

**APPLICATION INFORMATION SHEET
FY 2026 U.S. EPA BROWNFIELDS ASSESSMENT GRANT COALITION
APPLICATION**

Invest UP, Western Upper Peninsula Regional Planning and Redevelopment, Houghton County Land Bank Authority, and Gogebic County Land Bank Authority, Michigan

1. Applicant Identification:

Invest UP
101 W. Washington St. Suite 13
Marquette, Michigan 49855

2. Website URLs:

- a) Invest UP: <https://www.investupmi.com/>
- b) Western Upper Peninsula Planning and Development Region:
<https://www.wuppdr.org/>
- c) Houghton County Land Bank Authority: <https://www.houghtoncounty.net/land-bank.php>
- d) Gogebic County Land Bank Authority:
https://www.gogebic.gov/government/county_board/gogebic_land_bank_authority.php

3. Funding Requested:

- a) Assessment Grant type: Assessment Coalition
- b) Federal Funds Requested: \$1,000,000

4. Location: Western Upper Peninsula planning region, Michigan which includes the following counties: Baraga, Gogebic, Houghton, Iron, Keweenaw and Ontonagon

5. Coalition Members' Target Areas and Priority Site Information: The Coalition includes Invest UP (applicant/lead), Western Upper Peninsula Planning Development Region (WUPPDR), the Houghton County Land Bank Authority (HCLBA) and the Gogebic County Land Bank Authority (GCLBA) (non-lead members). Each of the Coalition members' Target Areas are described below. The Target Areas do not overlap.

Invest UP Target Area – City of Ironwood. The priority site within this target area does not have a physical address but is referred to as the “Bonnie location.” It can be referenced by tax parcel ID 52-24-203-030, is bordered by E. Bonnie Rd. to the South, S. Davis Rd. to the East and Old County Road to the North.

WUPPDR Target Area – Ontonagon Township. The priority site within this target area is 1 Superior Way.

HCLBA Target Area – Calumet Charter Township, Houghton County. The two priority sites within this target area are 426-430 5th Street and 108-120 5th Street.

GCLBA Target Area – City of Wakefield. The priority site within this target area is 311 Sunday Lake Street.

6. Contacts:

- a) Project Director:
 Ms. Anne Giroux, Director of Development & Investment Services
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- b) Chief Executive:
 Mr. Martin Fittante, CEO
 906-280-7800
mfittante@investupmi.com
 Invest UP
 101 W. Washington St. Suite 13
 Marquette, MI 49855

7. Population: City of Ironwood: 5,045; Ontonagon Township: 2,253; Calumet Charter Township: 6,263; City of Wakefield: 1,702.

8. Other Factors:

Other Factors	Page #
Community population is 15,000 or less.	Pages 1, 2, 6
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	Does not apply
The priority site(s) is impacted by mine-scarred land.	Page 3
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).	Pages 3, 4
The priority site(s) is in a federally designated flood plain.	Does not apply
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	Page 4
The reuse of the priority site(s) will incorporate energy efficiency measures.	Page 4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	Page 4
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 sites within the target areas.	Does not apply
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	Does not apply

9. Letter from State or Tribal Environmental Authority: Attached

10. Releasing Copies of Applications: N/A_ application does not contain confidential business information.



- 1- Invest UP Target Area – City of Ironwood
- 2- WUPPDR Target Area – Ontonagon Township
- 3- HCLBA Target Area – Calumet Charter Township
- 4- GCLBA Target Area – City of Wakefield



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

Marty Fittante, CEO
InvestUP-Western UP Coalition
101 W. Washington, Suite 13,
Marquette, Michigan 49508

Dear Marty Fittante:

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 InvestUP-Western UP Coalition'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 InvestUP-Western UP Coalition's need for funding.

InvestUP-Western UP Coalition is applying for a \$1,000,000 Community-wide Coalition Brownfield Assessment Grant. As a non-profit organization described in section 501(c)(3) of title 26 and exempt from taxes under 501(a) of that title, InvestUP is an eligible grant applicant and lead coalition member consisting of other local governmental units and non-profits including the Western Upper Peninsula Planning and Development Region and the Gogebic and Houghton County Land Bank Authorities.

Should the U.S. EPA award a brownfield grant to Invest UP-Western UP Coalition, it would allow the Coalition members to conduct environmental investigations and promote economic development in the western upper peninsula. 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

NARRATIVE - FY 2026 U.S. EPA Brownfields Assessment Grant Coalition Application
Invest UP, Western Upper Peninsula Planning and Development Region, Houghton County Land Bank Authority, and Gogebic County Land Bank Authority, Michigan

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Coalition Members: Invest UP is the lead applicant, joined by the following coalition members:

- Western Upper Peninsula Planning and Development Region (WUPPDR) is a regional planning organization that provides planning services to the six counties that make up the geographical boundaries of this grant application: Baraga, Gogebic, Houghton, Iron, Keweenaw and Ontonagon counties. While experienced in grant administration, WUPPDR’s staff focuses on activities that directly generate revenues to support operational costs, thus WUPPDR does not have personnel readily available to oversee a brownfield program or related grants.
- Houghton County Land Bank Authority (HCLBA) is a component unit of Houghton County, supported by Keweenaw Economic Development Alliance (KEDA). KEDA also assists the Houghton County Brownfield Redevelopment Authority and while familiar with brownfield tools, its three-person staff has limited capacity for federal brownfield grant administration.
- Gogebic County Land Bank Authority (GCLBA) is a component unit of Gogebic County, supported by the County Treasurer. With no dedicated staff, an operating budget of under \$10,000, and a need to focus on its primary mission of blight elimination, GCLBA cannot dedicate resources to administration of a brownfield program or grant.

b. Overview of Brownfield Challenges and Description of Target Areas: The grant will support the assessment of brownfields within the geographic boundaries of the WUPPDR region which encompasses the six westernmost counties of Michigan’s Upper Peninsula (U.P.). While the U.P. accounts for approximately 29% of Michigan’s total land area while housing only about 3% of the state’s population, the WUPPDR region represents nearly 40% of the U.P.’s land mass and is home to 26% of the U.P.’s population – roughly 80,000 residents. The northern portion contains 354 miles of Lake Superior coastline, 96 miles of Keweenaw waterway, 7,500 inland water bodies and 6,721 stream miles. This rural region consists of small towns, and vast open spaces including five million acres of forestland. With abundant natural resources, tourism and all-season recreational activities (biking, skiing, snowmobiling, hiking, fishing, etc.) are an important part of the economy and lifestyle. A region rich in minerals, its economy had long centered on copper and iron mining, peaking in the late 19th/early 20th century. However, by the mid-20th century, global competition and resource depletion led to mine closures with the last major copper mine, White Pine Mine, closing in 1995. The many micro communities in this region have endured economic and environmental challenges posed by legacy mining sites and shuttered support industries. But while this region struggles with the challenges of its past, the mining industry provides hope for its future. Both Highland Copper and Kinterra Copper USA are pursuing significant investment in copper extraction near the target areas. A May 2025 study commissioned by Invest UP and completed by the Upjohn Institute recommends that the U.P. continue building on its strengths in the natural resource economy. The analysis highlights strong competitive advantages in the mining sector, as demonstrated by high GDP per employee, above-average industry wage, and 2024 employment and location quotients that exceed regional norms. With demand for domestically sourced minerals rising sharply, the region is well positioned to capitalize on emerging economic opportunities. To fully realize this potential while safeguarding natural resources, the region must address brownfield challenges left by its industrial past. The grant will provide the resources needed to identify, characterize, and prioritize key brownfield sites, enabling the community to make informed redevelopment decisions. Through site assessments, reuse planning and community engagement, the grant-funded activities will clarify contamination issues, remove uncertainty that deters redevelopment, and position key properties for cleanup and investment. All four target areas are actively preparing for growth: two are already Redevelopment Ready Certified, a statewide certification initiative developed by the Michigan Economic Development Corporation that enhances community appeal to developers. The other two target areas expect certification in 2026. A description of the four target areas follows:

(1) Invest UP Target Area – City of Ironwood – Ironwood’s population has decreased from a historic peak of 15,739 in 1920 to 5,045 in 2020, with recent estimates indicating a further decline to 4,957 in 2023. This decline is reflected in the median household income of \$37,500 - the lowest in the U.P., 47.7% below Michigan’s median and 52.6% below the national median. Mine closures left the economy struggling, with tourism now serving as the primary driver. Known as “Big Snow

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Country,” the Ironwood area boasts four downhill ski resorts, Copper Peak ski flying hill, and extensive Nordic ski and snowmobile trails. However, winter tourism faces challenges from climate variability, and jobs overall pay much less than the mining jobs that once sustained the area. Natural assets critical to tourism coexist with mine-scarred lands and abandoned industrial sites, creating both opportunity and challenge. Housing conditions further constrain community resilience, with 94.5% of homes built before 1979. Both the City and the GCLBA have invested over \$5 million in the past decade to demolish over 120 blighted structures, yet affordable, safe, quality housing remains scarce and rising living costs threaten vulnerable populations. At the same time, long-neglected commercial and industrial sites from past mining activity lack the environmental assessments needed to support new business investment, emerging mining activity and job growth. Conducting site assessments across both industrial/commercial areas and potential housing sites is essential to address legacy contamination, reduce barriers to redevelopment, and prepare for increased housing demand driven by anticipated economic growth.

(2) WUPPDR Target Area – Ontonagon Township – Home to 2,253 residents, Ontonagon Township includes the Village of Ontonagon and unincorporated areas. Situated on the shore of Lake Superior and 15 miles east of Porcupine Mountains Wilderness State Park, like many areas in this region, its natural resources are abundant. Early exploration of native copper and vast forestland resulted in a mid-20th century economy reliant on mining and wood production, which largely diminished in the mid-1990s/early 2000s with the closure of the White Pine Mine and the Smurfit-Stone paper mill. A 1995 article by the Federal Reserve Bank of Minneapolis reported that the White Pine Mine accounted for 40% of Ontonagon County’s economic activity at the time of closure. Since then, the population has declined by 20% (2000 to 2020). Unemployment stands at 6.5%, ranking 10th highest among Michigan’s 83 counties. The median age is 60.1 – nearly 50% higher than the state average – reflecting youth outmigration and an aging, vulnerable population exposed to brownfield risks.

(3) HCLBA Target Area – Calumet Charter Township– In the 1870s Calumet is reported to have produced roughly half of the nation’s copper, with its population peaking at 32,845 in 1910. Today, only 6,263 remain. The mining era left deep scars: stamp sand deposits along lakeshores, vacant industrial sites, empty downtown buildings, and dilapidated housing built for a much larger population. Despite decades of economic decline, recent investment driven by small manufacturing and technology companies, along with cultural and recreational tourism has gained momentum, thanks to grassroots efforts like Bring Back Calumet which is a community led initiative supported by the HCLBA and numerous community partners. Over the past decade, more than \$16 million has been invested in blight elimination, infrastructure upgrades, green space enhancements and downtown redevelopment, breathing new life into this community. The township includes the Villages of Calumet, Copper City and Laurium plus unincorporated areas. Known as the “heart of the Keweenaw Peninsula,” the community values historic preservation and its industrial legacy, but brownfield remediation is critical to sustain revitalization.

(4) GCLBA Target Area – City of Wakefield – Wakefield, with 1,702 residents, is the smallest of our target areas and is typical of the many micro communities that exist in the western region of the U.P. Anchored by the Wakefield Iron Mine (1912-1959) and the Sunday Lake Mine (closed 1960), the city now relies on tourism and service jobs, though most residents work in education and healthcare. Located on Sunday Lake, Wakefield shares Ironwood’s Big Snow Country identity. Just 14 miles north, in neighboring Wakefield Township, a major copper mine is being developed by Highland Copper, which could transform the local economy, bringing jobs and business opportunities to an area that saw a 61% population decline from 1970 to 2000. Median household income is \$36,186 - less than half the state median. Housing challenges mirror the region: 48.3% of homes are valued under \$50,000 (versus 10.9% statewide), and 52% were built before 1939. The City’s 2024 master plan identifies four sites requiring clean-up under Michigan’s Part 201 law and five known leaking underground storage tank sites, one of which is the **311 Sunday Lake Street** priority site.

c. Description of the Priority Brownfield Sites: The western region of the Upper Peninsula of Michigan has over 326 known facilities, 73 of which are located within our four target areas (Michigan.gov/EGLE). These sites range from small lots to large tracts of land and present

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concerns including leaking underground storage tanks, groundwater contamination, PFAS, lead-based paint, asbestos, metals, and fuels. The table below highlights priority sites selected for their high redevelopment potential and critical role in addressing community needs while mitigating health hazards. Planned redevelopment includes attainable housing as well as commercial and industrial projects designed to support the anticipated resurgence of mining activity in the region.

Target Area, Priority Site, Size	
Historic Use, Current Use and condition, and Planned Reuse	Environmental Concerns
<i>City of Ironwood, Bonnie Location, 70 acres</i> Former mining operations; currently vacant with waste rock piles and wetlands. Zoned industrial. Planned reuse: industrial development with funding already secured for site survey, wetland delineation and utility study.	Historic mining use likely left petroleum, heavy metals and solvents in the soil. Potential runoff impacts to wetlands on site.
<i>Ontonagon Township, 1 Superior Way, 175 acres</i> Former paper mill and support buildings; all structures removed, some foundations remain. Listed for sale; Ideal for industrial use, though community plans include waterfront residential development, if conditions allow it.	2012 Phase II ESA identified arsenic, chromium, copper, mercury, selenium, zinc in soils and groundwater as well as barium, lead, manganese, sulfate, and TDS in groundwater. Potential runoff risk to both Lake Superior and Ontonagon River.
<i>Calumet Charter Township, 426-430 5th Street, 1 acre</i> Historic uses: auto repair (1928 - 2000s), livery and slaughterhouse (1880s – 1972), and residential. All buildings have been removed. The site is a facility with contamination identified in a 2023 BEA. Planned reuse: mixed-use multi-story development with up to 60 residential units.	Surface soils contain arsenic, barium, cadmium, chromium, cobalt, copper, lead, mercury, selenium, silver and/or zinc, above cleanup criteria. There are also petroleum-based VOCs and one PNA from a UST release. Additional investigation and planning is required.
<i>Calumet Charter Township, 108-120 5th Street, .46 acres</i> Historic uses: residential and commercial, most notably dry-cleaning. Buildings destroyed by fire in 2021. EPA assisted with time critical clean-up, removing more than 1,800 tons of asbestos debris, 135 tons of contaminated soil and 12 35-gallon dry-cleaning USTs. \$250,000 has been invested in acquisition and public-led development planning for the site. Planned reuse: mixed-use multi-story development with up to 28 residential units.	Assessment activity undertaken to date has identified tetrachloroethylene at concentrations in exceedance of Part 201 in soil and groundwater. Additional assessment is needed to assist with planning for planned redevelopment which includes residential.
<i>City of Wakefield, 311 Sunday Lake Street, .44 acres</i> Former City Hall and Department of Public Works (DPW) facility. All buildings remain on site, with DPW demolition scheduled for summer 2026. Deteriorated structures contain lead and asbestos. Funds are secured to stabilize City Hall for residential development. Developer, in negotiations with the City, plans 12-16 market-rate apartments using historic tax credits, Brownfield, MSHDA and other incentives.	A limited 1994 study identified a petroleum release, and a limited 2025 Phase II assessment confirmed the impacts of that release to soil and groundwater. An adjoining property was a dry cleaner from 1969-1971. Potential impacts to adjoining properties if there is offsite migration.

d. Identifying Additional Sites: With 326 known contaminated sites throughout the region, identifying sites will not be a challenge. If grant funds remain after assessing the priority sites, additional sites within the WUPPDR region will be identified through outreach meetings with community groups, residents, and local businesses, and developers, or via project intake forms. Sites will be prioritized based on the following criteria: 1) Imminent threat to public health or the

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environment; 2) Strong redevelopment plan is in place; 3) Location in or near target areas, or similar characteristics 4) Alignment with master (or other) plans; 5) Demonstrated community support; 6) Potential to create housing or enable commercial/industrial redevelopment that generates jobs.

e. Reuse Strategy and Alignment with Revitalization Plans: The 2022-2026 WUPPDR Comprehensive Economic Development Strategy identifies population loss as the region's greatest threat. Key strategies include partnering with Michigan Technological University and supporting technology start-ups to attract remote workers who value high quality of place. Michigan Tech - recently designated an R1 research institution and the only one in a rural Michigan – and the MTEC SmartZone provide a competitive advantage and will play a central role in guiding redevelopment strategies for target areas, promoting job growth. Momentum for redevelopment in the region is stronger than at any point in recent decades, with residents, businesses and local leaders aligned around the need to revitalize these priority sites to support job growth and the region's economic future. The projected reuse of the **Bonnie Location** priority site in the *City of Ironwood* target area is industrial development. The City's draft 2025 Comprehensive Plan calls for additional industrial land to support anticipated economic activity related to Highland Copper and Kinterra Copper USA's expected investment in the region. As the last undeveloped city-owned industrial parcel, with access to all-season roads and municipal utilities, it is an ideal candidate for redevelopment. The City is upgrading the water service to this site in 2026. The strategic reuse of the **1 Superior Way** site in the *Ontonagon Township* target area is the community's top redevelopment priority. The Village of Ontonagon's 2023 Master Plan integrates the former mill property into broader goals emphasizing sustainable job growth, public-private partnerships, and protection of natural and historic assets. With 3,800 feet of Lake Superior shoreline, and proximity to the Ontonagon River and marina, future land-use plans envision a mix of waterfront residential development and flexible industrial or light-industrial uses. Both priority sites in the *Calumet Charter Township* target area have been identified as downtown Calumet's most important redevelopment opportunities, directly supporting both the Bring Back Calumet Initiative and the Downtown Development Authority's (DDA) strategies to prioritize the rehabilitation and reuse of underutilized properties. Considerable investment and local commitment support each project. **426-430 5th Street**, owned by the HCLBA and the DDA, is planned for a multi-story mixed use development with up to 60 residential units. **108-120 5th Street** is supported by a \$250,000 state Enhancement Grant, which has facilitated site acquisition, public input and concept planning for a multi-story mixed use development with up to 28 residential units. These two projects will catalyze downtown revitalization in Calumet, attracting new residents and businesses, and much needed housing. The projected reuse of the **311 Sunday Lake Street** priority site in the *City of Wakefield* target area includes demolition of the former Department of Public Works building (funded through committed blight elimination resources) and redevelopment of the historic City Hall into 12-16 market-rate apartments. The project aligns with the City's Master Plan, which calls for more diverse housing options in a community where 90.1% of homes are single-family structures.

f. Outcomes and Benefits of Reuse Strategy: The **Bonnie Location** priority site is well suited for industrial development, and as the City's last remaining city-owned industrial parcel, its strategic reuse will support new investment and job creation post-cleanup. With approximately 71% of the site consisting of wetlands, redevelopment can incorporate conservation partnerships to protect and enhance ecological resources. Invest UP's Regional Strategic Site Readiness Program has committed \$47,000 for survey work, wetland delineation, and utility feasibility assessments. The reuse of the **1 Superior Way** priority site is expected to support industrial redevelopment, but the parcel is large enough to accommodate a residential component – aligning with the Village's Master Plan, which identifies housing as a primary community need. Its waterfront location, proximity to downtown and the marina, creates strong opportunities for public greenspace, waterfront access, or other community-serving open-space amenities alongside redevelopment. The project has significant potential to boost Ontonagon's economic outlook. The **426-430 5th Street** and **108-120 5th Street** priority sites are both located in historic downtown Calumet, near Agassiz Park, making them ideal for mixed-use redevelopment. The Bring Back Calumet initiative – recipient of the Governor's Award for Historic Preservation (2023) and the Vernacular Architecture Forum's Advocacy Award (2024), has drawn millions in public historic preservation

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investment and renewed developer interest. Total investment at **426-430 5th Street** is expected to approach \$22 million with a new property tax base of over \$500,000. Total investment at **108-120 5th Street** is expected to approach \$11 million with an increase in property tax base of over \$280,000. Combined, these sites will create 88 housing units. **311 Sunday Lake Street**, located in the heart of downtown Wakefield with views of Sunday Lake and walkable access to amenities, will deliver much needed housing and transform the city center. In addition to the \$1.1 million in committed stabilization funds, private investment is expected to reach \$4 million, with an estimated property tax increase of \$80,000.

Planned improvements at all priority sites will incorporate energy-efficient systems and design features that enhance resilience to severe weather events and climate extremes. Extreme rainfall and rapid snowmelt have repeatedly caused flooding and infrastructure damage in the western U.P. including July 2025 flash flooding in Houghton and Ontonagon counties and April 2023 snowmelt/precipitation flooding affecting Gogebic, Houghton, and Ontonagon counties. Michigan’s tax increment financing incentives support solar, wind and geothermal energy options on brownfield sites, creating infrastructure that withstands extreme weather events and natural disasters. Grant-funded assessments will integrate resilience into cleanup and reuse planning by identifying stormwater upgrades and green infrastructure (detention, permeable surfaces, vegetated buffers/trees), stabilizing soils to reduce erosion, and preventing contaminant mobilization during heavy rain events.

g. Resources Needed for Site Reuse: Invest UP has identified multiple resources that have been and can be used to support assessment, remediation, or reuse/redevelopment of priority sites and additional sites identified during the grant project. In addition to the sources in the table below, all four target areas are represented by County Brownfield Redevelopment Authorities. Brownfield and Cleanup plans (Act381 Work Plans) are expected to be used to capture future taxes from new investments to further incent redevelopment. Other local incentives historically used to support development in the region include Downtown Development Authority grants, local property tax abatements, and Payments in Lieu of Taxes.

Source	Description	Access	Funding Use
MI Department of Environment, Great Lakes and Energy (EGLE)	Grants/loans up to \$1M for economic development projects and reuse of brownfield sites	Local units of government can apply	Funding for cleanup and exposure barriers/mitigation systems and other concerns identified by assessment activity. Used at 108-120 5th Street .
MI State Housing Development Authority (MSHDA)	MI Neighborhood housing program (grants up to \$1M to support housing development) and Low-Income Housing Tax Credit program	Local units of government, land banks, non-profit agencies and private developers can apply	Grants have been awarded to HCLBA and <i>City of Ironwood</i> . The city received \$500,000 in the past two years to rehabilitate housing. Tax credits are being pursued for a site in <i>City of Ironwood</i> that will require assessment.
MI Economic Development Corporation (MEDC)	Predevelopment funding, grants/loans to support development of brownfield sites	Local units of government or private developers can apply	HCLBA has used and will continue to use MEDC incentives to support redevelopment at 108-120 5th St . Invest UP awarded \$47,000 Site Readiness funds at Bonnie Location .
MI State Land Bank Authority	Demolition, stabilization and rehabilitation grants	Land bank authorities are eligible to apply	Funds available for stabilization, demolition and environmental remediation \$1.1 million secured for 311 Sunday Lake .

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Build U.P. (subsidiary fund of Invest UP)	Housing fund that provides low interest gap financing loans for housing development	Local units of government and private developers can apply	Most new attainably priced housing developments in the U.P. are utilizing the Build U.P. program to fill a financing gap in the project's development pro-forma.
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The grant will stimulate the availability of these funds by supporting assessment of the priority sites, which will prepare these sites for development activities. All the identified funding sources require assessment work to be complete before funding can be deployed.

h. Use of Existing Infrastructure: All four target areas and their priority sites have access to municipal water and sewer, electricity and natural gas. While some industrial uses may eventually require utility upgrades, these sites were intentionally selected because existing infrastructure can support redevelopment. Each site also benefits from all-season road access and high-speed broadband. While portions of this rural region may lack these same services, prioritizing sites with established utility systems, transportation access and broadband connectivity will maximize feasibility and accelerate reuse. These factors will continue to guide site selection moving forward.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need - The tables in this section compare regional statistics to state and national averages with exceedances highlighted in bold. Census tract data is used where available (*City of Ironwood*: 26053950500, 26053950600; *Ontonagon Township*: 26131970200; *Calumet Charter Township*: 26061000200, 26061000300; *City of Wakefield*: 26053950200); otherwise, county-level data is provided and noted accordingly.

a. The Community's Need for Funding: Communities in the Western Upper Peninsula lack the financial capacity to fund environmental assessments for the region's 326 known contaminated sites. Many have a property tax base that barely supports essential municipal services, leaving few resources to incentivize redevelopment. Eleven of the region's micro communities are classified as low- to moderate-income and struggle to secure resources for brownfield reuse. Assessment of these sites is essential to stimulate economic growth, while preserving natural resources. All four target areas are represented by both Land Bank and Brownfield Authorities – local entities created to address complex redevelopment challenges – but these organizations operate with limited staff and funding, making it difficult to attract the capital needed for high-impact projects. Target area populations range from 1,702 in the *City of Wakefield* to 6,263 in *Calumet Charter Township*, with median household incomes roughly half the statewide average. Poverty rates exceed state and national averages. Food assistance participation is nearly double in the *City of Ironwood* (21.2% vs. 11.2% nationally). These economic realities have hindered the ability to pursue funding opportunities. Grant funds will be utilized to conduct the needed environmental assessments which will position sites to support new waves of commercial, industrial, and housing development – critical for attracting and sustaining the future workforce.

	U.S.	MI	City of Ironwood	Ontonagon Township	Calumet Township	City of Wakefield
Population ¹	345M	10M	5,045	2,253	6,263	1,702
Unemployment Rate	4.4% ³	5% ²	5.2%²	7.3%²	4.8%²	5.2%²
Poverty Rate ¹	12.1%	13.4%	14.4-16.1%	11.7%	12.7-25.5%	21%
Median Household Income ¹	\$81,604	\$72,389	\$31,735-\$42,667	\$52,386	\$36,354-\$55,492	\$48,598
Food Stamp/SNAP ¹	11.8%	12.2%	24.4-24.8%	16.9%	10.2-21.8%	14.4%

¹ 2024 American Community Survey 1-year estimates

² Nov 2025 MI Dept. of Technology, Management & Budget (county level data)

³ Dec 2025 U.S. Bureau of Labor Statistics (county level data)

b. Health or Welfare of Sensitive Populations: The Western Upper Peninsula – particularly our target areas – has socioeconomic and health characteristics that make its populations highly vulnerable to brownfield conditions. One of the most notable factors is the region's aging population: every target area exceeds Michigan's statewide average of 17.2% for residents over

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65, with Ontonagon County more than doubling that percentage at 35%. This older demographic correlates with elevated health risks. For example, high blood pressure affects over 40% of adults in each target area (national average 34.4%), peaking at 48% in **Ontonagon Township**. The Western U.P. Health Department’s 2021 Community Health Needs Assessment identified chronic disease management among older adults as a regional priority. Additional concerns identified by the assessment include higher-than-average rates of smoking during pregnancy and the region’s designation as a Health Provider Shortage Area, particularly for maternal care services. There is only one critical access hospital covering Gogebic and Ontonagon counties and labor and delivery services were discontinued in 2025. Young people in the region are at a disadvantage socioeconomically, with 67.6% of children in Ontonagon County relying on WIC benefits compared to 48.7% statewide.

	U.S.	MI	City of Ironwood	Ontonagon Township	Calumet Twp	City of Wakefield
Residents age 65 or older ¹	18%	19.6%	28.9%	34.4%	16.5%-25%	22.3%
Persons with disabilities	28.7% ²	30.6% ³	38.0%³			
Economically disadvantaged K-12 students ⁴	N/A	53.7%	64.6%	61.7%	49.5%	64.6%

¹ 2024 American Community Survey 1-year estimates

² 2022 CDC-Behavioral Risk Factor Surveillance System

³ 2022-2024 Michigan Behavioral Risk Factor Surveillance System (data for state and region)

⁴ 2023 Michigan League for Public Policy – Kids Count in Michigan Data Book (county level data)

As brownfield assessments are completed, identifying risks will be critical to planning strategies that limit residents’ exposures to contaminants. These threats will be mitigated through cleanup plans incorporating engineering and institutional controls. Assessment and subsequent redevelopment of brownfields in the target areas will also reduce blight, create jobs, attract residents and businesses, and stimulate reinvestment, creating a cycle of revitalization that improves both the health and welfare of these communities.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: Brownfields in the target areas pose significant risks to sensitive populations through direct contact, ingestion, inhalation of airborne particulates, and vapor intrusion. Likely contaminants at priority sites, such as heavy metals, VOCs, PAHs, PCBs, and lead-based paint, are associated with cancer, respiratory illnesses, and developmental delays in children. COPD prevalence is nearly or more than double the national average, at 13.4% in **Ontonagon Township**. COPD can be exacerbated by exposure to contaminated metal-bearing respirable dust from sites such as **Bonnie** Location. Lower respiratory disease mortality is 206.8 per 100,000 compared to 43.4 nationally. Cancer mortality in Ontonagon County is 372.5 per 100,000 versus 143.6 nationally. Higher cancer mortality rates are linked to exposure to chlorinated solvent contamination such as that found at **108-120 5th Street**. Children in the target areas present elevated blood lead levels, likely due to the older than normal age of houses in the area.

	U.S.	MI	City of Ironwood	Ontonagon Township	Calumet Twp.	City of Wakefield
Cancer mortality rate (per 100,000) ¹	141.5	151.5	142.4	145.7	173.1	142.4
Lower respiratory mortality rate (per 100,000)	43.4 ²	51.1 ³	63.3³	206.8³	42.6³	63.3³
COPD	6.4% ⁴	8.8% ⁵	10.5%⁵			
Houses built before 1979	48% ⁸	64% ⁶	94.5%⁶	72.7%⁷	70.10%⁷	75.1%⁷
Children with elevated blood lead levels	2.5% ⁹	4.1% ¹⁰	6%¹⁰	8.7%¹⁰	3.5%¹⁰	6%¹⁰

¹ 2025 U.S. Cancer Statistics <https://www.cdc.gov/cancer/dataviz> (county level data)

² 2023 Centers for Disease Control (CDC)

³ MDHHS Division for Vital Records & Health Statistics; 2023 county data; Ontonagon 2020 data

⁴ 2023 America’s Health Rankings – CDC Behavioral Risk Factor Surveillance System

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⁵ 2022-2024 Michigan Behavioral Risk Factor Surveillance System (data for state and region)

⁶ 2025 Ironwood Housing Action Plan

⁷ 2022 Western U.P. Housing Study and Strategy (County level data)

⁸ 2024 American Community Survey 1-year estimates

⁹ 2022 CDC-Behavioral Risk Factor Surveillance System

¹⁰ MDHHS MI Environmental Public Health Tracking; 2024 county data; Ontonagon 2012 data

Grant-funded assessments will identify specific health threats, enabling targeted remediation strategies. These strategies may include removal of contaminated soil, installation of direct-contact barriers in green spaces, and vapor mitigation systems in affected structures. Remediation and redevelopment will reduce exposure to contaminated soil, groundwater, soil gas, and hazardous building materials (asbestos, lead, etc.), while preventing migration of contaminants to nearby homes. Collectively, these actions will lower cumulative environmental exposure risks and help reduce cancer, respiratory disease, and other health concerns in the target areas.

d. Economically Impoverished/Disproportionately Impacted Populations: Climate and Economic Justic Screening Tool data confirm that target area residents face heightened risks driven by persistent poverty, low median incomes, and long-term disinvestment. Depressed property values leave local governments without the resources needed to fund environmental assessments or remediation, perpetuating exposure to hazardous conditions. This grant will directly address these inequities by assessing and addressing contamination in communities with aging housing stock and high concentrations of low-income households. Planned reuse strategies—such as mixed-use developments and attainable housing—will reduce health risks, create jobs, and expand housing supply. By transforming blighted properties into productive assets, this project will reverse patterns of disinvestment, attract private capital, and foster safer, healthier environments for populations that have disproportionately borne the negative consequences of historic industrial and commercial activity.

e. and f. Project Involvement and Project Roles:

Name of Organization	Point of Contact	Mission
Keweenaw Economic Development Alliance	Jeff Ratcliffe jeff@kedabiz.com	Foster business growth, improve infrastructure, support revitalization.
Ironwood Area Chamber of Commerce	Michael Meyer [REDACTED]	Provide economic visibility and resources for member businesses and organizations.
Ontonagon Chamber of Commerce	Rich Ernest [REDACTED]	Stimulate growth and success and sustain it for future generations.
Project Involvement/Role: Assist with community engagement and education by informing members in each target area of resources to evaluate environmental conditions on brownfield sites. Connect the Coalition with the business and development community, participate in decision-making for site-selection and provide key input on future reuse opportunities.		
MI Tech Enterprise Corp.(MTEC) Smartzone	David Rowe drowe@mtcesz.com	Accelerate high-tech business growth to build a prosperous regional economy.
Project Involvement/Role: Support entrepreneurial efforts in the region as brownfield sites are primed for redevelopment and assist with future reuse.		
Keweenaw Community Foundation	Robin Meneguzzo robin@keweenawgives.org	Connect the needs of the community with the resources to collaboratively improve quality of life.
Project Involvement/Role: Support community engagement efforts, ensuring that community needs are met and citizen groups are included in outreach efforts, aiding in site selection.		
Western Upper Peninsula Health Department	Peter Baril pbaril@wuphd.org	Lead community toward better health through education, advocacy and disease prevention.
Project Involvement/Role: Provide engagement with and education to sensitive populations. Utilize network to educate on hazards associated with brownfield sites.		

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Gogebic County Brownfield Authority	Lisa Hewitt, lhewitt@gogebic.gov	Promote the revitalization of underutilized, contaminated, or blighted properties by facilitating cleanup and redevelopment, protect public health and the environment, stimulate economic growth, create jobs and enhance the quality of life for residents.
Ontonagon County Brownfield Authority	Ron Store, rstore@jamadots.com	
Houghton County Brownfield Authority	Chelsea Rheault, chelsea@houghtoncounty.gov	
Project Involvement/Role: Direct assistance identifying and prioritizing brownfield sites, community engagement and education on redevelopment incentives for brownfield sites.		

Each project partner works within one or more of the Coalition member target areas and regularly collaborates on regional initiatives. This existing network ensures that non-lead members remain actively engaged with partners throughout the project. They will share updates with identified partners and keep their respective communities involved in decision-making related to site selection, cleanup, and reuse of priority sites and other sites as identified during the project.

g. Incorporating Community Input: Upon grant award, the Coalition will issue a press release in local newspapers and post announcements on member websites and social media platforms. Key project partners (see Section 2e/2f) will receive materials to share on their websites and social channels. Invest UP will host initial public kick-off meetings in each target area, at ADA accessible sites, with virtual and translation options available, leveraging local resources and partners to ensure strong attendance and meaningful community input. These meetings will provide opportunities for public comment on priority sites and allow residents to suggest additional sites for assessment. The Coalition will utilize this feedback in prioritizing sites for assessment and will respond/acknowledge all feedback received. Throughout the grant period, transparency will be maintained via a performance dashboard hosted on the WUPPDR website, displaying fund utilization, site inventory, and assessment progress. The site will include an electronic comment feature for ongoing public input. At the start of year three of the grant, additional community meetings will be held in each target area – again with virtual options – to share progress and gather feedback on future site priorities. Invest UP will also use its Emerging Developer Meet-Up sessions, a collaborative effort with the Michigan Economic Development Corporation and funded by the Michigan Office of Rural Prosperity, to share grant information and solicit input. These sessions provide a forum for emerging developers to learn about development processes, tools, and incentives, supported by mentor developers and lending/real estate professionals. Additionally, Invest UP will share grant updates and gather feedback at other regional events that it regularly attends. At the close of the grant, the Coalition will host a final public meeting (in person and virtual) at an ADA accessible site, to present project outcomes. All presentation materials used throughout the project will be archived on the WUPPDR website, with hard copies available upon request.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks/Activities and Outputs: Invest UP will use the grant to assess priority sites in the target areas and other sites identified during the 4-year grant period.

Task 1 – Phase I Environmental Site Assessments (ESAs)
a. Project Implementation 22 Phase I ESAs on sites in target areas, including priority sites. 20 Phase I ESAs on non-priority sites region-wide chosen by the Coalition with community input.
b. Anticipated Project Schedule Phase I ESAs on chosen sites will begin by January 2027, Q2 of Year 1, and continue throughout the grant period. It is estimated that 12 Phase I ESAs will be completed in Year 1, and 10 completed in Years 2-4.
c. Task/Activity Lead The chosen qualified environmental professional will lead this effort with Invest UP/Project Director oversight.
d. Outputs 42 Phase I ESAs, eligibility demonstrations, site access agreements, ACRES updates, and all appropriate inquiries (AAI) checklists.
Task 2 – Phase II Environmental, Baseline Environmental Assessments/Due Care Plans
a. Project Implementation Completion of Quality Assurance Project Plan (QAPP), completion of Sampling Plans and Health and Safety Plans for each Phase II. 12 Phase II ESAs on sites in target

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areas, including priority sites. 8 Phase II ESAs on non-priority sites region wide as determined by Coalition with community input. For contaminated sites (estimated 16), completion of Baseline Environmental Assessments (BEA) for liability protection and Due Care Plans to address continuing obligations.

b. Anticipated Project Schedule Phase II ESAs and BEAs/Due Care Plans expected to begin by July 2027, Q4 of Year 1, and continue throughout the grant period. It is estimated that 5 Phase II ESAs and 4 BEAs/Due Care Plans will be completed each year.

c. Task/Activity Lead The chosen qualified environmental professional (QEP) will lead this effort with Invest UP/Project Director oversight.

d. Outputs 1 QAPP, 20 Phase II ESAs, Sampling and Analysis Plans/Health and Safety Plans, and Data Quality reports; 16 Baseline Environmental Assessments/Due Care Plans, ACRES updates.

Task 3 – Brownfield Plans and Cleanup Planning

a. Project Implementation 12 Brownfield Plans to utilize tax increment financing to leverage grant funds on sites within target area and region wide. It is estimated that 6 of these sites will utilize Cleanup Plans (Act381 Work Plans) for state tax support, with state approval.

b. Anticipated Project Schedule It is expected that 4 Brownfield Plans and 2 Cleanup Plan (Act381 Work Plan) will be completed by Q4 2028/Year 2, with the remaining 8 Brownfield Plans and 4 Cleanup Plans (Act381 Work Plans) to be completed by the end of the grant term.

c. Task/Activity Lead The chosen QEP will lead this effort with Invest UP oversight.

d. Outputs: 12 Brownfield Plans, 6 Cleanup Plans (Act381 Work Plans), 12 local resolutions, 12 public hearings, 6 state regulatory reviews, ACRES updates.

Task 4 – Community Outreach, Programmatic, Travel, and Supplies

a. Project Implementation Activities include working with EPA, procuring the QEP, preparation of work plan, preparing for, attending and participating in public meetings and outreach sessions, project site information review, evaluation, and presentation to Coalition committee, creating and disseminating brochures, flyers, updating websites and social media pages about the grant and brownfield resources in general, attending the National Brownfield Conference, preparing EPA quarterly financial and performance reports.

b. Anticipated Schedule Community outreach will begin shortly after grant award, Q1 of Year 1, with community sessions held in each of the four target communities no later than 12/31/26; Procurement of a QEP will occur by 12/31/26. Community outreach will occur throughout the grant period, with second meetings in each of the target areas in Q1 of Year 3, and final meetings showing outcomes in Q4 of Year 4.

c. Task/Activity Lead: Invest UP will lead the community outreach efforts with participation from the QEP.

d. Outputs: Procurement of 1 qualified environmental professional, 20 community open house/education events, 48 monthly Coalition meetings, ongoing project review and evaluation, 16 quarterly reports, 4 financial and MBE/WBE reports, various educational materials and outreach, National Brownfield Conference trip for 4 Coalition members, final closeout report.

e. Cost Estimates: Approximately 93% of the budget will go to site assessment and cleanup planning, with 7% to community outreach, programmatic, travel and supplies.

Task 1 – Phase I Environmental Site Assessments (ESAs):

Contractual: \$147,000 – 42 Phase I site assessments at averaging \$3,500 each.

Task 2 – Phase II Environmental, Baseline Environmental Assessments/Due Care Plans

Contractual: \$659,000 - 20 Phase II site assessments averaging \$29,500 each = \$590,000; 16 BEAs/Due Care Plans averaging \$4,000 = \$64,000. 1 QAPP = \$5,000

Task 3 – Brownfield Plans and Cleanup Planning:

Contractual: \$126,000 - 12 Brownfield Plans averaging \$6,000 = \$72,000; 6 Cleanup Plans (Act381 Work Plans) averaging \$9,000 = \$54,000.

Task 4 – Community Outreach, Programmatic, Travel, and Supplies:

Personnel costs: Programmatic- \$1,100 (20 hours at average rate of \$55/hour) for qualified environmental professional selection (QEP); \$13,200 (240 hours - 60 hours per year - at average

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rate of \$55/hour for Coalition meeting attendance and quarterly reporting; \$17,600 (320 hours - 80 hours per year - at average rate of \$55/hour for site visits, project review, preparation for Coalition review. Outreach- \$8,800 (160 hours/20 outreach events at 8 hours each at average rate of \$55/hour) for outreach and educational events.

Travel costs: \$6,800 for four people to attend one U.S. EPA Brownfields Conference during the grant period (airfare/mileage-\$2,400, 4 nights hotel-\$3,200, 4 days per diem/incidentals-\$1,200).

Supplies: Supplies for outreach events, printing marketing materials and brochures, etc. at an average cost of \$3,500 for the entire grant period.

Contractual: \$16,000 (estimated at \$4,000/year) for QEP assistance on technical summaries for quarterly reports, monthly progress meetings, web services for dashboard updates, and all outreach activities throughout term of grant.

Other: \$1,000 for U.S. EPA Brownfields Conference registration for four people.

		Grant Project Tasks				
Budget Categories	Task 1 Phase I Assessments	Task 2 Phase II Assessments	Task 3 Brownfield Plans	Task 4 - Community Outreach and Programmatic	Total Budget	
Direct	Personnel			\$40,700	\$40,700	
	Travel			\$6,800	\$6,800	
	Supplies			\$3,500	\$3,500	
	Contractual	\$147,000	\$659,000	\$126,000	\$16,000	\$948,000
	Other				\$1,000	\$1,000
Total Budget	\$147,000	\$659,000	\$126,000	\$68,000	\$1,000,000	

General administrative, indirect costs and regional travel will be paid by Invest UP as leveraged funds.

f. Plan to Measure and Evaluate Environmental Progress and Results: Invest UP will diligently track, measure, and report project success on behalf of the Coalition. Using EPA’s ACRES system, it will document key outputs, including the number of Phase I and Phase II ESAs completed and the number of cleanup planning documents prepared. Actual outputs will be compared to the estimates provided in Section 3.e. Quarterly reports and an online dashboard will track and report grant-related outreach activities, leveraged project investments, and jobs created or retained. All projects will be tracked by geography to ensure equitable allocation across target areas. The dashboard will be hosted on the WUPPDR website and shared regularly at meetings and events. Working with project partners, long-term outcomes such as increased property values, improved health indicators for sensitive populations, and redevelopment impacts including new housing units and commercial spaces created, will be tracked.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

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

Invest UP, a regional non-profit economic development organization established in 2017, serves as the lead regional economic development organization for Michigan’s Upper Peninsula with a mission to drive prosperity across the region. Guided by a board of directors composed of CEOs and Presidents from some of the region’s largest employers, Invest UP leverages strong partnerships with government and industry to advance growth. Since its inception, Invest UP has received and administered numerous grants totaling over \$30 million. While this will be Invest UP’s first time administering a federal award, Project Director, Anne Giroux, Director of Development and Investment Services, brings over 25 years of experience in local government finance, managing both state and federal grants and overseeing Marquette County’s \$70 million multi-fund budget. Her experience includes successful management of two EPA Community-Wide Assessment Grants (FY2013 and FY2021) and securing a third grant in FY2025. Ms. Giroux understands firsthand the transformative impact of EPA assessment funds and will apply this expertise to benefit the Western U.P. region. Ms. Giroux will remain Project Director throughout the grant period, responsible for all grant operations including community outreach, project evaluation, reporting, financial tracking, and consultant management. Invest UP’s Director of

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Finance and Project Development, Erin Warlick, will ensure accurate accounting and payment request processing through the Automated Standard Application for Payments (ASAP) system. Backup grant administration support will be provided by Jerald Wuorenmaa, Executive Director of WUPPDR (non-lead coalition member) who has 14 years of experience managing both state and Federal grants. Once selected, the qualified environmental consultant and team will play an integral role in preparing eligibility determinations, completing timely updates to the Assessment, Cleanup, and Redevelopment Exchange System (ACRES), and compiling reports required under the Cooperative Agreement for submission by Ms. Giroux. The Coalition will establish a seven-member board, as outlined in the attached Memorandum of Agreement, to make all decisions regarding site selection for grant-funded activities. The board will meet monthly to review progress on priority site assessments, discuss additional sites, and ensure robust public engagement and transparency throughout the project.

d. Acquiring Additional Resources: Upon award, Invest UP will issue a Request for Qualifications and Pricing to competitively select a qualified environmental consultant in full compliance with federal procurement regulations and EPA guidelines. The Coalition will leverage resources from the Michigan Department of Environment, Great Lakes, and Energy (EGLE), EPA Region 5, and the Technical Assistance to Brownfields Communities Program as appropriate. Invest UP will collaborate with partners identified in Sections 2e/f to identify local labor sources, prioritizing members of target communities for participation in grant activities and post-assessment cleanup and redevelopment efforts. Invest UP will actively seek to engage minority- and women-owned businesses whenever possible. The selected consultant will demonstrate expertise in EPA Assessment Grant management and Michigan's Brownfield Redevelopment Financing Act (Act 381). They will have a proven track record managing EPA Assessment Grant projects and complex brownfield redevelopment initiatives, as well as knowledge of the region and its unique environmental and economic challenges.

f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: Invest UP holds a unique leadership position in the U.P. and has repeatedly been entrusted to deploy resources across the region. This includes the creation of two innovative funds, both funded by the state of Michigan, that have delivered measurable impact: 1) Build U.P. - a \$15 million housing revolving loan fund that has supported the creation of 218 housing units to date, and 2) Michigan Outdoor Innovation Fund - a \$5.6 million fund that has supported 22 entrepreneurs in Michigan's outdoor recreation industry. Both funds require quarterly reporting and compliance. Two other grant awards which are very similar in scope to the proposed project are highlighted below:

Strategic Site Readiness Funds:*1. Purpose and Accomplishments:* In 2023, Invest UP received a \$752,244 grant from the state of Michigan to identify regional priority sites and complete pre-development activities (surveys, wetland delineation, title work, utility planning). Invest UP hosted an in-person/virtual meeting with local economic development partners, planning agencies, and utility providers, developed an application process, and implemented a scoring rubric to ensure fairness and geographic equity. The first funded project leveraged \$9.5 million in private investment, created 10 direct jobs and 50 indirect jobs, and retained 30 jobs. In fall 2025, seven additional projects were selected, with work expected to conclude by spring 2026. *2. Compliance with Grant Requirements:* Invest UP has met all reporting requirements, including quarterly reports and management of subrecipient contracts, and will submit a final report by mid-2026, fully achieving the results expected of the grant agreement.

COVID Relief Funds:*1. Purpose and Accomplishments:* In 2020, Invest UP administered nearly \$7.6 million in COVID Relief funding from the state of Michigan, allocating funds to approximately 1,100 businesses across the U.P. A dedicated website facilitated applications and Invest UP partnered with local agencies in all 15 U.P. counties to develop criteria and score submissions. *2. Compliance with Grant Requirements:* As fiduciary, Invest UP managed all compliance documentation and reporting. A final audit confirmed full compliance, with all expected results of the grant agreement met on time.

THRESHOLD CRITERIA

FY 2026 U.S. EPA Brownfields Assessment Grant Coalition Application

Invest UP, Western Upper Peninsula Planning and Development Region, Houghton County Land Bank Authority, and Gogebic County Land Bank Authority, Michigan

(1)a. **Applicant Eligibility:**

Lead Member: **Invest UP** is eligible to apply for the EPA Brownfields Assessment Coalition grant as it is a non-profit organization that has a tax-exempt status under section 501(c)(3) of the Internal Revenue Code and is eligible for grant funding.

Documentation of exempt tax status is attached, Exhibit A.

Non-lead Member: **Western Upper Peninsula Planning and Development Region (WUPPDR)** is an eligible coalition member as it is a Regional Council, with 14 member units of local government.

Non-lead Member: **Houghton County Land Bank Authority (HCLBA)** is an eligible coalition member as it is a General Purpose Unit of Local Government for which the establishing Intergovernmental Agreement is attached, Exhibit B.

Non-lead Member: **Gogebic County Land Bank Authority (GCLBA)** is an eligible coalition member as it is a General Purpose Unit of Local Government for which the establishing Intergovernmental Agreement is attached, Exhibit C.

(1)b. **Statement of Tax Exempt Status/Lobbying Activities** – Neither the lead member nor any of the non-lead members are exempt from Federal taxation under section 501C(4) of the Internal Revenue Code.

(2) **Target Areas:** The following target areas, which do not overlap, and are each distinct municipalities or jurisdictions, are identified for each Coalition member:

- Invest UP: City of Ironwood
- WUPPDR: Ontonagon Township
- HCLBA: Calumet Charter Township
- GCLBA: City of Wakefield

(3) **Existing Brownfields Grants to Members:** Neither the lead member nor any of the non-lead members have been awarded a Brownfields MARC Grant.

(4) **Legal Authority to Expend Grant Funds:** Invest UP attests that it has the legal authority to expend grant funds on behalf of the non-lead members to conduct the proposed grant activities.

(5) **Commitment of each Coalition Member:** A signed Memorandum of Agreement is attached, Exhibit D.

(6) **Community Involvement:** Invest UP has a long-standing reputation for collaboration and convening stakeholders across the Upper Peninsula. Through quarterly EDO/CDC meetings, strong municipal partnerships, and regional research initiatives, Invest UP is widely recognized and trusted for its ability to unite partners around strategies that drive regional prosperity. This experience and network will guide and support the Coalition in

addressing brownfield assessment needs in the target areas, paving the way for redevelopment in this economically challenged region. Building on this momentum, Invest UP and its Coalition members will continue to engage stakeholders- and expand outreach to citizens who may be affected – through a comprehensive engagement plan.

Upon grant award:

- Issue a press release in local newspapers and post announcements on Coalition member websites and social media
- Notify key project partners (see Section 2e/2f) and provide materials for distribution via their websites and social channels.

Public Kick-Off Meetings:

- Host an initial meeting in each target area, with virtual options available, leveraging local resources to ensure strong attendance and meaningful input.
- Provide opportunities for public comment on priority sites and allow residents to suggest additional sites for assessment.

Ongoing Communication:

- Maintain an online performance dashboard on the WUPPDR website showing fund utilization, site inventory, and assessment progress.
- Include an electronic comment feature for continuous public input throughout the grant period.

Year Three Engagement:

- Hold additional community meetings in each target area (with virtual options) to share progress and gather feedback on future site priorities.

Developer Outreach:

- Utilize Invest UP’s Emerging Developer Meet-Up sessions, in collaboration with the Michigan Economic Development Corporation and funded by the Michigan Office of Rural Prosperity, to share grant information and solicit input. These sessions provide education on development processes, tools, and incentives, supported by mentor developers and lending/real estate professionals.

Regular Regional Forums:

- Share updates and gather feedback at recurring events such as U.P. City Manager meetings, U.P. County Commissioner meetings, monthly Economic Development/CDC meetings, and the WUPPDR Housing Summit.

Grant Close-Out:

- Host a final public meeting (in-person and virtual) to present project outcomes.
- Archive all presentation materials on the WUPPDR website, with hard copies available upon request.

- (7) **Expenditure of Assessment Grant Funds:** The lead and non-lead members of this Coalition do not have an open Assessment Grant or Multipurpose Grant.
- (8) **Contractors and Named Subrecipients:** A contractor has not been procured and a subrecipient has not been named.