



R05-26-A-034

**NARRATIVE INFORMATION SHEET
BARRY COUNTY, MICHIGAN
FY2026 USEPA BROWNFIELDS
COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION**

1. Applicant Identification:

Barry County
220 West State Street
Hastings, Michigan 49058

2. Website URL: www.barrycounty.org

3. Funding Requested:

- a) Assessment Grant Type: Community-Wide
- b) Federal Funds Requested: \$500,000

4. Location: Barry County, Michigan

5. Target Area and Priority Site Information:

This grant will focus redevelopment activities on long-overlooked areas of Barry County that have not seen comparable investment levels. The Target Area will include the Delton Area, the Village of Nashville, and the Gun Lake Area.

- a) Delton Area
 - i. 130 S. Grove St., Delton (0.5 acre)
 - ii. Junkyard, 8912 and 8968 M-37, Dowling (4 acres)
- b) Village of Nashville
 - i. 416 N. Main Street, Nashville (0.2 acre)
- c) Gun Lake Area
 - i. Former Misak Landfill, 1075 South Patterson Road, Yankee Springs Township (19.3 acres)

6. Contacts:

- a) Project Director:
Mr. Eric Zuzga
Barry County Administrator
220 West State Street
Hastings, Michigan 49058
Phone: (269) 945-1414
Email: ezuzga@barrycounty.org

b) Highest Ranking Elected Official:
 Mr. David Jackson
 Chairman of the Barry County Board of Commissioners
 220 West State Street
 Hastings, Michigan 49058
 Phone (616) 437-0296
 E-mail: djackson@barrycounty.org

7. Population: Barry County has a population 64,025. The target area populations are as follows: Village of Nashville (population 1,371), Delton Area (population 865), and Yankee Springs Township (Gun Lake Area; population 5,356). (Source: US Census Bureau July 2024)

8. Other Factors:

Other Factors	Page #
Community Population is 15,000 or less.	Page 1
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 (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).	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.	Pages 3-4
The reuse of the priority site(s) will incorporate energy efficiency measures.	Pages 3-4
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, as described in Section 3.A.(2), for priority site(s) within the target area.	N/A
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	N/A

9. Letter from State of Tribal Environmental Authority: Letter from EGLE attached.

10. Releasing Copies of Application: N/A



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

Eric Zuzga
County Administrator
Barry County Administration
220 West State Street, 3rd Floor
Hastings, Michigan 49058

Dear Eric Zuzga:

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 Barry 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 Barry County's need for funding.

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

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



FY2026 USEPA COMMUNITY-WIDE BROWNFIELD ASSESSMENT GRANT APPLICATION

SUBMITTED BY BARRY COUNTY, MICHIGAN

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1. Target Area and Brownfields:

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

The grant project boundary is Barry County, Michigan (population 64,025¹) located in southwestern Michigan and encompassing 577 square miles. The City of Hastings (population 7,513¹) is the largest population center. Hastings is surrounded by agricultural land, natural areas, and smaller communities, including the Village of Middleville (population 4,444¹), the Village of Nashville (population 1,371¹), Delton [population 865¹; an unincorporated census-designated place (CDP) in Barry Township], and Yankee Springs Township (population 5,356¹; known as the 'Gun Lake Area').

Hastings emerged in the mid-1800s with logging, farming, water-powered mills, and later foundries and heavy industry. Manufacturing expanded through the mid-1900s but declined post-1970s due to outsourcing. Mid-to-late 20th century suburbanization caused sprawl and disinvestment in established downtowns and commercial corridors. Decades of limited opportunities have driven younger residents to nearby larger cities of Grand Rapids and Kalamazoo due to inadequate affordable housing, while sprawl threatens the County's open spaces and farmland. Though some areas have seen investment and revitalization, including USEPA-funded brownfield redevelopment, efforts have concentrated in Middleville (near Grand Rapids' southern corridor) and Hastings (the County seat). Long-dormant and underutilized contaminated and blighted sites located within the County's outlying, smaller, rural communities, where secondary population centers exist, have become a top priority for current revitalization efforts. Although the brownfield sites in these areas are generally smaller in scale, their detrimental effect on local morale, livability, and overall economic vitality is substantial. The impact on these rural towns is significant, underscoring the need for focused action to reverse the negative impacts from these brownfield properties.

This grant will focus redevelopment activities on long-overlooked areas of Barry County that have not seen comparable investment levels to Hastings and Middleville. Specifically, the grant will be focused on the following three target areas.

(1) Delton Area (Southern Barry County) – With state highways M-43 and M-37 running through this area, this rural small-town functions primarily as a pass-through community. It faces several economic challenges, such as constrained commercial growth, decreasing household incomes, and a demographic trend toward an aging population due to the lack of economic opportunity.

(2) Village of Nashville (Eastern Barry County) – A small village with declining population. With rare exception, it hasn't seen a new housing unit built in decades. Its proximity to the Thornapple River provides recreational opportunities, but a depressed commercial base has resulted in little investment in commercial and recreational ventures.

(3) Gun Lake Area (Western Barry County) – A seasonal community sandwiched between the US-131 interstate corridor and the City of Hastings. The area sees a surge in tourism during the summer months. However, it continues to face challenges with economic stability throughout the rest of the year due to limited economic diversity—most businesses depend heavily on seasonal visitors. In addition, the community's identity is fragmented because four separate school districts serve the area, making it difficult to build a unified sense of belonging. Prosperity is further hindered by the absence of summer residents during the off-season, as their departure reduces local spending and investment.

These communities represent critical opportunities to bring equitable development and environmental remediation to underserved parts of the County that have been left behind during recent growth cycles. These areas outside the County's primary population centers constitute our Target Area due to a combination of factors, including: 1) decades of chronic under-investment, 2) persistently low area median incomes, 3) increasing vacant and unmaintained properties, 4) documented and perceived environmental challenges on key sites, and 5) growing momentum from local leaders who are finally prioritizing these long-neglected

¹ Per US Census Bureau via FRED as of most recent data estimate available through July 2024.

communities. This convergence of need and political will creates a unique opportunity to deploy brownfield assessment resources where they can have the greatest impact on economic revitalization and community health in Barry County's most overlooked and disadvantaged areas.

1.b Description of the Priority Brownfields Site(s):

Delton Area

- The 130 S. Grove Street priority site includes two adjacent parcels totaling 0.5 acres that is owned by the Barry County Telephone Company. The site contains a dilapidated building that formerly housed a print shop, with environmental concerns including potential lead paint, asbestos, and hazardous substances associated with printing. Its location in the core of Delton's downtown, a collaborative property owner, and strong vision for reuse make this a top priority site.
- The 8912 and 8968 M-37 priority site is a 4-acre junkyard associated with an adjacent auto repair business. The site presents environmental concerns typical of junkyard operations, including potential soil and groundwater contamination from automotive fluids and fuels, heavy metals from batteries and parts, and waste disposal and stormwater runoff issues. Being one of the most unsightly (and likely contaminated) properties in the area, as well as a new generation of property ownership, this is a top priority site that can catalyze that M-37 corridor and deliver a much-needed hotel.

Village of Nashville

- The 416 N. Main Street priority site is less than 0.25 acres but occupies a critical location as the northern gateway to downtown and along the main pedestrian and vehicular route to Maple Valley Junior/Senior High School. The site is a former gas station/mini-mart, with petroleum-related environmental concerns including underground storage tanks, soil and groundwater contamination from fuel, oils, and other vehicle related fluids, and potential vapor intrusion issues. The critical location on a main corner of town, coupled with the former use and contamination concerns make this a critical site for the community,

Gun Lake Area

- The 19-acre Former Misak Landfill priority site operated as a private landfill facility from 1972 to 1983. State monitoring since 1985 has documented PFAS contamination, with recent testing revealing PFOA levels 40 times the current EPA drinking water standard, and the site is now listed in EGLE's PFAS Action Response Team list. The site is threatening both drinking water supplies and surface water. Despite municipal water installation in the area in 1990, many private drinking water and irrigation wells remain in the area and are known to contain elevated levels of PFAS. The plume of contaminated groundwater is flowing southward toward Gun Lake and other smaller surface water bodies. The assessment and redevelopment of this site is a priority for the community because without further support, this large site will continue to be an environmental hazard and an unrealized redevelopment opportunity.

1.c Identifying Additional Sites: The Barry County BRA will identify eligible sites through proactive outreach to municipal officials, economic development partners, and community stakeholders, alongside a public application process for property owners/purchasers. Sites will be evaluated using EPA eligibility criteria and prioritized by contamination severity, redevelopment potential, community health impact, and alignment with local economic development goals. The BRA will maintain transparent communication with stakeholders and allocate grant resources to address the most significant environmental and public health needs while also advancing brownfield redevelopment priorities.

Revitalization of Target Area:

1.d Reuse Strategy and Alignment with Revitalization Plans:

Barry County's 2040 Master Plan prioritizes housing variety and affordability, trailway development, alternative energy infrastructure, protection of lakes and streams, and proactive identification of growth areas. The Community Plans for Nashville (2024), Yankee Springs Township (2019, Gun Lake Area), and Delton (2023) further established these additional objectives:

Delton: Enhance quality of life and promote economic growth through business development and sustainability, affordable housing for young families and aging residents, and increased educational opportunities and community engagement.

Nashville: Rehabilitate historic buildings, encourage new businesses, and redevelop priority properties downtown. Develop vibrant public spaces. Encourage diverse housing types at various price points.

Gun Lake Area: Recognize and highlight the area's water bodies. Preserve open spaces, wetlands, fragile soils, and farmland. Protect groundwater resources. Promote infill and brownfield reuse.

The reuse vision for site redevelopment at our priority sites is aligned with our community priorities listed above, and the planned site redevelopment details are listed below:

- **Delton Area** - The 130 S. Grove Street priority site is proposed as a mixed-use redevelopment project, with a small business incubator that will spur much needed local entrepreneurship. The vision for the 8912 and 8968 M37 priority site includes a hotel and infill housing. This area of the County is void of lodging for out-of-town visitors for the Gilmore Car Museum and other area attractions and needs quality workforce housing.
- **Nashville Area** - The 416 N. Main Street priority site will be redeveloped with a two- to three-story, mixed-use building with a ground floor business incubator and co-working studio, plus 4 to 8 affordable housing units on the upper levels (for residents making less than 80% of the area median income).
- **Gun Lake Area** - The Misak Landfill priority site will be partially redeveloped with an agricultural business incubator, and the landfill cell portions and immediately surrounding area will be recreational greenspace with open space and trails for wildlife and recreational users.

1.e Outcomes and Benefits of Reuse Strategy: Redevelopment in the Delton, Nashville, and Gun Lake areas will expand the tax base, create and incubate new businesses, increase employment opportunities, and deliver much-needed workforce housing in communities where residential and commercial development has stalled for decades. This targeted reinvestment prioritizes existing, smaller, and more rural population centers while preserving farmland and protecting water resources like the Thornapple River and Gun Lake. The strategy catalyzes prosperity: new housing attracts workers, business incubators nurture entrepreneurs, commercial corridors regain vitality, and enhanced recreation leverages assets like Gun Lake and the Gilmore Car Museum. The increase in attainable housing and small business opportunities will directly benefit Barry County's underserved communities. The anticipated outcomes below demonstrate how strategic brownfield redevelopment can reverse disinvestment, realize the vision of community stakeholders and position these rural communities for sustainable, inclusive growth:

- **Delton Area** - The 130 S. Grove Street priority site small business incubator and housing project will seek LEED certification for energy efficiency and design and is anticipated to bring approximately \$1-2 million in private investment, at least 10 new jobs, result in an additional \$25,000 in annual tax revenues to the downtown Delton area. The 8912 and 8968 M37 hotel priority site and infill housing project would add 100 rooms of lodging, over \$10 million in private investment for the area that is near the Gilmore Car Museum, a local gem that attracts over \$40 million in annual economic impact via more than 120,000 visitors annually. Rooftop solar would be incorporated into the design of the hotel building due to its large footprint and flat, multi-story rooftop space. The additional acreage will be used for up to 20 new, attainable single-family homes and additional greenspace. The redeveloped site would generate another \$100,000 to \$150,000 in additional annual tax revenues depending on the ultimate final redevelopment plan.
- **Nashville Area** - The two- to three-story, mixed-use building to be constructed at 416 N. Main Street priority site will be LEED-certified and the redevelopment of this site is estimated to bring over \$5 million in private investment, create construction jobs and approximately 10 new permanent jobs, spur much-needed entrepreneurship opportunities in the community and generate \$50,000 annually in additional property tax revenues.
- **Gun Lake Area** - The Misak Landfill priority site agricultural business incubator and public greenspace project will public-private partnership and attract \$5 million in private investment, create at least 15 new jobs, and preserve open spaces and help fulfill Yankee Springs Township's goals of preserving open spaces, wetlands, and fragile soils, as well as protecting groundwater resources and reusing this long-underdeveloped brownfield site. The site will also incorporate ground-level solar arrays in the buffer zone between the incubator building and open space areas, and a geothermal heating/cooling system for the building.

Strategy for Leveraging Resources:

1.f Resources Needed for Site Reuse: The County has identified additional key resources that can be used to support site assessment or remediation of sites during the grant project, as well as leveraged resources to assist in site reuse. The table identifies key funding sources, the County's eligibility, and the funding use.

Source	Description	Eligibility	Potential Funding Use
MI Department of Environment, Great Lakes and Energy (EGLE)	Grants/loans of up to \$1M for projects that promote economic development and brownfield site reuse.	Local units of government.	Funding for asbestos/lead abatement/demolition of structures on priority sites and for cleanup and exposure barriers/mitigation systems on any/all priority sites.
Michigan Natural Resources Trust Fund (MNRTF) grants	Grants that support property acquisition and public outdoor recreation opportunities.	Local units of government.	Inclusion/redevelopment of brownfields into trails/greenways/parks/rec facilities. Financial support for greenspace development at and near the former Misak Landfill priority site.
Barry Community Foundation (BCF)	Impact Investment Fund Individual community funds HOMES program	Barry County, residents, developers with community-based focus, and community organizations.	<i>Impact Investment Fund:</i> Strengthens community organizations through mission-related investments and equitable capital access. Grants for affordable housing, preconstruction costs, and small business support. <i>Endowed Funds:</i> Community-focused funds across Barry County, including Delton, Nashville, and Gun Lake areas. <i>HOMES Program:</i> Addresses long-term housing affordability through community land trusts, low-income education, and direct financing of accessible homes.
Revitalize Delton, Gun Lake Business Association, Nashville Route 66 Business District	Individual business & community associations serving each of the three Target Areas of Barry County	Ongoing support as needed	These hyper-local groups provide community engagement and financial support for catalytic projects in their communities, ranging from placemaking to entrepreneurship to tourism events.

In addition to those leveraged sources above, the County’s Brownfield Redevelopment Authority can capture incremental taxes on brownfield projects to reimburse costs associated with assessment, cleanup, and redevelopment (including public and private infrastructure and site preparation activities).

1.g Use of Existing Infrastructure: Existing power, water, gas, and sewer systems at priority sites will support redevelopment where feasible. Reuse of this infrastructure will be combined with street and streetscape improvements funded by the Michigan Transportation Fund and local township contributions. Unfit buildings will be demolished and replaced with energy-efficient structures. The County will encourage efficient building elements for new residential and commercial projects, and will incentivize rooftop solar, green roofs, and on-site stormwater management (e.g., pervious pavement, rain gardens, and subsurface detention).

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need:

2.a The Community’s Need for Funding:

Barry County lacks the financial and personnel capacity to develop and sustain a comprehensive brownfield assessment, cleanup, and redevelopment program without USEPA grant support. The County’s demographics show a predominantly rural, lower-income population, with our Target Areas (Delton and Gun Lake Areas and Village of Nashville) facing particularly acute fiscal constraints. These municipalities rely heavily on property and income tax revenues to fund operations, yet these revenue streams have failed to keep pace with inflationary pressures and rising operational costs. Compounding this fiscal challenge, the number of blighted and potentially contaminated properties has increased throughout these communities due to aging housing and

commercial stock and this has created environmental and economic burdens that far exceed local capacity to address them. Additionally, the Barry County Master Plan acknowledges that several areas of Barry County now have documented groundwater contamination issues, with contaminant levels above State and Federal drinking water standards; therefore, additional financial pressures are present for modern water treatment system updates and new well locations for drinking water sourcing.

County-wide property tax collections have grown approximately 28% from 2010 to 2024 versus the 42.4% cumulative inflation rate over the same period². This has resulted in a nearly 15% revenue shortfall. This gap represents a real decline in purchasing power and available resources. This is further exemplified in the Village of Nashville where municipal expenses have outpaced property tax revenues by 8%, creating an increasingly unsustainable budget situation that leaves no discretionary funds for brownfield initiatives or other services other than critical operations and maintenance items. Delton and Gun Lake Area townships operate with even tighter margins, allocating virtually all available revenue toward maintaining basic services and infrastructure. As blighted properties proliferate and deteriorating roads and water/sewer utility infrastructure ages in these communities, they place further demand on the resources these municipalities simply do not possess.

This EPA assessment grant represents a critical opportunity to overcome these financial barriers. The funding will stimulate redevelopment activity that would otherwise remain dormant due to resource limitations, enabling us to address contaminated sites in the Target Area and establish a more sustainable framework for ongoing brownfield work throughout the more underserved areas of Barry County outside the Village of Middleville and City of Hastings.

2.b Health and Welfare of Sensitive Populations: The main health and welfare concerns are the ongoing disinvestment in the Target Areas and residents' uncontrolled exposures to contaminated soil, groundwater, and soil gas and buildings containing hazardous materials. Our sensitive populations include impoverished families with children and low-income seniors.

Sensitive populations, particularly low-income families with children and economically vulnerable seniors, remain disproportionately affected. According to the 2020–2024 American Community Survey (ACS) 5-Year Estimates³, children and seniors together represent approximately 57% of the County's population (data is not available on the target area level). An estimated 15% of families with children and seniors live below the poverty level, presenting ongoing economic challenges facing these groups. Median household income in the County is \$77,873, which is 5% below the national average of \$81,604. Similarly, per-capita income in the Nashville (\$32,779) and Delton (\$35,609) Target Areas falls well below the 2024 national average of \$46,949. Though the per capita income of the Gun Lake Area is \$44,197, that area's data is disproportionately affected by the high-income earners that live along Gun Lake. Much of the rest of the off-lake residents incomes are much lower and align more with those of Delton and Nashville.

Housing conditions further compound health risks. Based on ACS data, 55% of County homes were built before 1980, indicating high potential for lead-based paint, asbestos, and other legacy hazardous material exposure among children and sensitive residents.

The EPA brownfield grant will identify environmental hazards at priority sites, enabling planning to limit contaminant exposure. Reduced environmental risk combined with affordable housing near good-paying jobs will improve health and welfare for vulnerable populations.

2.c Greater Than Normal Incidence of Disease and Adverse Health Conditions: The brownfields located in the Target Areas are negatively impacting residents, especially sensitive populations (children and seniors). The contaminants (heavy metals, PFAS, VOCs, PAHs, PCBs, etc.) that are likely on the priority sites and other brownfields are known to cause asthma and other respiratory problems, affect the endocrine system, and elevate the blood lead levels in children. Exposures to the contaminants from the priority sites and other brownfields in the Target Areas have likely resulted in greater-than-normal asthma and blood lead levels and lower respiratory diseases and increased rates of adult diabetes (see the following table; data is not available on a City or Target Area level in Barry County) when compared to both Michigan and the U.S. This illustrates a disproportionate impact on the sensitive, low-income families with children and seniors in the underserved community within the Target Areas.

² U.S. Inflation Calculator, 2025

³ U.S. Census Bureau, U.S. Department of Commerce. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, 2024 ACS 1-Year Estimate

	U.S.	Michigan	Barry County
Adult Current Asthma Prevalence	8.0% ⁴	10.9% ⁵	11.3% ⁶
Elevated Blood Lead Levels in Children ⁷	3.0%	3.1%	3.5%
Adult Diabetes ⁸	8.5%	9.8%	14.7%

Specific brownfields-related health threats to sensitive populations will be identified by completing grant-funded assessments. These exposures can be reduced by implementing remediation activities and/or putting engineering controls in place prior to or as a part of redevelopment. At the priority sites, this will likely include removal of impacted soil, construction of dermal contact barriers in greenspace areas, and the incorporation of vapor intrusion mitigation systems into building design. The remediation and redevelopment of Target Areas' brownfields will reduce exposures to contaminated soil, groundwater, soil gas, and hazardous building materials (asbestos, lead, etc.), and limit migration of contamination onto nearby properties and water bodies. This will reduce the target areas' cumulative environmental exposure risks and lead to a reduction in asthma, diabetes, and blood lead levels.

2.d Economically Impoverished / Disproportionately Impacted Populations: As discussed above, health and welfare impacts from brownfields are greater for the underserved/sensitive populations (impoverished children and seniors) who live near the brownfields in the Target Areas. Most health and other indicator data are not available at the Target Area level; however, statistics for Barry County are available and were compared to State and National averages. Residents in our Target Area are medically underserved and experience a primary care provider to resident ratio of 1 provider per 4,500 residents compared to the state and national averages of approximately 1 provider per 1,200 residents [Michigan Department of Health and Human Services (MDHHS); 2025]. That is nearly three times worse than the State and National average and is a significant disadvantage for our community's children and for seniors living on a fixed income who may need prompt care and have limited resources to travel Grand Rapids or Kalamazoo for proper care. Additionally, 40% of workers have to drive over a half hour to work, (2023 data from the 5 year estimates of the ACS). Many of those workers are "blue-collar" workers with limited education and living in the Delton and Nashville Target Areas. Those who are required to drive significant distances to work are more likely to have issues with job retention and child care and typically earn lower incomes and have less of their take home pay for critical family needs (e.g., food, shelter, basic necessities) because they are spending it on gas and vehicle expenses resulting from longer commutes and wear and tear on older vehicles. Because our impoverished families and seniors cannot afford to live in more affluent areas, they are also living in older, poorly maintained homes (as mentioned in 2.b., 55% of homes are older than 1980 and commonly have lead-paint issues).

Exposure threats from brownfields in the Target Areas are not fully known in most cases, and the grant-funded assessment and subsequent redevelopment of these sites will reduce sensitive populations' exposures by removing and/or mitigating/controlling sources of contamination in the Target Areas. The reduction in the number and magnitude of brownfield sites in the Target Areas will be accomplished through identification and quantification of site hazards using the USEPA grant funds. The redevelopment of priority sites will catalyze further redevelopment and reinvestment in the neighborhoods, as proven by past USEPA grants utilized in the City of Hastings and Village of Middleville (former Target Areas). Revitalization will also increase property values and employment opportunities for Barry County residents in both populated and well-served areas and the underserved Target Areas.

Community Engagement:

2.e – 2.f Project Involvement and Project Roles: The following community organizations/groups will be involved in the grant project. Each will in making decisions or provide technical assistance for site selection, cleanup, and/or future reuse of brownfields, including the priority sites.

Partner Name	Point of Contact	Specific Role in Project
Barry Community Foundation (BCF)	Bonny Gettys, President & CEO 269-945-0526 bonnie@barrycf.org	BCF leads countywide community engagement and convening, facilitates access to critical funding, and uses the "community heart & soul" framework for outreach in Nashville.

⁴ US Asthma, CDC National Health Interview Survey, 2021

⁵ Michigan Asthma Atlas, 2019

⁶ Michigan Asthma Atlas, 2019

⁷ CDC National Health Statistics and Michigan Childhood Lead Poisoning Prevention Program, 2018-2022 data

⁸ Michigan Department of Health and Human Services vital statistics 2018-2022 (including the Barry-Eaton Behavioral Health Risk Factor Survey 2020-2022) and CDC National Health Statistics, 2018-2022 data

Partner Name	Point of Contact	Specific Role in Project
Barry County Chamber & Economic Development Alliance (BCEDA)	Jennifer Heinzman, President & CEO 269-945-2454 jennifer@mibarry.com	Assists with community outreach for priority sites and identifies high-opportunity locations. Engages Target Area residents in need and facilitates developer/property owner applications through Barry County Brownfield Redevelopment Authority. Coordinates project-specific meetings at accessible local venues; connects priority sites with developers.
B. Healthy Coalition	Catherine Getty, Executive Director catherine@bhealthybarrycounty.com	Via their 'Built Environments' pillar and strong public engagement framework, this organization – affiliated with Corewell Health, Barry County's primary healthcare provider – will assist with stakeholder engagement, provide expertise related to connecting priority sites with recreational amenities, and provide strong links to the County Health/Parks Departments.
Revitalize Delton	Marsha Bassett, Pres. bassett@msu.edu	Local stakeholder engagement and information about assessment funding opportunities, forming connections with local property owners and gaining public support for redevelopment projects in their respective target areas.
Gun Lake Business Assoc.	Deb Timmerman, Pres. (269) 795-0030	
Nashville Route 66 Business District	Lori Courtney nashvilleroute66bd@gmail.com	
Thornapple River Watershed Council	Renee VanHoughton, Chair thornappleriverwc@gmail.com	Participates in project meetings to advise on brownfield impacts to Thornapple River during cleanup planning. Helps secure additional funding for trails/fishing platforms/boat launches in near priority sites.

These community organizations each work throughout Barry County, are committed to the success of the USEPA grant, and will work to keep their respective constituents informed of the grant project and engaged in decision making regarding site selection, cleanup, and reuse of the priority sites and other brownfields.

2.g Incorporating Community Input: Following EPA award notice, Barry County will announce through press releases to local newspapers, website notices, and radio (WBCH 100.1 FM). Community-based partners such as the Barry County Economic Development Alliance will assist with business community outreach and target area stakeholder distribution. The Barry County Brownfield Redevelopment Authority will host resident, business, and developer outreach sessions and discuss the award at monthly public meetings. Translation services will be provided.

Primary post-award community input will focus on Work Plan and budget preparation. The draft Work Plan will be posted on Barry County's website with hard copies at municipal offices for public comment. The final Work Plan will incorporate feedback and include a summary of comments and responses. The Barry County project director or assistant project director will attend community organization meetings to discuss the overall grant project and/or specific site assessments, and will provide regular updates at Barry County Board of Commissioners meetings. Meetings regarding activities at brownfield sites will be held before site activities are initiated to familiarize stakeholders with what to expect during and after the assessments. Notifications of meetings will be on the Barry County website (www.barrycounty.org) and our community partners' websites and Facebook pages. This process will repeat for each site to be assessed. Following an assessment, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities and results, and explaining health and environmental impacts. If health threats are identified, written notices will be sent to impacted citizens, EGLE, and the Barry-Eaton District Health Department. Barry County will also reach out to the public at the Barry County BRA meetings, where high opportunity brownfield site redevelopment plans are often discussed in detail. At the close of the project, Barry County will hold a final public meeting to present the outcomes of the project.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs: Barry County will use the grant to assess the target area priority sites and other high-risk and/or high opportunity sites during the 4-year performance period.

<p>Task 1 – Programmatic and Outreach</p>
<p>a. <u>Project Implementation</u></p> <ul style="list-style-type: none"> • The County will prepare a Work Plan and secure the Cooperative Agreement (CA). Project and financial tracking will be initiated. • A Qualified Environmental Professional (QEP) will be retained following applicable federal procurement regulations. • The County will host a grant “kick-off” meeting. • Up to two staff members will attend EPA National Brownfields Conferences. • Quarterly reports will be submitted using ACRES; MBE/WBE/DBE reports; project closeout documentation will be submitted. • Community Outreach Activities: Press releases, site-specific meetings, and project updates will be made publicly available, including via County and partner organization online presence, including social media and municipal websites. Impacted residents will be notified of assessments. <p>Non-EPA grant resources needed to carry out tasks/activities: In-kind County staff time will be contributed for programmatic activities and other grant administration, as well as community outreach activities.</p>
<p>b. <u>Anticipated Schedule</u></p> <ul style="list-style-type: none"> • The Work Plan will be prepared within 1 month of the grant award; CA will be executed by September 2026. CA compliance tracking and financial systems will be set up upon award of grant and maintained throughout the term of the grant. • A QEP will be retained within three months of the executed CA; estimated December 2026. • After the grant award ACRES will be updated regularly and quarterly reports will be submitted within 30 days of the end of the reporting period. Annual MBE/WBE and financial reports will be submitted. Project closeout documents will be submitted when the performance period ends. • Staff will attend the 2027 and 2029 (approximate) USEPA National Brownfields Conferences. • A project “kick-off” meeting will be held within 1 month of the grant award. • Community outreach will begin upon the grant award and will continue throughout the performance period.
<p>c. <u>Task/Activity Lead</u> The County is the lead for programmatic and outreach activities.</p>
<p>d. <u>Outputs</u> 1 Work Plan, 1 CA, 16 quarterly reports; ACRES updates, 4 MBE/WBE reports, 24 outreach meetings (6x per year), and grant closeout documentation.</p>
<p>Task 2 – Site Assessment</p>
<p>a. <u>Project Implementation</u></p> <ul style="list-style-type: none"> • Priority sites (and additional sites identified during the performance period) will be evaluated through performance of Phase I and/or Phase II assessments conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-13 and/or E1527-21) and other ASTM standards/practices. • QEP(s) will prepare a Quality Assurance Project Plan (QAPP) for U.S. EPA approval. • Assessments on both priority and additional sites following securing site access will continue. The Coalition members and QEP(s) will meet to ensure required site access has been secured, individual assessments are progressing, and the overall project schedule is met. <p>In-kind County staff time and in-kind time from the QEP will be contributed for meetings associated with site assessment activities. The County and QEP will meet monthly to ensure a satisfactory project schedule is fulfilled and desired outcomes are achieved.</p>
<p>b. <u>Anticipated Schedule</u></p>

3.f Plan to Measure and Evaluate Environmental Progress and Results: The County will track, measure, and report outputs (e.g. number of Phase I and Phase II ESAs, HMAs, and meetings) and outcomes (e.g. acres of land assessed, remediated, and/or redeveloped; acres of greenspace created; the number of jobs created or retained; tax revenue generated; redevelopment investment value; and other funding leveraged) in ACRES. The County will report other outcomes/outputs (social meeting updates, staff training, community outreach/meetings) in quarterly reports. Project progress, including outputs/outcomes will be evaluated semi-annually. If goals are not being met, the County will meet with our qualified environmental profession and local stakeholders to discuss shortcomings and adjust the project approach.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability:

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

The County will manage the grant with a project team including the County Administrator, Planning and Zoning Director, and environmental consultant. Eric Zuzga, County Administrator, will serve as Project Director and finance officer. With 25+ years in municipal and financial management and federal/non-federal grant experience, he will handle financial management, budget reviews, and ASAP payments. Jeff Keesler, Planning and Zoning Director and BRA staff, will serve as Assistant Project Director and Community Liaison, managing day-to-day activities including community outreach, site access, and programmatic requirements. With 20 years of municipal management, economic development, and grant administration experience, Keesler will serve as backup Project Director.

4.d Acquiring Additional Resources: We will retain a highly competent environmental consultant to conduct the environmental assessments. The County has a procurement process in place and has managed the procurement of contractors for multiple state and federal grant projects including two other USEPA brownfields assessment grants. The process complies with federal procurement regulations (40 CFR §31.36). The selected consultant will be experienced in USEPA Assessment Grant management, Michigan's Voluntary Cleanup Program (Part 201) and Brownfield Law (Act 381). Our selected consultant will also have extensive knowledge of our community and will have successfully managed complex brownfield redevelopment projects with multiple stakeholders and financing incentives were leveraged.

Past Performance and Accomplishments:

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

Barry County was awarded a FY2019 EPA Community-Wide Assessment Grant for Hazardous Substances (\$200,000) and Petroleum (\$100,000) and a FY2023 EPA Community-Wide Assessment Grant (\$400,000).

4.e(1) Accomplishments: Barry County used the grants to complete public involvement and outreach, environmental assessments, and safe use/cleanup planning. Using these grants, 22 Phase I ESAs, 22 Phase II ESAs, 7 Safe Use/Cleanup Plans, and 2 Hazardous Materials Assessments have been conducted on 46.6 acres of brownfields. . Over 40 community meetings have been conducted to update the public on project progress and to vet sites for consideration. Multiple redevelopment projects have been taken to completion as of the date of this application, and a total of \$45.4 million in private investment has been leveraged in construction/rehabilitation/cleanup funding for those grant sites. The grant has spurred creation of 17 permanent jobs and 236 new housing units in the Target Areas of the 2019 and 2023 USEPA Grants. Outputs and outcomes have been reported in ACRES.

4.e(2) Compliance with Grant Requirements—BF-00E03547-0 (10/1/2023-9/30/2025): Barry County developed a Work Plan and successfully negotiated a Cooperative Agreement with the USEPA for each of our grants. Barry County complied with the Work Plans and their associated schedules, terms, and conditions. Barry County submitted and received approval for project QAPPs and associated updates, complied with quarterly reporting and annual financial status reporting requirements, and submitted to the USEPA, via the ACRES database, the site information and assessment data for the grant.

The FY2019 grant started in October 2019 and ended in March 2024. Barry County expended the full grant (\$61.25 remaining). As of October 1, 2025, Barry County had drawn down \$321,506.07 (~80%) of the FY2023 grant. The \$78,493.93 remaining in the FY2023 Assessment Grant is allocated to close out multiple sites in the County and is anticipated to be spent by September 2026 (grant period in the Cooperative Agreement extends to September 2027).

ATTACHMENT
THRESHOLD DOCUMENTATION



FY2026 USEPA BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION

BARRY COUNTY, MICHIGAN

RESPONSES TO THRESHOLD CRITERIA

1. Applicant Eligibility:
 - a. Barry County is a general purpose unit of local government in the State of Michigan and is eligible for funding.
 - b. Tax Exempt Status - Barry County is not exempt from Federal taxation under Section 501(c)(4) of the IRC.

2. Community Involvement: Barry County believes it is important to provide its citizens and community organizations ample opportunity to become informed and provide input into all phases of the Grant Project. Following the U.S. EPA Assessment Grant award notice, Barry County will announce the award to the community through a press release to its local newspaper (The Hastings Banner), a notice on Barry County website (www.barrycounty.org), notices on our community partners' websites and social media pages (Facebook, etc.), and advertisements on the local public radio station (W BCH 1220 AM) and local access cable television. We will capitalize on our relationship with the Barry County Economic Development Alliance (BCEDA) to gain maximum exposure in the business community and Barry Community Foundation (BCF) to help expose the program to the overall community. Translators and translated documents will be made available upon request to assist non-English speaking residents to ensure full participation in the Grant. Barry County will include instructions on how to reach pertinent Grant contact personnel in our initial press release campaign.

The primary post-award community input program will be focused on preparation of the grant Work Plan and final budget. After a draft Work Plan and budget are prepared, it will be made available to the public, and comments on the draft will be solicited. The document will be posted on the Barry County website, and hard copies will be made available at the Barry County municipal offices to ensure access for those without adequate information technology availability, knowledge, or experience. Public comments on the proposed Project and allocation of grant funds will be accepted verbally, in writing, and publicly discussed during a public meeting (Barry County Brownfield Redevelopment Authority or County Commission meetings). Barry County

will address resident suggestions to modify the Project approach to better serve the community. Comments/responses will be incorporated into the final Work Plan.

Following approval of the Work Plan, Barry County will seek public input and input from our community partners prior to conducting assessments at priority sites and when additional information regarding the Project is requested by citizens. Project team representatives will attend community organization/community partner/local municipal meetings to discuss the Project and/or specific site assessments. Meetings regarding activities at priority sites will be held before site activities are initiated to familiarize stakeholders with what to expect during and after the assessment process. This process will repeat for each site to be assessed.

Barry County will prepare quarterly progress reports for submittal to the U.S. EPA through ACRES; however, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities, providing results of the assessments, and explaining health, environmental, and economic impacts. If health threats are identified, written notices will be sent to impacted citizens, the Barry-Eaton District Health Department, and Michigan Department of Environment, Great Lakes, and Energy. When cleanup and/or redevelopment planning is initiated, Barry County will explain plans and rationales and solicit comments and feedback on those plans, communicating with various community groups as outlined above. At the close of the project, Barry County will hold a final public meeting to present the outcomes of the project, and to request comments regarding interest in pursuing additional grants. Presentation materials and information will be archived and publicly available at the Barry County administrative offices.

3. Expenditure of Existing Grant Funds: Barry County has an existing FY2023 U.S. EPA Brownfields Assessment Grant (Cooperative Agreement # BF-00E03547-0) in the amount of \$400,000. The County had expended \$321,506.07 (~80%) of this active grant by October 1, 2025. Documentation of this grant drawdown is attached.
4. Contractors and Named Subrecipients: Not applicable. Barry County has not procured a contractor and has not and does not plan to name a subrecipient for the Grant.