

Other Factors	Page #
Community population is 15,000 or less.	X
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
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).	
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	X
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	X
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	X
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2014 or later) or is closing.	

9. Releasing Copies of Application

Not applicable

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION; TARGET AREA & BROWNFIELDS; 1A. OVERVIEW OF BROWNFIELD CHALLENGES & DESCRIPTION OF TARGET AREA:

The target area for this project is the Village of Stevensville (1.04 sq miles), located in Berrien County, southwest Michigan. Stevensville is less than one mile from Lake Michigan, 90 miles east of Chicago, 195 miles west of Detroit. Due to its proximity to Lake Michigan, Stevensville is a popular tourist destination for beachgoers and recreational enthusiasts. In addition, Stevensville has direct access to Red Arrow Highway, which functions as a major thoroughfare connecting the workforce and visitors throughout western Berrien County. Incorporated in 1880 with a population of 250, growth accelerated in the mid-20th century with the construction of the railway line connecting Stevensville to Chicago. Once part of a thriving manufacturing corridor, Stevensville and the surrounding area have experienced population loss and economic restructuring in recent decades due to legacy industrial employers that have downsized or left the Village and Berrien County. Village residents have always relied on Berrien County communities for employment. Berrien County's population has steadily declined due and many legacy industrial employers have downsized or left the region. In 2010, Stevensville population was 1,165, falling to 1,147 in 2025, a 4.2% decrease. By comparison, Berrien County's population decreased 3% from 2010 to 2025 and the state of Michigan increased by 1.7%. Due to the small population of Stevensville and surrounding areas, it lacked adequate staff charged with ordinance enforcement and economic development. As a result, buildings located in the heart of the village have deteriorated over the past decade with little to no private or public investment hindering Stevensville's efforts to catalyze redevelopment and meet the increasing demand for housing and services. The downtown district has zero undeveloped, buildable commercial properties, which has led to economic stagnation, with no new businesses coming in and some businesses leaving. The Village is also landlocked, sitting entirely within Lincoln Charter Township, further hindering the number of properties available to develop. Local employers, schools, and healthcare providers consistently cite housing availability as the biggest barrier to recruitment and retention, particularly for younger workers and families. The EPA Brownfields Grant will fund the cleanup of a catalyst project that will remove a highly visible deteriorating and unsafe site into multi-unit housing which will increase the number of housing units in the Village by 35% (575 units to 775). This will provide workforce housing that are desperately needed to grow the population in the village, as well as grow our tax revenues to continue to revitalize our community. Due to our housing crisis, the project will provide affordable worker housing to fill vacant manufacturing, hospitality, and public service positions. **1B. DESCRIPTION OF THE PROPOSED**

BROWNFIELD SITE: Responding to the community's need for housing, services and economic opportunity, Stevensville is spearheading the largest brownfield project in the Target Area—the former **Anstey Foundry site**. The property is located **just south of the downtown core** near St. Joseph Avenue, the community's primary commercial corridor. It consists of a single 2.44-acre parcel and equates to about **10% of the total downtown district area**. The property is within walking distance to restaurants, local businesses, and parks, making it a compelling infill redevelopment site with strong place-making potential. The property abuts three residential properties to the east, commercial and municipal properties to the north, industrial use to the south and a CSX railway line to the west. It sits ¼ mile from a retirement community with more than 150 residents and within one mile of two schools and four places of worship. Historically operating as an iron casting foundry from the 1940s through 2004, the site currently has several vacant industrial buildings comprising approximately 38,000 square feet and covering the majority of the parcel. These structures are in a severely **deteriorated condition, containing obsolete equipment, posing significant safety hazards** and considered unsalvageable. For the past decade, the **community has made it clear that this property is a priority for redevelopment** via community surveys. A 2024 survey showed that 60% of residents identified the Anstey property as the biggest economic development opportunity in Stevensville. The subject property was identified as a **priority for cleanup** because it contains unsafe structures, is a safety concern for residents and has the greatest potential for redevelopment in the area. **Unsafe structures:** The structures on the property are unsafe and

were condemned by the Building Official in 2023. Inside the structures are kilns, tools, metal beams and other large pieces of equipment that are in disrepair and pose environmental risks. Community safety concern: Prior to Stevensville's acquisition of the property, and occasionally thereafter, the police would often get reports of trespassers on the property who have stolen or caused severe damage to the structures and equipment. Redevelopment potential: The property's downtown location, catalytic potential, and alignment with long-term housing needs make it well-positioned to attract both private and public investment.. Prior to being used as a Foundry, the property existed as agricultural and forested land. Since the foundry closure in 2004, the structures have been vacant and deteriorating. While operating as a foundry, significant quantities of hazardous materials were present without proper storage and maintenance. The **extent of the contamination** includes asbestos in the majority of building material, and the presence of some hazardous substances in storage containers on the property and possible contaminated run-off from the building. While no formal Phase II assessment has been completed due to the unsafe conditions of the structures, the site's historical data and testing show clearly the known contaminants and degree of severity. Container Sampling by SET Environmental Inc, October 2024: 70 five-gallon and 27 fifty-five-gallon drums were tested and contain petroleum naphtha, phenolic urethane resin, hydraulic oil and fluid, ferro molybdenum, motor oil, core oil and grease. NESHAP Asbestos Inspection Report by AAI, September 2021: Of thirty-nine samples tested throughout the structures, twenty contained Asbestos Containing Materials (ACMs). Asbestos fibers throughout the buildings can easily become dislodged and travel in the air, often for long distances, causing **serious inhalation risks for surrounding residents and sensitive populations** such as the elderly, children, those with asthma and other immuno-compromised residents. As the structures continue to deteriorate and fall, more asbestos will be released uncontrollably into the community leading to dangerous and concerning health outcomes - see Section 2. **REVITALIZATION OF THE TARGET AREA; 1C. REUSE STRATEGY & ALIGNMENT WITH REVITALIZATION PLANS**: Based on community feedback and need, the former Anstey Foundry property is a **central focus in Village plans**. Based on 225 survey responses, the property was identified as the number one priority redevelopment site in the Master Plan & Economic Development Plan and Downtown Development Plan. The Downtown Development Authority has also identified development of the property as their top priority over the next three years. Land use Plan: When the Village took ownership of the property, the zoning changed from Industrial to Central Commercial, which allows mixed-use residential. This was based on community feedback indicating they did not want industrial use downtown as well as the Downtown Development Plan that seeks to increase commercial and mixed-use in the downtown district. In early 2025, Stevensville engaged with the **Kansas State University Technical Assistance to Brownfields (TAB)** team to prepare a Reuse Plan. The TAB team conducted a site visit in August 2025 to meet with **23 community stakeholders** and gather feedback on the feasibility of certain land uses. They also reviewed community survey results from the last three years. Based on all that information, the Anstey Foundry Redevelopment Strategy was created, outlining the reuse strategy and revitalization plan. The goal of the reuse strategy was to **identify which types of reuses would be most viable** given the site's physical, environmental and market context. Based on community input, research and expertise, the TAB team **identified four feasible uses** for the property: Apartments, Mixed-use apartments, Village Hall campus, and Boutique Hotel. Large renderings of the four uses were created and displayed in Village Hall for 10 days for the community to vote which use they liked most and which they liked least. Outreach was conducted through the Village website, notification system, social media and news outlets. **73 votes were cast with the community showing a clear preference for mixed use residential**, followed by a Village Hall campus, apartments, and lastly a Boutique hotel. The mixed-use residential reuse plan involves constructing two three-story buildings with a combined 70 units (studios, 1BR and 2BR). One of the buildings will utilize the first floor for retail and restaurant use. Other potential amenities could include electric vehicle charging stations, an outdoor seating area, swimming pool, and shade trees. (The subject property is not in a **floodplain**, so the reuse strategy does not need to consider this aspect). **1D. OUTCOMES & BENEFITS OF REUSE STRATEGY**: Redeveloping a blighted property into modern mixed-use apartments would stimulate

Stevensville’s economy by transforming an underutilized site into a productive community asset, resulting in the following outcomes and benefits. **Reduced Median Rent:** Contingent to the property sale, the Village will require the developer to offer the correct scale and price point to address market needs targeted at **workforce households earning 80-120% of the area median income (AMI)**. The additional housing supply and efforts to maintain affordability will decrease the current median rent in the Village (\$1,159) to align more with Berrien County (\$923) and the state of Michigan (\$1,084). **Population Growth:** Considering the breakdown of the proposed 70 apartment units (studio, 1b, 2b) the addition of multi-family housing at the subject property will increase the population by an estimated **125 people, or a 10.8% increase**. **Increased Tax Base & State Revenue:** The addition of a 70 housing units will result in at least **\$40,000 more** in state revenue sharing (based on population, +10% from current level) and generate at least **\$65,000 more** in property tax revenue (based on property value, +8% of current taxable value). **Increased Availability of Workers:** With the addition of **70 housing units** in downtown Stevensville, local employers will have an easier time finding and retaining employees because there will be affordable and available housing options. **Economic Development:** The residents who live in the apartment buildings will utilize local businesses, infusing significant money into the Village economy as opposed to spending in another community. Additionally, there will be a bigger demand for local services and businesses, providing an opportunity for local entrepreneurs to meet that demand and activate some underutilized downtown properties. It is expected that implementation of the reuse plan will result in at least **three new downtown restaurants, retail or other service-oriented businesses**. **Recreation and Open Space:** The reuse plan includes the development of outdoor spaces for community gathering including a 0.20-acre **community park** on an adjacent property and a **greenspace/trail** that will connect residents with amenities including a grocery store, downtown businesses, and a retirement community. **Renewable Energy/Energy Efficiency:** The structures on the subject property are over 70 years old with outdated, inefficient windows, lighting, and HVAC systems. Redevelopment presents an opportunity to incorporate energy efficiency measures into new buildings in line with Stevensville’s recently adopted Building Code that includes **robust energy efficiency requirements**. The US Department of Energy states that installation of a modern HVAC system can reduce energy use by 50%. **Climate Resiliency:** The project will remove hazardous substances that pose risks during extreme weather events, reduce impervious surface coverage and improve stormwater infiltration capacity, increasing resilience to more frequent extreme precipitation events. **STRATEGY FOR LEVERAGING RESOURCES: 1E. RESOURCES NEEDED FOR SITE CHARACTERIZATION; 1F. RESOURCES NEEDED FOR SITE REMEDIATION; 1G. RESOURCES NEEDED FOR SITE REUSE:** The Village is requesting EPA Cleanup Grant funds to fully fund the **demolition of asbestos containing structures**. Following that work, additional site characterization will be conducted where the buildings were removed. Underground assessments are not possible until the structures are removed because the dilapidated conditions make entry unsafe, as determined by the Building Official and EGLE.

Name of resource	Purpose	Secured/Unsecured
Michigan Department of Environment, Great Lakes & Energy	1e. Site Characterization	Secured
Prior to acquiring the property, EGLE funded a Phase I ESA, Baseline Environmental Assessment (BEA), and a Hazardous Materials Assessment. After demolition, Stevensville will leverage EPA funds to secure additional EGLE funds to conduct a Phase II ESA that would identify any underground contamination. EGLE would not authorize a Phase II ESA until the structures were removed due to safety concerns. EGLE funds are sufficient to cover any additional assessments needed prior to development.		
Berrien County Brownfield Authority	1f. Remediation	Unsecured, Eligible
On behalf of Stevensville, the Authority has sought Blight Elimination funds and will continue to do so for any additional remediation needs beyond the EPA funded portion. The Authority has been involved in this project		

since the beginning and is working with the developer to establish a tax increment financing plan to supplement development costs.		
Congressional Appropriations	1f. Remediation	Unsecured, Eligible
Stevensville has been working closely with Representative Joey Andrews and has submitted a congressional appropriations request to fund any remediation work after the structures are down.		
Michigan Department of Environment, Great Lakes & Energy	1f. Remediation	Secured
If the Phase II ESA shows certain contamination underground that requires remediation, EGLE has committed funding that work.		
Private Developer	1g. Reuse	In discussion
A developer has already committed to implementing the reuse plan, but they need to know what, if any contaminants are underground. The developer has specific capabilities to develop the housing and commercial components of the reuse plan but is not willing to take the risk of possible unknown contamination.		
Tax Increment Financing Downtown District	1g. Reuse	Secured
The Downtown Development Authority has a tax increment financing (TIF) plan in place and has committed to support the development of the subject property through grants, loans and TIF.		

1H. USE OF EXISTING INFRASTRUCTURE: Due to the current deteriorating condition of the structures on the property, no above ground infrastructure can be salvaged. However, the **property is fully served by infrastructure** including sidewalks, sanitary sewer, stormwater, drinking water, electrical, telecommunications, broadband, natural gas, and public parking. The utilities are adequate for the reuse plan. Americans with Disabilities Act (ADA) ramp improvements were made to sidewalks and road reconstruction occurred in the Target Area in 2025 via a Michigan Department of Transportation grant. Downtown intersections are equipped with marked crosswalks to enhance safety and walkability. The Village has a complete network of streets and access to I-94 which connects Stevensville to other Berrien County communities and larger cities such as Detroit and Chicago. The selected developer will be expected to fund additional infrastructure needs or upgrades for development purposes.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: 2A. THE COMMUNITY’S NEED FOR FUNDING: Due to its small size, the Village does not have other sources of funding for brownfield cleanup. With its small and shrinking population, **property tax revenues are insufficient** to meet the demands of an aging Village with an aging population and infrastructure, let alone pay for brownfield cleanup. In 2025, Stevensville received two state road grants; however, the grants required a 50% Village match equating to more than \$500,000, most of the Village’s roads reserve funds. Additional time-sensitive infrastructure projects such as sidewalk repair, stormwater improvements and bridge repairs will be needed in the next two years. While the subject property is a critical factor in Stevensville’s economic stagnation, more time-sensitive public infrastructure projects that are at the core of government responsibility take priority. The decline in population exacerbates the funding challenges for Brownfields: with a decline in population comes a decline in property taxes, the primary revenue source for the Village. A 4.2% decrease in population over the last decade has equated to a **loss in property tax revenue of approximately \$30,000 and of state revenue sharing by approximately \$20,000**. Even though people are leaving the Village, infrastructure such as roads, sewers, and bridges remain and require regular maintenance. This does not leave funds for other projects. The subject property has exacerbated the already existing economic impact of population loss. In the downtown district, there are **zero undeveloped, buildable commercial properties**. The only option is the subject property; but due to the incomplete picture of contaminants, developers have repeatedly walked away, taking their investment elsewhere. The EPA Cleanup grant would meet the needs of the community by **creating the only buildable commercial parcel in the downtown district, allowing for much needed revitalization and investment**, improving Stevensville’s economic position. If more housing is not built, Stevensville’s population is predicted to fall another 2%, by 2030⁴. The imbalance between an ageing stock of single-family homes and a limited supply of quality

multifamily rentals makes it difficult for new residents to secure suitable housing near jobs and services.

2B. HEALTH OR WELFARE OF SENSITIVE POPULATIONS: The sensitive populations within the target area include older adults, veterans, and low-income residents. Stevensville has an older population, a higher share of veterans and a notable number of cost-burdened households, all of whom would benefit from developing the subject property into affordable workforce housing. Aging population: Stevensville's **median age is 47 years old**, significantly higher than the State of Michigan (40.1) and Berrien County (42.6)¹. Currently, there are very few options for seniors who want to move out of their large, single-family homes. Older residents are at increased risk of heart disease, stroke, cancer and mobility limitations which can be mitigated by accessible, low-maintenance housing, proximity to services and walkable environments that support independence and reduce isolation. Addition of apartments at the subject property will provide seniors with a safe, low maintenance and affordable housing option that is walking distance to downtown amenities. As the older population moves into more desirable and denser housing, single-family homes will become available for younger families, increasing Stevensville population and available local workforce. Veterans: Stevensville has a relatively high share of veterans (10.3%) compared to the County (6.1%) and the state (6.1%)¹. Veterans' housing needs include affordable, stable, and accessible housing options located near services and amenities. The state of Michigan reported that in 2023 there were **1,657 homeless veterans**, though the number is likely higher². Providing a range of attainable rental units that are walking distance to downtown Stevensville helps support veterans' independence, well-being, and long-term housing stability while strengthening the overall community. Low-Income Residents: About 8.1% of Village residents live below the poverty line¹, though when looking at housing affordability, the number of households that are cost burdened is much higher. Stevensville and surrounding areas are popular tourist destinations, which has resulted in higher living costs when compared to other smaller, rural municipalities. Approximately **25.4% of renter households and 17.9% of owner households are housing cost burdened** (paying more than 30% of income toward housing costs). Of which 10 renter households and 25 owner households are severely cost burdened (paying more than 50% of income toward housing costs). While the median income is high in Stevensville (\$93,715), there is still a notable share of households that experience housing affordability challenges.³ Addition of apartments at the subject property will provide a more affordable housing option for cost burdened households and reduce the costs of existing small housing units due to increased supply. **During the cleanup activities**, sensitive populations that live near or adjacent to the subject property will be protected through dust control measures, fencing, perimeter vapor monitoring and other mitigation strategies. **2C. GREATER THAN NORMAL INCIDENCE OF DISEASE & ADVERSE HEALTH**

CONDITIONS: The contamination at the subject property and other brownfield sites in the County influence the community's **worse-than-average health outcomes** including infant mortality, lung cancer, diabetes, obesity and lead levels. Cleaning up the subject property and developing affordable and safe housing with access to downtown amenities and recreational opportunities will positively affect these health outcomes. While there isn't data available for the Village specifically, information can be extracted from County data. Infant Mortality: In 2023, Berrien County's infant mortality rate was 13.7 deaths per 1,000 live births. This is **significantly higher than the State of Michigan** at 6.1 deaths per 1,000 live births. While there are several contributing factors, housing instability and the environment influence the rate⁴. Unstable housing and housing quality can negatively affect the mental health and behavior of the parents. More attainable newer housing options can reduce stress and environmental exposures that are linked to poor birth outcomes. Lung Cancer: Berrien County has a **notably higher rate of lung cancer** (69.2 per 100,000) than that state of Michigan (57.5 per 100,000)⁵. This may be associated with local risk

¹ [Stevensville, MI - Profile data - Census Reporter](#)

² [\\$2 million in state grants to help homeless veterans](#)

³ 2025 Stevensville Housing Study, Bowen National Research

⁴ [Provisional Infant Deaths by County](#)

⁵ [Michigan Age-Specific Cancer Rates by Race, Sex and County](#)

factors like environmental exposures including asbestos, which is prevalent at the subject property. **Lead Exposure:** 47% of housing units in the Village were built before 1970, which increases the chance that lead is found in the paint, drinking water or pipes. As a result, the percent of children with elevated blood lead levels in Berrien County (4.3%) is **higher than the state of Michigan (3.7%)**⁶. Due to the use as a foundry, the subject property may have higher levels of lead in the sand which can seep into drinking water and affect children. Cleanup of the property would eliminate that exposure to children living near the foundry. **Diabetes and Obesity:** Berrien County has a **notably higher rate of diabetes (11.7%) and obesity (38.3%)** compared to the state of Michigan (9.4% and 35.4% respectively)⁷. Higher rates of obesity and diabetes are associated with lack of access to healthy foods, walkable neighborhoods and safe, affordable housing. This project would add a safe and affordable housing option that is walking distance to public amenities such as the downtown district, parks and trails. Other health outcomes are not elevated in the County when compared to the State, including the rates of asthma and birth defects. Removal of the current brownfield and development of multi-family housing at the subject property **will address and reduce threats to populations in the Target Area** that are associated with exposure to hazardous substances, which are present at the subject property. **2D. ECONOMICALLY IMPOVERISHED AND/OR DISPROPORTIONALLY IMPACTED POPULATIONS:** Cleanup of the former Anstey Foundry property will provide direct benefits to economically impoverished and disproportionately impacted populations, including residents with weakened immunity due to worse-than-average health outcomes (see above) by eliminating a long-standing source of environmental risk, blight, and underutilized land near the village core. Remediation will reduce potential exposure to legacy industrial contaminants such as asbestos, improving public health outcomes and lowering long-term healthcare and economic burdens for nearby residents. Without intervention, the site continues to pose environmental, safety, and economic barriers that disproportionately affect vulnerable residents; EPA cleanup funding is critical to ensuring redevelopment occurs in a manner that promotes equitable, inclusive, and sustainable community revitalization. **COMMUNITY ENGAGEMENT; 2E. PROJECT INVOLVEMENT & 2F. PROJECT ROLES**

Downtown Development Authority, David Cockell, Chair, david@watermarkbrewing.com
Mission: Adoption and implementation of the 2024-44 Downtown Development Plan. Role: Represents businesses, property owners, and residents of the Downtown District; advocates in the areas of economic vitality and public improvements.
Cornerstone Alliance, Andrew Haan, Sr. VP Community Development, ahaan@cstonealliance.org
Mission: Bring stakeholders together with education, visioning, and financial resources for brownfields revitalization and economic development. Role: Market property to developers, assist developers with funding resources, provide brownfield and development expertise to Village and developer.
Michigan Department of Environment, Great Lakes & Energy, Doug Coop, Brownfield Coordinator, coopd@michigan.gov
Mission: Promote & protect public health and environmental quality. Role: Technical expertise and oversight of cleanup and remediation, approval of cleanup plans, offer resources to complete testing and future cleanup of soils and groundwater of the site.
Kansas State University Technical Assistance to Brownfield, Beth Grigsby, EPA Regional Director, beth27@ksu.edu
Mission: Assist communities with brownfield development. Role: Continue to assist with community involvement for the project and technical assistance.
Berrien County Community Development, Katie Montoya, Housing Coordinator cmontoya@berriencounty.org
Mission: Provide housing options for low-income families. Role: Engage with the Village on project progress, share resources for affordable housing development, and share project information with low-income families.

⁶ [MiTracking - Michigan Environmental Public Health Tracking](#)

⁷ [Explore Obesity in Michigan | AHR](#)

Berrien County Brownfield Authority, Dan Fetty, Director, dfette@berriencounty.org
<p>Mission: Advancing Colorado’s health and protecting the places where we live, learn, work, and play. Role: Provide technical expertise and share agency funding options including grants, loans, and tax incentives.</p>
Southwest Michigan Chamber of Commerce, Arthur Havlicek, President & CEO, ahavlicek@smrchamber.com
<p>Mission: Promote business and community growth. Role: Act as liaison with the business community to publicize the project and provide community input on site cleanup and reuse plans and activities.</p>
Andrews University Department of Architecture, Enrique Bernal Ponce, Professor, bernalponce@andrews.edu
<p>Mission: Educate future architects through real-world experiences and expertise. Role: Developed rendering for subject property based on community input.</p>

G. INCORPORATING COMMUNITY INPUT: To share project plans and progress, and to solicit community input, the Village will: 1) host at least two public meetings at project milestones such as when the ABCA is final and before cleanup begins. Downtown Development meetings will be posted on the Village website, social media, in the local newspaper and publicized by partner organizations; 2) present project information and provide opportunities for input at ongoing local meetings; 3) prepare fact sheets, social media posts, newsletter articles, and press releases related to the cleanup and revitalization of the site; and, 4) work with project partners to provide translations and outreach support to communities with limited English language skills, senior residents, and those with limited mobility. The Village will prepare signage for display during the abatement work explaining the activity and noting that it was funded by an EPA Grant. The Village will solicit community input using tools such as question-and-answer sessions during public meetings and will publicize the cleanup plan and project contact information to invite community input. The Village will consider the input and plan adjustments and responses will be posted to the Village website and social media as “FAQ” documents. Community input and project team responses will be summarized in the quarterly project progress reports to EPA during the grant term. All meetings will be available in-person and virtually. Questions and comments will also be directed to the Village email to offer alternatives to in-person engagement.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS: Contamination to be addressed: approximately 38,000 square feet of asbestos contaminated structures; removal of old foundry equipment still inside the structures that include kilns, furnaces, office equipment; demolition of structures containing asbestos. Cleanup method: ACM will be abated by removal by a certified contractor. ACM abatement will consist of site setup; permitting; constructing containment, barrier, and monitoring areas; removing, packaging, and labeling ACMs for disposal; waste transport and disposal at a certified landfill; post-abatement cleanup; and third-party asbestos clearance monitoring and sampling. Disposal Requirements: ACM waste will be disposed at a landfill authorized by EGLE to accept non-hazardous ACM waste.

3A. PROPOSED CLEANUP PLAN: Full demolition and remedial excavation, though the highest cost alternative, is the only option that fully removes contaminated substances and deteriorated building materials from the site, preparing it for development. An environmental professional will oversee cleanup remediation activities and will include reporting to EPA upon completion. Cleanup activities will be undertaken in a manner compliant with TSCA subpart D cleanup standards, federal Occupational Safety and Health Administration (OSHA), Michigan Occupational Safety and Health Administration (MIOSHA), and the Michigan Department of Environmental, Great Lakes and Energy (EGLE) Part 201, as applicable. Cleanup activities will be governed by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (NREPA) and federal requirements including CERCLA, EPA Brownfield Guidance, NESHAP and RCRA. This approach removes building materials, subsurface impacts, and contaminated soils that exceed applicable Part 201 criteria, eliminating the primary sources of potential exposure pathways. A thorough asbestos survey will be performed by a state-accredited asbestos inspector to identify ACMs. Prior to the removal of the asbestos, a local and state asbestos abatement permit will be secured showing appropriate

containment and work practices. Once the asbestos is removed, and at least 10 days before demolition, a **Notification of Intent to Renovate/Demolish** will be submitted to the Michigan **Department of Environment, Great Lakes, and Energy (EGLE)**, as required by NESHAP. A demolition permit will also be secured through the local building department. Local soil and erosions permit will be secured through the Berrien County Drain Commission. Demolition of the buildings will have oversight from local and state officials to ensure compliance with local, state and federal regulations. **3B.**

DESCRIPTION OF TASKS/ACTIVITIES & OUTPUTS: B1. PROJECT IMPLEMENTATION; C. ANTICIPATED PROJECT SCHEDULE; D. TASK ACTIVITY LEAD; E. OUTPUTS: Task descriptions including implementation methods, schedule, leads and outputs are provided in the table:

<p>Task 1 – Grant Management Lead: Village of Stevensville with help from Qualified Environmental Professional (QEP)</p>
<p>Implementation: <i>Municipal funded activities:</i> <u>Village Personnel</u>: Procuring a QEP following EPA procurement guidelines. <i>EPA grant funded activities:</i> <u>QEP fees for:</u> grant oversight; quarterly reporting; annual disadvantaged business enterprise and financial reporting; entries in the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) database; and grant closeout reporting.</p> <p>Schedule: Procure QEP Q1 of grant term; procure abatement contractor Q2 of grant term. ; quarterly reports submitted 30 days after each quarter ends; annual reports/forms by 10/30; ACRES entries and closeout reporting when cleanup is complete.</p> <p>Outputs: QEP contract; Abatement contract; quarterly reports with budget and schedule status; annual reports and forms; ACRES reporting; final closeout reporting.</p>
<p>Task 2 – Community Outreach Lead: Village of Stevensville with support from the QEP</p>
<p>Implementation: <i>Municipal funded activities:</i> <u>Village Personnel</u>: Planning and facilitating at least two public meetings; preparing outreach materials (fact sheets, press releases, website/social media updates, site signage, etc.); solicitations of and responses to community input.</p> <p>Schedule: Two public meetings, one when ABCA is final/before cleanup begins (anticipated Q1 2027), and one after cleanup is complete (anticipated Q3 2027). Outreach materials will be made available before and during cleanup. Community input will be gathered at community events and when provided directly to the Village via email, social media, electronic survey, or other method. Responses to questions and input will be provided via direct responses, community meetings, and social media posts. Input and responses will be documented in quarterly progress reports and the final closeout report.</p> <p>Outputs: At least two community meetings held and notes/presentation materials/sign-in sheets; 2-3 project fact sheets (hard copy for community members with limited internet access and electronic for posting online); site signs; project updates on website and social media.</p>
<p>Task 3 – Cleanup Lead : QEP will oversee abatement contractor under the direction of the Village</p>
<p>Implementation: <i>Municipal funded activities:</i> <u>Village Personnel</u>: Contractor procurement and oversight, status report and final report reviews. <i>EPA grant funded activities:</i> <u>Abatement Contractor:</u> 1) Abate 38,000 sf of ACM including all permitting and pre-work submittals, health and safety plan, mobilization and site setup, and removal/disposal of ACM waste in accordance with residential cleanup criteria in NESHAP and EGLE requirements; and 3) prepare Closure Report documenting all project aspects. <u>QEP Fees:</u> 1) Finalize ABCA; 2) prepare and obtain EPA approval of an integrated sampling and analysis plan (SAP)/quality assurance project plan (QAPP) that details all cleanup-related sampling protocols and quality assurance/quality controls; 3) oversee cleanup contractor and review draft/final cleanup reports.</p> <p>Schedule: Final ABCA and SAP/QAPP completed by Q1 2027; Site setup and abatement Q2 2027 – Q3 2027; Cleanup report draft submitted by Q4 2027, final by Q2 2028.</p> <p>Outputs: Final ABCA; SAP/QAPP; HASP; permits; draft and final Cleanup Reports.</p>

COST ESTIMATES: QEP costs (contractual) are based on an average of \$175/hour. Village Personnel costs are based on an average of \$50/hour. Cleanup costs are based on estimates provided by abatement contractors in January 2025. **Task 1 – Grant Management (\$31,000):** Village Personnel: \$2,000 (40 hours for procuring QEP); Contractual: \$21,000 (120 hours for reporting and project management). **Task**

2 - Community Engagement (\$11,000): Village Personnel: \$10,000 (200 hours for meeting planning, attendance, and input evaluation; outreach material preparation; and website construction and maintenance); Supplies: \$1,000 (printing, advertisements for meetings). **Task 3 – Cleanup (\$718,250):** Personnel: \$6,000 (120 hours for contractor procurement, oversight and reporting); Contractual: \$87,500 (500 hours for ABCA, CDPHE coordination, SAP/QAPP preparation, cleanup contractor oversight, draft/final cleanup report preparation); Construction: \$624,750 (permit, \$4,000; mobilization \$22,000; asbestos abatement of 38,000 sf @ \$13/sf = \$494,000; ACM waste, loading, transport, and disposal = \$24,750; post abatement clearance sampling, \$80,000.

Budget Categories		Project Tasks (\$)			Total
		Task 1 Grant Management	Task 2 Outreach	Task 3 Cleanup	
Direct Costs	Personnel	\$2,000	\$10,000	\$6,000	\$18,000
	Supplies	\$0	\$1,000	\$0	\$1,000
	Contractual	\$21,000	\$0	\$87,500	\$108,500
	Construction	\$0	\$0	\$624,750	\$624,750
Total Direct Costs		\$23,000	\$11,000	\$718,250	\$752,250
Indirect Costs		\$0	\$0	\$0	\$0
Total Budget		\$23,000	\$11,000	\$718,250	\$752,250

G. PLAN TO MEASURE AND EVALUATE ENVIRONMENTAL PROGRESS AND RESULTS:

When preparing the project work plan, the Village will develop a detailed schedule of key project milestones such as SAP/QAPP completion, scheduling and holding outreach events, and beginning abatement work. At least monthly, the Village will track and evaluate progress in achieving outputs and milestones against the work plan schedule, in addition to communicating with the QEP and abatement contractor. The Village will increase monitoring and communication during the active cleanup phase to act quickly to address any unanticipated changes and/or residential neighborhood concerns during this critical period. The Village will monitor the project budget concurrent with tracking the schedule, on at least a monthly basis. The Village will document project outputs, outcomes, and results in the quarterly progress reports to EPA and in EPA’s ACRES database. Anticipated outputs are described in Section 3b. Anticipated outcomes and results that the Village will track include:

- Square feet of land prepared for reuse
- Access to recreation facilities
- Units of affordable housing supported
- Number of cleanup jobs created
- Increase in local property values
- Enhanced access to services
- Reduction in volume of hazardous materials
- Funding Leveraged

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE: PROGRAMMATIC

CAPABILITIES & ORGANIZATIONAL STRUCTURE: Village staff are qualified and able to either complete or ensure completion of all Cleanup Grant tasks within the grant term. Administration: Village staff will ensure all meeting notifications are sent out timely and accurately, will receive and respond to community questions and feedback, and be the point of contact for residents, businesses, developers and other community entities. Project Management: Village staff will be responsible for overall completion of the project and ensuring the contractor(s) comply with all EPA requirements in a timely manner. Financial: The Village has a history of clean audits, responsible management of public funds, and accurate reporting for state and federal grants. Technical: Technical functions associated with cleanup and abatement expertise will be contracted out to a qualified professional and overseen by the Village Manager. The tools and procedures in place that will ensure operational and programmatic success include auditing best practices and use of management software. Like most Michigan municipalities, the Village utilizes BS&A, an accounting software that can track and draw down EPA funds. It also supports management of accounts payable and receivable, permitting, zoning and planning activities, and project management. BS&A will be used to track and pay all expenditures related to this project, track the grant payment and completion milestones and ensure the project stays within budget. Weekly meetings will be

held with key staff and consultants to ensure the project timeline and budget is being carried out as approved by the EPA. **B. DESCRIPTION OF KEY STAFF:** The Village has four staff, a Village manager, a public works lead, a clerk and a treasurer. As a result, most of the technical expertise will be provided by contractors. However, Village staff will provide oversight for the entire project, conduct procurement and outreach tasks. **Kacey Dominguez, Village Manager**, will manage the project and implement key decisions based on best practices, Village Council input and contractor recommendations. Kacey has managed several federal, state and local grant projects totaling more than \$4.2 million related to road construction, park improvements, traffic safety, economic development and business support and manages all procurement processes. Kacey will manage project contractors, communicate with EPA and stakeholders, and ensure the work plan is executed. She will lead procurement of 1) a QEP experienced with EPA Brownfield Grant administration and compliance and asbestos abatement and 2) an asbestos abatement contractor in compliance with EPA requirements and Six Good Faith Efforts for procuring Disadvantaged Business Enterprises (DBE). **Pete Plikaitis, Village Treasurer**, will be responsible for fiscal management reporting and drawing down the EPA funds. Pete has extensive experience in public and private financing, including public and private grant management. Pete will ensure responsible use of EPA grant funds that align with the intended use and approved plan. **C. ACQUIRING ADDITIONAL RESOURCES:** The Village has a strong policy for procuring contractors and consultants that complies with 2 CFR 200 318-320. The policy promotes strong labor practices and encourages local hiring. The Village engineer will create the RFP that does not include language that restricts or limits competition or gives any particular contractor an advantage. The RFP will be posted on the Village website for 30 calendar days, shared on social media accounts, community boards, and with the local Chamber of Commerce, ensuring any local disadvantaged business enterprises are aware of the opportunity. It will include weighted factors to make clear the rationale for selecting the contractor, with “reasonableness of price” weighted at least 25%. Project proposals will be received in a sealed envelope and opened in public at a predetermined and advertised date, time and location. The Village Council will have final approval of the contractor, basing their decision in part based on the proposals and quotes. **PAST PERFORMANCE & ACCOMPLISHMENTS:** **E. HAVE NOT RECEIVED A BROWNFIELDS GRANT BUT HAS RECEIVED OTHER FEDERAL OR NONFEDERAL FINANCIAL ASSISTANCE**
AGREEMENTS: Since the Village is very small with few large-scale development projects, there are not many opportunities to apply for and receive federal funds for projects of similar scale. However, the Village has been very successful at securing grants for a range of activities, though not relevant to Brownfields or on the same scale as this project. **Safe Streets for All, US Department of Transportation (\$102,000):** Purpose: To create a comprehensive safety plan for vehicles, bicyclists and pedestrians. Conducted community outreach, procured safety professional and had working group meetings to identify dangers and opportunities for improvement. Projects were prioritized based on community feedback. Accomplishments: Conducted road assessments, gathered community feedback through survey and working groups, received public comments on draft plan. Reporting: Required quarterly, compliant. Corrective actions: none. Status: To be completed Q1 2026. **Transportation Improvement grant, US Department of Transportation (\$954,435):** Purpose: Road funding to municipalities for improvements on major thoroughfares. Roads submitted for funding were based on road data and community feedback. Accomplishments: Road reconstruction of several downtown streets, including road adjacent to the subject property, with storm water system improvements. Reporting: Required quarterly, compliant. Corrective actions: none. Status: Completed. **Recreational Passport, Michigan Department of Natural Resources (\$150,000):** Purpose: Construct an ADA compliant pavilion structure with restrooms at Hickory Creek Park. Accomplishments: procured architect to complete renderings, received public feedback, procured contractor, construction began Q4 2025. Reporting: Required quarterly, compliant. Corrective actions: none. Status: To be completed Q2 2026.

III.B. THRESHOLD CRITERIA

III.B.1.A. APPLICANT ELIGIBILITY: I affirm that my organization is a city, town, or county and therefore, eligible to apply for this assessment grant.

III.B.1.B. APPLICANT ELIGIBILITY 501(C)4 STATUS: Exempt.

III.B.2. PREVIOUSLY AWARDED CLEANUP GRANTS: I affirm that the proposed site(s) has/have not received funding from a previously awarded EPA Brownfields Cleanup Grant.

III.B.3. EXPENDITURE OF EXISTING MULTIPURPOSE GRANT FUNDS: I affirm that my organization does not have an active EPA Brownfields Multipurpose Grant.

III.B.4. SITE OWNERSHIP: Village of Stevensville is the sole owner of the Property as of December, 12 2024 through a warranty deed.

III.B.5. BASIC SITE INFORMATION: Former Anstey Foundry, 2788 Lawrence Street, Stevensville, MI 49106

III.B.6. STATUS AND HISTORY OF CONTAMINATION AT THE SITE: Is site contaminated by hazardous substances or petroleum? Yes, hazardous substances. For this grant application, the primary contaminant of concern is asbestos. The EGLE Brownfields program is committed to assisting the village with the cleanup of soils and groundwater. **Operational history and current use:** The Subject Property currently exists as a vacant former industrial iron foundry known as the Anstey Foundry. The Anstey Foundry operated at the Subject Property from the 1940s through 2011, when operations ceased. Since 2011, the Subject Property has sat vacant, and the existing building has deteriorated through the years. Prior to the development of the Subject Property for industrial use, it existed as agricultural (possibly a former fruit orchard) and forested land. **Environmental concerns at the site:** A comprehensive asbestos NESHAP inspection was performed, including the collection of 39 bulk asbestos samples in accordance with the provisions of the Asbestos in Construction Standard. The on-site portion of asbestos building inspection took place on September 9, 2021. During the inspection, bulk samples were collected, and quantities of suspect asbestos-containing materials were estimated. 20 of 39 samples contained asbestos containing material (ACM). The building also contained 70 5-gallon buckets and 27 55-gallon drums that contain, phenolic urethane resin, ferro molybdenum. **How the site became contaminated, and to the extent possible, describe the nature and extent of the contamination?** The Subject Property existed as an iron foundry (known as the Anstey Foundry) from the 1940s through 2011. During this time, significant quantities of hazardous materials were stored and utilized without proper storage and maintenance. The extent of the contamination

includes asbestos in the majority of building material, and the presence of some hazardous substances in the soil and groundwater.

III.B.7. BROWNFIELD SITE DEFINITION: It is affirmed that the site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government.

III.B.8. ENVIRONMENTAL ASSESSMENT REQUIRED FOR CLEANUP GRANT APPLICATIONS: Point Blue completed a Limited Site Investigation (LSI) on April 12, 2022, for the purpose of determining the condition of the soil and groundwater across the Subject Property. **However, since the structures are unsafe to enter**, testing only occurred in open space, not under the structures. Fourteen soil borings identified the presence of arsenic, cadmium, chromium, copper, iron, lead, manganese, mercury, and selenium in the soil samples in excess of the EGLE Part 201 GRCC. The groundwater samples identified the presence of chromium, iron, lead, manganese, and in excess of the EGLE Part 201 GRCC. In addition to the LSI, a NESHAP Asbestos Inspection was completed in 2021. Out of 39 samples, 20 were found to contain asbestos containing materials (ACM).

III.B.9. SITE CHARACTERIZATION: For an applicant other than a State or Tribal Environmental Authority that is proposing a site(s) that is not eligible to be enrolled in a voluntary response program or State or Tribal equivalent oversight program. (Ron's Letter)

III.B.10. ENFORCEMENT OR OTHER ACTIONS: There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

III.B.11. SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION: Affirm that the site does not need a Property-Specific Determination.

III.B.12. THRESHOLD CRITERIA RELATED TO CERCLA/PETROLIUM LIABILITY: If the site is contaminated with hazardous substances, please respond to all the items under a. Property Ownership Eligibility – Hazardous Substance Sites - **Affirm** that there has been no release and that there is no threat of release of the hazardous substance(s) from building materials into the outdoor environment based on the site conditions.

III.B.13. CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE: Oversight of the cleanup will be managed by an environmental professional in consultation with the EPA. Cleanup activities will be undertaken in a manner compliant with TSCA subpart D cleanup standards, federal Occupational Safety and Health Administration (OSHA), Michigan Occupational Safety and Health

Administration (MIOSHA), and the Michigan Department of Environmental, Great Lakes and Energy (EGLE) Part 201, as applicable. Institutional controls, such as restrictive covenants, resource use limitations, or soil management plans, will be implemented through coordination with EGLE and local authorities. When securing the environmental professional, the Village will follow a competitive procurement process to ensure compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 as well as comply with the EPA's six good faith efforts discussed in CFR Part 33 Subpart C.

14. COMMUNITY NOTIFICATION: Will be attached

15. CONTRACTORS AND NAMED SUBRECIPIENTS: No contractors have been secured. There will be no subrecipients.



GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

January 15, 2026

VIA EMAIL

Bert Peters
Council President
Village of Stevensville
5768 Saint Joseph Avenue
Stevensville, Michigan 49127

Dear Bert Peters:

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) acknowledges that the village of Stevensville plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

The village of Stevensville is developing an application requesting site-specific federal Brownfields Cleanup funding for the Anstey Foundry building site located at 2788 Lawrence Street, Stevensville, Michigan.

EGLE affirms that the Anstey Foundry building site:

- i. Is not eligible to be enrolled in the State voluntary response program because no such program or equivalent oversight program exists.

Based upon results from soil and groundwater from a 2022 study, that indicated that the site is a "facility" in accordance with Part 201 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended and provides evidence to conduct a site cleanup, which may include removal of asbestos that would comply with Michigan's asbestos removal regulations. EGLE agreed to conduct additional Phase II work at the property under its Brownfield Site Assessment program, upon discovery of recognized environmental concerns in Phase I, dated September 27, 2024. If you need further information about this letter or other assistance regarding EGLE's brownfield programs, please feel free to contact me at the number below or by email at SmedleyR@Michigan.gov.

Sincerely,

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

cc: Doug Koop, EGLE
David Harn, EGLE