future increased taxes generated by additional private investment. Five of the projects are focused on workforce housing and take advantage of recent changes to Act 381, Michigan's Brownfield Redevelopment Financing Act. The City is a Certified Redevelopment Ready Community in partnership with the Michigan Economic Development Corporation through an extensive review of and improvements to zoning, permitting, administration, and project approvals.

The Authority has identified 20 additional target sites but is without the resources to address unknown environmental issues and position the properties for private investment. EPA assessment funding is needed to close this gap and position priority sites for redevelopment.

b. Description of the Priority Brownfield Site(s): CBRA will concentrate project efforts in three priority areas where redevelopment potential is high and where assessment outcomes can produce immediate community benefits. Within each area, a representative priority site is identified to illustrate anticipated uses of EPA assessment resources. The project will also maintain flexibility to add eligible sites identified through inventory and community input.

1) Downtown – Cadillac's Downtown Development Authority (DDA) was established in 1993 to prevent deterioration, support historic preservation, and promote economic growth within the downtown district. The DDA's Development Plan and Tax Increment Financing Plan identified the DDA District that stretches from the Lake Cadillac shoreline to the west, and includes the property along Mitchell Street, the main thoroughfare for 15 blocks. The DDA TIF Plan runs through 2033 and has supported infrastructure and placemaking improvements that strengthen downtown as the City's employment and housing center. Recent brownfield-enabled projects have demonstrated market demand for mixed-use redevelopment and workforce housing when environmental uncertainty is addressed early.

Priority Site: Former Northwood Hotel: Built in 1884, the Northwood Hotel is a downtown landmark that has been vacant since 2020. The building's reuse is a key priority for the DDA, CBRA, and the City because it anchors a prominent downtown location and can support housing and commercial activation. EPA assessment funding will help clarify environmental conditions, inform renovation planning, and support redevelopment decisions.

2) Cadillac West – Cadillac West is a commercial corridor of approximately 1.5 miles located between Lake Cadillac and Lake Mitchell in the western portion of the City, adjacent to a large state park and longstanding recreation destinations. Much of the corridor developed in the 1960s and includes older commercial properties that are candidates for reinvestment. The City Council established the Cadillac West Corridor Improvement District to encourage coordinated public and private infrastructure investment. CBRA will collaborate with the Corridor Improvement Authority to identify and assess eligible brownfield sites in this area.

Priority Site – Former Lake Cadillac Resort: The former resort encompasses approximately 2.4 acres with significant Lake Cadillac frontage. The property has been closed for multiple years and presents a transformational redevelopment opportunity tied to tourism, housing, and year-round economic activity. Environmental due diligence is needed to support property marketing and redevelopment feasibility.

3) Cadillac Industrial Parks – Cadillac has a long history of supporting industrial development through the acquisition and development of industrial parks that now host 22 employers. The City Industrial District is in northern portion of the City and includes over 200 acres. However, legacy contamination from historic manufacturing and related uses continues to hinder redevelopment and expansion opportunities. The City has implemented a comprehensive approach through a Local Development Financing Authority to address groundwater impacts, including collaboration with adjacent owners and state partners, and securing an \$8.3 million grant through Michigan Department of Environment, Great Lakes and Energy (EGLE) to connect affected households to municipal water.

Priority Site – The City acquired the former Mitchell Bentley site through tax foreclosure and the adjacent Western Concrete property through partnerships and a Blight Elimination Grant through the State Land Bank Authority with ARPA funding. The BEP grant will also cover building and site demolition in Spring 2026. The CBRA secured an EGLE Brownfield Grant to demolish the remnants of the former Mitchell Bentley site and worked with Consumers Energy to develop a 500-kW solar garden facility in the southern portion of the site. The City is marketing approximately 13 acres for industrial redevelopment. EPA assessment funding will support remaining environmental due diligence, due care planning, and redevelopment planning needed for private investment.

In these three cases, as well as numerous other opportunities in the community, environmental unknowns present a barrier to proceeding with the projects, and the EPA Brownfield Assessment Grant can provide the resources to conduct the necessary environmental assessment to remove those barriers. The EPA Brownfield Assessment Grant provides the perfect opportunity to address three of the community’s most significant issues: conducting investigations to address **environmental concerns** that are a barrier to redevelopment, working with local and state agencies and private developers to develop **affordable housing** and to develop commercial and industrial businesses to increase **employment** opportunities for lower income individuals.

c. Identifying Additional Sites:

CBRA will implement a community-wide process to identify and prioritize eligible sites that may have been impact by contamination and advance redevelopment goals, including job creation, spin-off redevelopment potential and downtown development. The City has a robust Geographic Information System (GIS) linked to property assessment data, enabling efficient mapping and tracking of candidate sites. The site identification and prioritization approach will integrate (1) records review and database screening and (2) structured community input.

Record Review: Record Review will include:

- Review of local, state, and federal environmental databases and files;
- Integration of mapped datasets into the City’s GIS to identify spatial clusters and proximity to sensitive receptors;
- Initial eligibility screening consistent with EPA assessment grant requirements; and
- Creation of a working inventory with site status, ownership, reuse potential, and data gaps.

Community Input: Community Input will include:

- Two public meetings early in the project term to present the program, explain eligibility, and solicit candidate sites;
- Targeted outreach through partner organizations serving low-income households, seniors, and families;
- A project steering committee to review priorities, share information, and align assessments with redevelopment opportunities; and
- Ongoing opportunities for public comment through the City website and local media.

Revitalization of the Target Area

d. Reuse Strategy and Alignment with Revitalization Plans:

The Cadillac EPA Brownfield Assessment Project is designed to implement and reinforce local revitalization goals that emphasize environmental protection, downtown reinvestment, reuse of existing buildings, expanded employment opportunities, and housing options across income levels. Key plans that guide this work include the City of Cadillac Master Plan, the Downtown Development Authority Development and TIF Plan, the Cadillac West Corridor Improvement Authority Development and TIF Plan, and regional housing market analyses.

Across these plans, common objectives include: protecting natural resources; directing growth toward existing infrastructure; rehabilitating and preserving historic structures; expanding workforce and affordable housing; improving walkability and transportation choices; community resiliency and supporting job growth. As described earlier, there is a serious shortage of affordable housing, the area's unemployment rate is significantly higher than State or national rates, per household income is dramatically lower and poverty levels are significantly higher than State or national level, and there are numerous widespread sites of contamination throughout the community. The assessment project directly supports these objectives by reducing uncertainty, clarifying due care obligations, and enabling redevelopment decisions grounded in site-specific data.

While there are not organized neighborhood associations representing the target population areas, the Brownfield Authority will build on the community engagement and planning efforts under the recent update of the City of Cadillac Master Plan, and reach out to the targeted population to direct outreach and engagement efforts to share information on the Project, identify goals and objectives, outline opportunities, and together determine the most effective process.

A steering committee comprised of key community stakeholders will be established to formalize the structure and framework of the Cadillac EPA Brownfield Assessment Project, share information about the resources available through the EPA grant and from the partners, strategize redevelopment and cleanup priorities, and maintain and expand working relationships among the Project partners.

The Authority will also work closely with workforce development agencies, the local housing commission and the state housing authority, environmental regulators, economic development agencies to share information and develop consensus on the approach. Once this groundwork is in place, the Authority will continue to work with appropriate agencies to direct Project resources in those areas that can result in leveraged additional funding and resources.

As the assessment projects proceed, project partners will receive periodic updates and have the opportunity to meet and identify the most effective next step to encourage investments which will increase employment, expand affordable housing and reduce environmental impacts.

e. Outcomes and Benefits of Reuse Strategy: EPA assessment funding will produce both near-term and long-term benefits. In the near term, Phase I and Phase II ESAs will provide reliable information for owners, developers, lenders, and the City. BEAs and due care planning will support liability protections under Michigan law and guide risk management during redevelopment. Brownfield Plans prepared under Act 381 will help position sites for tax increment financing, enabling later cleanup and redevelopment activities.

In the longer term, the program will help convert vacant and underutilized properties into productive uses—housing, commercial space, and employment sites—while reducing exposure to contaminants and improving neighborhood conditions. Completing assessments on visible ‘gateway’ and ‘eyesore’ properties can also strengthen community pride and encourage private reinvestment in surrounding parcels.

Cadillac has a proven track record of coordinated redevelopment. A recent downtown project transformed a site containing a vacant grocery store and functionally obsolete buildings through securing a Community Development Block Grant demolition, environmental investigation and cleanup of contamination from a former dry cleaner through an EGLE Grant, infrastructure improvements funded by the City and through a subsequent CDBG grant, and phased mixed-use construction that added workforce housing and commercial space. The City’s experience demonstrates that assessment and early environmental resolution are often the decisive steps that unlock financing and development.

The redevelopment of blighted, underutilized, and contaminated property will significantly increase local tax base, not only by the property itself, but the adjacent properties will increase in value and provide spinoff redevelopment opportunities. The study commissioned by the EPA Brownfield Program estimates that residential values increased between 2 and 3 percent once a nearby brownfield was assessed or cleaned up.

A key focus of the Cadillac EPA Brownfield Assessment Project will be to address the relationship between brownfield sites, affordable housing options, and transportation choices in working with the community under the guidance of our Master Plan. A primary focus of the Master Plan is to promote a vibrant community characterized by a mix of uses, appropriate density, transportation/housing choice and walkability. The recommended implementation steps are already underway, focusing on downtown building preservation, stimulating activity in the downtown, preserving neighborhoods, increasing housing and transportation choices, and business attraction.

The City and Brownfield Authority have been working with area major industries to identify and implement pollution prevention and resource conservation strategies and will continue to work with developers of brownfield sites to design and implement these critical elements. The Authority will work with local stakeholders to identify potential areas of contamination and the best course of action to follow to prevent pollution, promote ‘green design’ in the remodeling of any structures, and utilize native plants in landscaping. Local companies in the area that recycle building materials will also be contacted for assistance with pollution prevention, resource recovery, and re-use of materials. The CBRA effectively collaborated with state authority and Consumers Energy to develop a 500-kW solar garden on a brownfield site and will utilize this experience to foster continued investment in renewable energy.

Strategy for Leveraging Resources

f. Resources Needed for Site Reuse: EPA assessment funds will be used as catalytic, upfront resources to unlock larger state, local, and private investments. Michigan’s brownfield framework enables reimbursement of eligible activities through future tax increment revenues once projects proceed. However, many sites cannot reach the financing stage without credible environmental due diligence and cost estimates. By investing EPA funds in assessment and planning, CBRA will position sites to leverage: (1) Act 381 tax increment financing; (2) state brownfield grants and loans; (3) housing finance tools through state and federal partners; and (4) private capital for construction and long-term operations.

g. Use of Existing Infrastructure: All sites targeted for assessment are served by existing water, sewer, and roadway infrastructure. As a result, redevelopment can proceed without major new utility extensions, improving feasibility and accelerating timelines.

SECTION 2: COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding: Cadillac’s capacity to finance environmental due diligence is limited. Rising operating costs, including healthcare and infrastructure needs, have reduced discretionary

funds available for economic development. The City’s water and sewer systems require ongoing maintenance and long-term capital investment, placing additional pressure on local budgets.

Because Cadillac is a small community and located far from Michigan’s largest metropolitan markets, the pool of readily available private and philanthropic capital is smaller. Many redevelopment projects depend on assembling multiple funding sources. Environmental uncertainty is a frequent ‘first cost’ that must be addressed before other sources—housing finance, commercial lending, tax incentives, and state programs—can be secured. EPA assessment funding is therefore critical to make projects financeable and to ensure that redevelopment benefits reach low-income households and other vulnerable populations.

Cadillac has been significantly and disproportionately impacted by the economic downturn of the Great Depression. In most every indicator, Cadillac significantly exceeds the State and the US. ***Poverty rates for Cadillac are 13% higher than the State and 78% higher than the US, and household median income is 41% lower than the State and 66% lower than the US averages.***

	Cadillac	State of Michigan	Percent Difference	U.S.	Percent Difference
Population	10,521	10,077,331		311,449,281	
Unemployment*	5.60%	5.00%	12.00%	4.60%	21.74%
Poverty Rate	19%	12.90%	46.51%	10.60%	78.30%
Median Household Income	\$50,512	\$71,149	40.86%	\$83,730	65.76%

b. Health or Welfare of Sensitive Populations: Cadillac health indicators show challenges like high rates of obesity (39.4%), binge drinking (19.4%), and smoking (19.5%), alongside housing cost burdens affecting residents' ability to afford essentials. Wexford County ranked 42nd out of Michigan’s 83 counties in Social Determinates for Health, suggesting more room for improvement in areas like economic stability, education, and community support that the EPA Brownfield Assessment Grant can directly impact.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to the Institute for Health Metrics and Evaluation at the University of Washington, Wexford County ranks below the State/National averages for Life Expectancy (75.4 years vs 78.3 years) and higher in mortality (915.8 vs 865.8 State and 805.6 US per 100,000). Wexford County has consistently appeared in the top five Michigan counties with the highest incidence of new cancer cases, with one of the highest rates of breast cancer at an average of 104.2 cases per 100,000.

d. Economic Impoverished/Disproportionately Impacted Populations: As noted above, poverty rates for Cadillac are 13% higher than the State and 22% higher than the US, and median household income is 41% lower than the State and 66% lower than the US averages. Cadillac has had historically high poverty rates and low income and have been disproportionately impacted by economic recession and downturns in the manufacturing industry.

Community Engagement

f.g. Project Involvement and Project Roles: Meaningful engagement is central to CBRA’s project design. The City has a long history of collaborative partnerships and community engagement that have helped focus the economic development, environmental management and public infrastructure and service delivery. The project will combine direct coordination with organizations that serve priority populations, public forums that are open to all residents, and broad outreach through media and online communications. This approach is intended to (1) identify candidate sites, (2) ensure transparency in site selection and assessment activities, and (3) connect assessment outcomes to redevelopment opportunities that benefit residents.

Engagement methods will include:

- Direct outreach to partner organizations representing seniors, low-income households, children and families, housing providers, and workforce development;
- A project steering committee to advise on priorities, assist with communication, and strengthen coordination among agencies;
- A minimum of three community forums during the grant term, including early forums to identify candidate sites;
- Presentations at a minimum of three existing community meetings hosted by partner organizations;
- Meetings will be held with the editorial staff and board of the local newspaper and radio and TV stations to explain and help publicize the overall project and the community forums
- A project webpage and ongoing media outreach to provide timely updates and accessible information.

The Project will be conducted and implemented by the Cadillac Brownfield Redevelopment Authority, a municipal corporation established by the Cadillac City Council under the auspices of Act 381, PA 1996 as amended, in conjunction with governmental, community, and business partners

The following is a list of community partners:

Partner Name	Point of Contact	Specific Role in Project
Cadillac Downtown Development Authority	Travis Owens, Director 231.218.7458 towens@cadillac-mi.net	Linkage with downtown businesses and prospects
Cadillac Industrial Fund	David Cox 231.878.4169 dcox@cadillac.org	Links with manufacturing industries
Networks Northwest	Janie McNabb, Director 231.929.5000 janie.mcنabb@networksnorthwest.org	Workforce Development Agency and affordable housing leader
Housing North	Yarrow Brown, 231.335.1685 yarrow@housingnorth.org	Workforce housing advocacy and resource connector
Cadillac Area Habitat for Humanity	Amy Gibbs, 231.775.7561 director@cadillacareahabitat.org	Links for affordable housings services and opportunities
Michigan Department of Environment, Great Lakes, and Energy	Ron Smedley 231.373.4805 smedleyr@michigan.org , Julie Lowe 989.705.3423 lowej2@michigan.org	Technical support; Act 381 Brownfield TIF approval; potential grant/loan funding
Michigan Economic Development Corporation	Daniel Leonard 989.387.4467 leonardd6@michigan.org	Technical support; Act 381 Brownfield TIF approval; potential funding
Michigan State Housing Development Authority	Tony Lentych, 517.335.5518 lentycha@michigan.gov	Technical support and potential funding for development projects.
District #10 Health Department	Kevin Hughes khughes@dhd10.org 231.876.3839	Review of findings for consideration of health impacts
Cadillac Housing Commission	Carrie Ferguson, Director 231.775.9491, director@cadillachousing.org	Links for affordable housings services and opportunities
Cadillac County Commission on Aging	Georgie Bump 231.258.5030 gbump@wexfordcoa.org	Links to aging population services and contacts
USDA Rural Development	Alan Anderson 231.775.0133 alan.anderson@mi.usda.gov	Potential funding for development projects

g. Incorporating Community Input: CBRA will document community input and incorporate it into program decisions through the steering committee and the project manager’s oversight. Recommendations on site priorities, outreach methods, and communication products will be reviewed routinely. If changes to the work plan are needed, CBRA will coordinate promptly with EPA staff to maintain compliance, ensure that grant activities remain aligned with community needs, and if any changes in the cooperative agreement or program plan are necessary.

SECTION 3: TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks and Activities and Outputs

Task/Activity 1: Inventory

a. Project Implementation:

CBRA will compile a community-wide inventory of candidate sites using GIS mapping, database screening, and stakeholder input. Inventory records will include location, ownership, known or suspected environmental concerns, proximity to sensitive receptors, redevelopment potential, and initial eligibility screening. Phase I ESA reports and other assessment outputs will be linked to the inventory database to create a functional decision-support tool for the City and its partners.

b. Anticipated Project Schedule: Initiated upon Work Plan approval and Consultant procurement. The initial inventory will be completed within six months, with updates as additional sites are identified.

c. Task/Activity Lead: The project manager for Cadillac Brownfield Assessment Project will be Marcus Peccia, Cadillac City Manager. Marcus has over 25 years of experience in governmental and service delivery and was appointed as the Cadillac City Manager in 2010. The Project will be implemented with the assistance by selected consultant and project partners.

d. Outputs: Inventory and prioritization of an estimated total of 100 sites.

Task/Activity 2: Environmental Site Assessments

a. Project Implementation:

CBRA will complete Phase I and Phase II ESAs and related planning activities in a manner consistent with EPA requirements. Prior to conducting Phase II ESAs, the consultant will prepare a Quality Assurance Project Plan (QAPP) and a Health and Safety Plan (HASP) for EPA review and approval. For each Phase II ESA, a site-specific Sampling and Analysis Plan (SAP) will be developed and submitted for approval prior to fieldwork. Phase II reports will summarize methods, results, and conclusions and will be provided to EPA, the property owner, and redevelopment stakeholders.

Where a Phase II ESA identifies contamination above applicable criteria and a redevelopment proponent is present, CBRA anticipates completing Baseline Environmental Assessments (BEAs) and due care planning to support liability protections under Michigan law and to guide redevelopment risk management. For high-priority projects, CBRA will also support preparation of Brownfield Plans under Act 381 to position sites for tax increment financing of eligible activities.

All sites and activities will be entered and tracked in EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES). Phase I Environmental Site Assessments (ESAs) will be completed in general accordance with All Appropriate Inquiry (AAI) guidance, the ASTM E-1527-21 standard, and with Section 26(3)(h) of Part 201 of Michigan's Act 451.

b. Schedule: QAPP and HASP development begins upon work plan approval and consultant selection. Phase I ESAs will proceed following site identification and EPA eligibility confirmation. Phase II ESAs will proceed after QAPP approval and site-specific SAP approvals.

c. Lead: CBRA Project Manager, with selected consultant and project partner support.

d. Outputs (estimated): 25 Phase I ESAs; 12 Phase II ESAs; 7 BEAs/due care plans; 3 Brownfield Plans; and ACRES entries for all assessed sites. Additional outputs will be property transactions as a result of completed assessments, properties with reduced exposure to contaminants, added housing units, commercial space, parks and spinoff redevelopment activities

Task/Activity 3: Community Outreach

a. Project Implementation: CBRA will implement the engagement program described in Section 2 through a combination of direct partner outreach, community forums, presentations, and web and media communications. Outreach will emphasize transparency, clear explanation of the assessment process, and opportunities for residents to propose candidate sites or raise concerns.

b. Schedule: Outreach will be upon Work Plan approval, with the most significant effort in the first six months and continuing throughout the grant term.

- c. **Lead:** CBRA Project Manager, with selected consultant and partner support.
- d. **Outputs:** Number of community forums and presentations; attendance and partner participation; outreach materials produced; and documentation of community input.

Task/Activity 4: Eligible Programmatic Expenses

a. Project Implementation: CBRA will complete all eligible programmatic activities required for grant management, including quarterly and annual reporting, financial tracking, reimbursement requests, and participation in EPA trainings such as the New Awardees Workshop. CBRA anticipates travel for required or beneficial trainings, including the National Brownfields Conference. An environmental consulting firm will be selected to assist in implementing the EPA approved grant work plan. The City’s financial system will track grant revenues and expenditures. The City Finance Director, with more than 20 years of local government finance experience, will support compliance, documentation, and reporting in coordination with the Project Manager

b. Schedule: Work will begin upon Work Plan approval.

c. Lead: CBRA Project Manager, with selected consultant and partner support.

d. Outputs: Grant fund revenues and expenditures accounted for in the City financial system. The City Finance Director will work closely with the Project Manager to ensure all grant revenues and expenses are consistent with the grant agreement

e. Cost Estimates

The Cadillac Brownfield Redevelopment Authority is requesting EPA Brownfield Community-wide Assessment Grants in the amount of **\$300,000**.

Budget Categories	Project Tasks				Total
	Task 1. Inventory	Task 2. Environmental Assessments	Task 3. Community Outreach	Task 4. Eligible Programmatic Expenses	
Personnel	\$2,500	\$2,000	\$2,750	\$3,375	\$10,625
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$4,500	\$4,500
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$500		\$1,500	\$0	\$2,000
Contractual	\$12,150	\$242,700	\$19,625	\$8,400	\$282,875
Construction	\$0	\$0	\$0	\$0	\$0
Other (specify)	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$15,150	\$244,700	\$23,875	\$16,275	\$300,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$15,150	\$244,700	\$23,875	\$16,275	\$300,000

The following table details the outputs for Task 2 Environmental Assessments:

Task	Units	Unit Cost	Total
QAPP			\$4,000
HASP			\$1,200
Phase I ESAs	25	\$3,000	\$75,000
Phase II ESAs (average)	12	\$10,000	\$120,000
BEA/Due Care Plan	7	\$3,500	\$24,500
Brownfield Plans	3	\$6,000	\$18,000
TOTAL			\$242,700

e. Plan to Measure and Evaluate Environmental Progress and Results

The CBRA will track and measure progress by monitoring and reporting on environmental outputs and outcomes, pursuant to EPA Order 5700.7, “Environmental Results under EPA Assistance Agreements.”

Short Term Outputs	Public meetings held	Attendees at public meetings
	Organizations represented at public meetings	Community organizations assisting the Program
	Applications distributed	Community organizations contacted for assistance
	Phase I and Phase II ESAs completed	BEAs and Brownfield Plans completed
Short Term Outcomes	Inquiries received	Sites and acres assessed
	Applications received	Grant expenses
Long Term Outcomes	Property transactions as a result of assessments	Total funds leveraged
	Jobs created	Taxes generated from projects
	Property with reduced exposure to contaminants	Sites and acres redeveloped and remediated
	Housing units, commercial space, parkland	Spinoff redevelopment

The project outputs will be tracked by the CBRA Project Manager for the duration of the project and compiled in quarterly reports submitted to the EPA Project Officer. The project outcomes will be tracked using the ACRES and compiled for the quarterly reports. The CBRA will continue to use ACRES after the grant period to record and track the expected outcomes.

SECTION 4: PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Capacity: The CBRA has managed 10 Brownfield projects with complex arrangement for tax increment financing capture and reimbursement of Brownfield Eligible Activities. In addition, the CBRA has secured and directly managed three EGLE Brownfield Grants totaling over \$1.5 million for assessment and environmental response activities. The CBRA will have full support and staffing from the City of Cadillac, with a total budget of over \$ _____. As noted below, the City has secured and managed ____ grants totaling over \$ _____.

b. Organizational Structure: The CBRA will be the grantee, with City support and staffing. The CBRA is directed by a volunteer board of five, appointed by the City Council. The CBRA and City have effectively integrated operations and management since the CBRA inception in 1996 for Brownfield project and activities.

c. Structure/Description of Key Staff: The Project Manager for Cadillac BRA Brownfield Assessment Project will be Marcus Peccia, Cadillac City Manager. Marcus has over 25 years of experience in governmental and service delivery and was appointed as the City Manager in 2010. Grant fund revenues and expenditures are accounted for in the City financial system. The City Finance Director has over 20 years of experience of local government management and accounting and will work closely with the Project Manager to ensure all grant revenues and expenses are consistent with the grant agreement. An environmental consulting firm will be selected to assist in implementing the EPA approved grant work plan.

d. Acquiring Additional Resources: The Authority will prepare a Request for Proposals (RFP) to secure an environmental consultant to assist with project implementation, conduct environmental assessments, and prepare redevelopment and cleanup plans for targeted sites. The RFP is anticipated to be released, proposals due, and the contractor procurement, within 90 days of the EPA Grant award.

Past Performance and Accomplishments

e. Prior EPA Brownfield Grants: Neither the Cadillac Brownfield Redevelopment Authority nor the City of Cadillac have previously received any EPA brownfield grant funds.

f. Other Federal or Non-Federal Financial Assistance Agreements: The City of Cadillac has received multiple federal grants in the last several years, including:

Grant Category	Grant Amount
Economic Development (CDBG, EDA)	\$1,716,068
Public Safety – Police (COPS, Homeland Security, BVP)	\$87,503
Public Safety – Fire (Assistance to Firefighters, FEMA)	\$273,358
Total	\$2,076,929

In each of these grant agreements, the city met and complied with all reporting requirements within the prescribed deadline, submitted the final reports, and kept the Federal or State project manager apprised of project progress. The City of Cadillac has never had an adverse audit finding from any State or Federal Grant.