



APPLICATION INFORMATION SHEET

1. Applicant Identification:
Genesee County Land Bank Authority
452 S SAGINAW ST FL 2
FLINT, MI 48502
2. Website URL: www.thelandbank.org
3. **Funding Requested**
 - a. **Grant Type:** Multipurpose
 - b. **Federal Funds Requested:** \$1,000,000.00
4. **Location**
City of Flint, Genesee County, Michigan
5. **Target Area and Priority Site Information**
 - Flushing Rd. Corridor
 - Priority Site: 3261-3267, Flushing and rear site (parcel ID 07-10-526-157) on Mitson Blvd.
 - Target Area Map is included as Attachment C.
6. **Contacts**
 - a. **Project Director:**
Ms. Christina Kelly, Director of Community Impact
Genesee County Land Bank Authority
452 South Saginaw Street, 2nd Floor, Flint, Michigan 48502
Ph: 810-257-3088 x. 527 Fax: 810-257-3090 Email: ckelly@thelandbank.org
 - b. **Highest Ranking Elected Official:**
Mr. Sam Muma, Genesee County Treasurer, Genesee County Land Bank
Authority Chair
324 S Saginaw St, Suite 2A, Flint, Michigan 48502
Ph: 810-257-3054 Fax: 810-257-3885 Email: smuma@genesecountymi.gov
7. **Population**

Flint Township: 31,447
 City of Flint: 79,727

8. Other Factors Checklist

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	N/A
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2) , for priority site(s) within the target area.	N/A
The target area is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Letter from State or Tribal Environmental Authority

Please refer to Attachment A.

10. Releasing Copies of Applications

N/A



GRETCHEN WHITMER
GOVERNOR

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



PHILLIP D. ROOS
DIRECTOR

January 6, 2026

VIA EMAIL

Teresa Gillotti
Genesee County Land Bank Authority
452 S. Saginaw Street, Suite #200
Flint, Michigan 48502

Dear Teresa Gillotti:

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) acknowledges that the Genesee County Land Bank Authority (GCLBA) plans to conduct assessment and cleanup of a brownfield site and is applying for an FY26 EPA Multi-purpose Brownfields Grant.

The GCLBA is developing an application requesting site-specific federal multi-purpose assessment and cleanup funding for the Container Specialties site located at 3261 Flushing Road, Flint, Michigan. As a redevelopment agency formed by a unit of local government, the GCLBA is an eligible grant applicant.

EGLE also affirms that the Container Specialties site:

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

Should the U.S. EPA award a brownfield grant to the GCLBA, it would allow them to conduct an environmental investigation and cleanup, promoting economic development in Flint. 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: Sarah Venner, EGLE
David LaBrecque, EGLE

1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

(a) Overview of Brownfield Challenges and Description of Target Area

Flint is the State's fourth most populated metropolitan statistical area (MSA). Within the MSA, the City of Flint and Flint Township have been disproportionately affected by economic disinvestment resulting in severe social, economic, and environmental challenges. As the birthplace of General Motors and the American auto industry, the once thriving MSA has become synonymous with urban decline and distress. As the auto industry contracted and population declined, the MSA was left with thousands of brownfield sites. Many of these are abandoned, blighted, and contaminated often with no identifiable responsible party and insufficient resources to address blight and contamination. Many of these brownfields were once essential to the auto industry.

One such site is a former industrial dry cleaner located on Flushing Road, a key corridor that parallels the Flint River through the City of Flint and Flint Township and serves as a boundary between the municipalities. Due to improper handling of hazardous materials, soil and groundwater at the site and at nearby residential properties, were contaminated. This blighted and contaminated site is located on a key commercial corridor that is experiencing modest growth and investment including commercial improvements, residential redevelopment in adjacent neighborhoods, investments in stormwater management and erosion controls into the Flint River, and additional amenities along the Flint River, including development of a Michigan's 104th state park and Genesee County's first. Together, these investments demonstrate regional cooperation and support for neighborhood stabilization, economic revitalization, and enhancements of natural assets like the Flint River and nearby parks and open space.

The target area for the Multipurpose Grant will focus planning, assessment, and cleanup activities within the Flushing Road Corridor and adjacent neighborhoods, more specially – I-75 to the west, the Flint River to the Souths, Chevrolet Road to the East and Mackin Road to the north. This area is just west of downtown Flint and includes one of the City's most stable neighborhoods, Mott Park. There are two residential investments already underway in this area, and another being planned for a former school site adjacent to this neighborhood. Further to the west of Ballenger Hwy and west of the site, there is the potential to strengthen nearby neighborhoods with both infill development, and larger scale residential development on two of the priority sites listed below (21 and 14.5 acres respectively). Tying these residential areas together is the Flushing Road Corridor. While many of the businesses and services are modest in scale, this corridor has seen long-standing neighborhood businesses, and reinvestment in recent years. The revitalization plan will include further work to support small scale commercial business development that supports the adjacent neighborhoods, and additional residential development. The Genesee County Land Bank Authority (GCLBA) owns more than 10 viable vacant sites that can be considered for commercial or mixed-use development, mostly in Flint Township. This is in addition to the former industrial dry cleaner site, and the larger redevelopment sites mentioned above.

The remaining structure on the priority site creates a barrier to understanding the full extent of the contamination. While both the EPA, through emergency response activities and

State of Michigan Department of Environment, Great Lakes and Energy (EGLE) through the underground storage tank removal program, have addressed some sources of contamination and delineated the contaminated areas - including a migrating plume impacting groundwater, the full extent of contamination remains unknown. If awarded, GCLBA plans to abate and demolish the structure to conduct further testing under the basement and slab to determine the extent of the contamination. Clearing the dangerous structure, assessing the soil and groundwater, and conducting remediation will have a positive impact on the corridor and the adjacent neighborhoods. The goal is to remediate the site to the State of Michigan's commercial or residential standards for redevelopment. However, neither the GCLBA nor EGLE know if this will be feasible until further investigation and remediation is underway.

(b) Description of Priority Brownfield Sites

The GCLBA currently holds 230 foreclosed properties in the Target Area; of which, 27 are unfunded demolitions and 35 are commercial brownfields. Priority sites for the Multipurpose Grant are described below. Additional sites with redevelopment potential will be identified with stakeholders for assessment, cleanup, and a corridor focused reinvestment strategy, funding permitting.

3261-3267, Flushing and rear site (parcel ID 07-10-526-157) on Mitson Blvd.

The GCLBA proposes to use this funding to demolish, further assess, and conduct remediation and response activities on a former industrial dry cleaner (commonly known as Container Specialties) which provided on-site dry cleaning of safety garments for the auto industry from 1940 to 2010. The property is at 3261-3267 Flushing Rd. on the border between Flint Township and the City of Flint and remains one of the most contaminated properties in the GCLBA's inventory due to surface spills and insufficient storage and treatment of chemicals used for dry cleaning over several decades. Contamination has been documented in the soil and ground water. A plume of contamination spreads south, southeast (shallow groundwater) and southwest (deep aquifer) from the site through groundwater, and the plume continues to threaten nearby residences, and potentially the Flint River.

EPA and EGLE conducted sampling and removed tanks and containers on site. EGLE has noted areas where additional monitoring wells and/or soil sampling would be needed to further understand the areas of contamination and create a cleanup plan. Additionally, contamination likely remains under the basement and slabs of the remaining structures. The proposed activities would remove hazardous materials on site, abate asbestos and demolish the remaining structure. Further, the GCLBA will work with EGLE and EPA to conduct further testing below the slab and basement and other areas on site to co-design an environmental response plan to meet due care requirements and prevent exacerbation of existing contamination. Response activities may include strategically removing contaminated soil hotspots and any potential remaining sources of contamination. Once demolition, remediation and other response activities are completed, the site will be filled with clean soil and planted with low-maintenance clover to green the area. Low-growth clover will add nutrients to the soil, support pollinators, and provide an attractive ground cover that will beautify the area. Depending on the extent of contamination, GCLBA aims to clean the site to allow for redevelopment. GCLBA will continue to rely on support from EGLE and EPA for any on and off-site remediation and ongoing monitoring and testing of nearby homes and wells to try to ensure clean air and water for those who may be impacted by the former operation.

(c) Identifying Additional Sites

3465 to 3325 Flushing are abandoned and vacant properties along the Flushing Road Corridor.

All 8 properties were tax foreclosed and received by GCLBA through involuntary transfer. One property includes a drain/creek managed by the Genesee County Drain Commission. All are riverfront properties comprising about 21 acres. GCLBA would like to use funds to conduct Phase I and Phase II ESAs (as necessary) and redevelopment concept plans with Flint Township and the community. Sites may also be combined into a single parcel and marketed for redevelopment.

3456 Flushing is a 14.5-acre parcel with access to Flushing Rd. owned by GCLBA. The former Brookstone Apartments was acquired through involuntary transfer in 2012 and demolished in 2013. GCLBA has not been able to conduct Environmental Assessments to further understand any previous uses and/or contamination. If the site is not contaminated, GCLBA would like to include this in the revitalization strategy and potentially market this property with others along the corridor for redevelopment.

Revitalization of the Target Area

(d) Overall Plan for Revitalization

One outcome of this grant will be an overall plan for revitalization, first for the priority site, and then secondary sites along the Flushing Road Corridor. Both Flint Township and the City of Flint have identified the area as a key redevelopment corridor, and the resulting revitalization strategy will be developed in coordination with both jurisdictions, as well as key community partners such as Communities First, Inc, and Genesee County Parks.

After clean-up of the priority site, GCLBA will work with Flint Township on appropriate reuse strategies coordinate marketing of the site for redevelopment. Flint Township has proactively rezoned their portion of the corridor for mixed-use commercial and has been advocating for cleanup of the priority site for many years. As assessment funds are available, Phase I and Phae II assessments of the secondary sites will be conducted prior to reuse planning and marketing for redevelopment. GCLBA's existing disposition strategy has discounted pricing to support redevelopment of properties. GCLBA works closely with local jurisdictions, local non-profit housing partners and other economic development agencies on parcel assembly, redevelopment planning, grant writing, title clearance, lot combinations and splits (as necessary) and other tools to prepare sites for redevelopment. Reuse planning will build on these existing relationships and practices.

(e) Outcomes and Benefits of Overall Plan for Revitalization

Priority Site- The outcomes and benefits include removal of hazardous materials and dangerous buildings, elimination of exposure pathways, and reduction of the existing underground plume from the former industrial dry cleaner. Evidence of contamination in soil and groundwater exists with migration detected into a storm sewer about ¼ mile from the Flint River. The contaminants in the groundwater created a plume, that the EPA noted in 2008, continued to migrate. PCE and TCE can migrate underground but can get trapped in buildings through vapor intrusion causing a health risk indoors as well as potentially contaminating potable water supply in the area for those on wells. As part of the emergency response conducted by the EPA in 2019, the EPA reached out to nearby residents to request access to test for vapor intrusion. EPA could not gain access or test all nearby homes but successfully provided air mitigation system to at least one residence with an indoor air health risk.

Funding will support the removal of hazardous materials, asbestos abatement and demolition of the building in order to assess the sub-slab impacts, and implementation of evaluated remediation strategies, including source control or removal and active remediation

techniques such as pump-and-treat systems, in-situ treatment, or bioremediation, to neutralize the groundwater plume. Further, in coordination with EGLE, DHHS and EPA, there is an opportunity to reengage neighboring residents to try to connect them to soil testing, indoor air quality testing, and potential remediation. Specifically for these sites, the Multipurpose grant will allow GCLBA to:

1. Remove any remaining source contaminants including any remaining storage tanks,
2. Abate asbestos, removal of any hazardous materials and safe demolition of the buildings
3. Further delineation of contamination hot spots with additional sub-slab/basement testing
4. Complete any additional testing in addition to EGLE's planned 2026 site testing to further delineate the area of contamination and inform the cleanup and reuse plan
5. In coordination with EGLE, conduct remediation to remove source contamination, and cleanup to Michigan's residential and/or commercial standards as funding permits
6. Leaving the site as attractive greenspace with no direct contact concerns, with as much contamination remediated as possible, and clear process for any remaining contamination, if state residential and commercial standards cannot be achieved.
7. Reuse planning of Priority and secondary sites, including marketing for redevelopment
8. GCLBA will work with EGLE to monitor the site and report any reduction in contamination in groundwater, soil, etc.

Once remediation is complete, and impacts to neighboring homes reduced, the potential for redevelopment, especially in coordination with the secondary sites, will create opportunity for small scale commercial and/or residential developments.

Broader Target area

Remediation of the brownfield sites identified above plus assessment of additional key brownfields will support recent and ongoing investments outlined above. Cleanup of the former Industrial Dry Cleaner will not only remove a contaminated site, but also remove the last vestige of blight along the Flushing Road Corridor and at a gateway to recreational access to the Flint River- a little more than ½ mile down river from the new State Park being developed along the river with EPA-assisted Chevy Commons at its heart. Removing any final source contamination for the plume, will also help ensure that contamination does not reach the river, and reduce contamination and impact on the 10 wells within a ½ mile of the site.

GCLBA intends to engage with Flint Township and the local neighborhood on a reuse and revitalization strategy. Both Flint Township and the City of Flint have identified the Flushing Corridor as a priority and in the case of Flint have been proactive in rezoning the corridor to mixed-use zoning to remove barriers for commercial and residential investment. Funding permitting, GCLBA intends to do additional environmental assessments on the secondary sites on the Flushing Corridor, to help inform a revitalization strategy and support local planning goals for redevelopment and investment. It is expected that after the reuse strategy and revitalization strategy are defined, the priority and secondary sites can be marketed for redevelopment and provide for additional investment in, and momentum for economic development along the Flushing Road Corridor. GCLBA has previous experience working with local units of government and partners on reuse strategies and looks forward to making these properties available to support revitalization of the corridor overall.

Strategy for Leveraging Resources

(f) Resources Needed for Site Reuse

In 2025 EGLE conducted the removal of the last known storage tank/container at the

priority site. They have requested additional funding expected to be released in 2026 to add monitoring wells and/or conduct additional sampling to further delineate the area of contamination, despite their inability to investigate the direct source, anticipated to be under the building. EGLE is aware of and supports GCLBA's multipurpose grant and choice of the priority site. If funded, GCLBA will work to leverage EGLE funding for testing, after the structure has been abated and demolished, and the sub slab and sub-basement area are now available for further testing. In that scenario, EGLE funds would be used for assessment, testing and development of a remediation plan, while some multipurpose grant funds will be used for testing and updating EGLE's cleanup plan, nearly 90% of the multipurpose funds would be freed up for remediation and revitalization planning.

Multipurpose Grant funds will help to leverage new resources for brownfield redevelopment. As additional sites assessed under this grant are identified as eligible for funding through EGLE, GCLBA will request assistance from EGLE to conduct additional cleanup activities. As sites are assessed, remediated and greened, GCLBA and partners will work to position sites for re-use using Requests for Proposals and marketing materials. Local partners including Communities First, Inc and LISC have expressed interest in developing or supporting development in the area. Communities First has is currently investing \$30 million in the rehabilitation of 45 mixed income units, and the new construction of 74 mixed income units in the target area. They are also looking at additional sites for residential development in and around the corridor.

(g) Use of Existing Infrastructure

This grant will facilitate the use of existing infrastructure around the priority sites and within the Target Area where the Township, City, and others have made extensive investments in infrastructure including water line replacement, road improvements, and future investments such as the State Park along the Flint River are close to implementation. The Genesee County Drain Commission last year invested \$486,000 in erosion control measures to protect water quality in the Flint River on GCLBA-owned secondary site. Given the location on the Flushing Rd. corridor, significant infrastructure exists to support redevelopment without incurring substantial expense for connection to sewer, storm, municipal water, and gas and electric utilities.

2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community's Need for Funding

EGLE has been engaged with the priority site for decades, initially working with the owner and responsible party to comply with solvent use and storage requirements. By 2010 the property was sold, and a new owner/tenant utilized the space as a printshop. After coming into GCLBA's inventory, GCLBA worked with EGLE to request an emergency response from the EPA in 2018. EGLE requested superfund status for the site, but EPA finally determined that the site was ineligible in late 2025.

As noted earlier, EGLE secured funding for additional testing and cleanup feasibility plans. As part of that process, EGLE estimated that \$800,000 would need to be secured to assess and clean the site – not including structure abatement, demolition and testing/removal of potential contamination below the slab or basement. This work remains unfunded.

While in a demographically and socio-economically disadvantaged area, the priority site is just outside of the City boundaries, meaning that it does not qualify for funding otherwise prioritized for the City of Flint to assist in uplifting and protecting populations disproportionately

affected by industrial and governmental actions and policies beyond the community’s control. According to Census.gov, Flint Township has a population of ~31K, a poverty rate of 15.8%, and 17.4% of the population is disabled. Census tract data is presented below. The Township has identified the priority site as a local priority and continues to request GCLBA and the State address the blighted structure that attracts dumping and is a hazard to the community. GCLBA has also identified this property as a top priority for cleanup but does not have funding for remediation. This grant is needed to fund demolition, assessment, remediation planning, cleanup, and marketing for redevelopment.

b. Health or Welfare of Sensitive Populations

Utilizing the State of Michigan’s MiEJ Screen Report for Census Tract_108.12 (accessed Jan 2026), the census tract including the priority site has the following population characteristics: 86th percentile for Sensitive Population, including these percentile rankings:

Asthma	Cardiovascular Disease	Low Birth Weight	Age < 5 years	% Minority
85	88	93	71	82

The data above notes that the census tract has a high percentile of individuals under 5 years old, is a high poverty area, high percentage of minorities, with high housing burden, and low educational attainment. The population in this census tract has high rates of asthma, cardiovascular disease, and low infant birth weight. The population is at risk for poor health outcomes and face extreme socio-economic challenges. The population is 56.5 nonwhite, and 45% African American. African American population is increasingly exposed to and affected by environmental threats. As the population has continued to decline since 2010, the percentage of the population represented by persons of color has increased. In a survey prepared by Market Opinion Research, “Survey of Attitudes and Opinions of Residents of Genesee County, Michigan,” underserved and underrepresented populations identified pollution issues such as toxic waste disposal, water pollution, and air pollution as serious problems. As illustrated by the tragedy of Flint’s Water Crisis, these issues remain serious problems. The physical environment directly influences health and quality of life.

African Americans in Flint are disproportionately exposed to environmental, social, and economic injustices as most of these threats and history of heavy industrial manufacturing occurred in and around the City of Flint and Flint Township. The assessment and remediation of brownfields in the Target Area will assist with eliminating impacts to human health and welfare.

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

Long term exposure risks to known contamination at the site include respiratory irritations, kidney dysfunction, neurological effects and increased risk of various cancers. Previous work from EPA and EGLE have resulted in testing in residential areas near the priority site. EGLE and EPA had identified 24 residences adjacent to the property that may be impacted by contaminated groundwater or vapor intrusion. They also identified at least 10 wells within 1/2 mile of the site that could potentially be impacted.

d. Economically Impoverished/Disproportionately Impacted Populations

As mentioned, the target area and the Flushing Corridor straddles the City of Flint and Flint Township. The City of Flint and many adjacent neighborhoods are experiencing “persistent poverty.” As the auto industry declined in Flint, income declined while the number of underserved and underrepresented populations surged. In 1960, Flint’s white residents accounted for 82% of the total population, while African Americans represented 18%. African Americans now account for 56,6.9% of the population.

The immediate census tract in Flint Township hosting the priority site is considered

impoverished with a median household income of \$26,737, and a 24% poverty rate. The State of Michigan MiEJ screen ranked this census tract as in the 95th percentile for socioeconomic factors. The following percentile rankings are also from the MiEJ screen:

Poverty	Linguistic Isolation	Unemployment	< than high school	Housing Burden
88	74	78	88	95

As indicated by the rankings above, and the census data below, the priority site census tract, and target area is located in a disadvantaged, low-income community of color, directly impacted by decades of contamination, and economic hardship.

	Priority Site CT 108.12	Flint Township	City of Flint	Genesee Co	Michigan	National
Population*	3,582	30,962	79,735	402,279	10,140,459	340,110,998
Unemployment Rate:	5.80%	6.90%	11.80%	7.70%	4.50%	4.60%
Poverty rate	24.00%	15.80%	34.40%	17.90%	13.40%	10.60%
Percent Minority:	56.50%	42.10%	65.60%	25.40%	21.80%	25.20%
Per Capita Income:	\$16,920	\$32,704	\$20,799	\$34,587	\$39,538	\$43,289
Median household Income:	\$26,737	\$59,798	\$36,194	\$60,673	\$71,149	\$78,538
Population Change**	1.03%	-1.3%	-20.5%	-4.10%	1.70%	6.70%

*2020-2024 ACS 5-year estimates; **2024 ACS 1 year estimates; ***2013 and 2023 ACS 5 year estimates

Blight removal of the priority site and remediation will have immediate impacts on the surrounding neighbors, including health, safety and opportunity benefits. More broadly, the priority and secondary site work and assessments, create the opportunity for more investment in small business and additional quality, safe and affordable residential units, which will provide stability and opportunity to the immediate neighborhood and broader community.

Community Engagement

e. Prior/Ongoing Community Involvement

GCLBA has been working closely with Flint Township, EGLE, EPA and the State of Michigan Department of Health and Human Services since 2018. Several neighborhood meetings have been held to educate residents regarding the existing conditions and contamination present in and around the priority site. EGLE held a meeting for Community Officials in January 2024 to provide updates on site analysis and conditions.

GCLBA in coordination with Flint Township, the City of Flint, adjacent neighborhood associations, EGLE, DHHS, and EPA (as available) will hold a community session to notify the community of proposed next steps for demolition and remediation and create opportunities to get feedback from residents and partners. After remediation, GCLBA will work with the Flint Township, the City of Flint, Communities First Inc., neighborhood associations and other partners on the revitalization strategy for the Flushing Corridor. This will also include a community meeting, to discuss possible options for available parcels along the Flushing corridor. GCLBA may utilize a engagement consultant, along with their Community Outreach Coordinator to support this process.

f. and g. Project Involvement and Project Roles

Name	Entity's mission	Contact	Specific involvement or assistance provided

Flint Township	Effectively run local government to the benefit of residents and the community	Karyn Miller, kmiller@flinttownship.org	Community communication, engagement and reuse plan
City of Flint	Effectively run local government to the benefit of residents and the community	Tyler Bailey, tbailey@cityofflin.com	Community communication, engagement and reuse plan
Communities First Inc	To build healthy, vibrant communities through economic development, affordable housing, and innovative programming.	Glen Wilson, gwilson@communitiesfirstinc.org	Involved in community communication, engagement and reuse planning
Genesee County Parks	Dedicated to quality recreational opportunities and preservation of natural resources, including the Flint River.	Patrick Linihan, Plinihan@gcparks.org	County-wide parks agency, engaged with state park development, and Flint River Watershed Coalition (FRWC).

f. Project Involvement/Project Roles and g. Incorporating Community Input

GCLBA will inform and involve the community and stakeholders through ongoing outreach and engagement efforts. The GCLBA’s Community Outreach Coordinator, who attends more than 150 meetings of neighborhood groups and community-based organizations (CBOs) will support the communication, outreach and engagement efforts. Opportunities for input will be provided during regular public meetings of the GCLBA Board and Citizen’s Advisory Council, and Flint Township Board meetings. As part of the required ABCA process, neighborhood residents, Flint Township and other partners will be actively involved in this initial process to garner feedback on the proposed cleanup plan.

Once the remediation is complete, and reuse planning begins, additional outreach and engagement is planned. GCLBA will work with the Flint Township, the City of Flint, Communities First Inc., neighborhood associations and other partners on the reuse plans and revitalization strategy for the Flushing Corridor. GCLBA may utilize an engagement consultant, along with their Community Outreach Coordinator to support this process. Partners will be involved in the communication, planning and execution of any engagement, and will be actively involved in the reuse plan process. Feedback is expected to be incorporated through the various phases of assessment, planning, cleanup and reuse planning and any marketing of sites for redevelopment.

3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Description of Tasks and Activities

a. Project Implementation - Four key tasks are proposed. Specific tasks, timing, and outputs are listed in the table below. Overall timing by task is shown after Task #4.

Task 1- Site Assessment, Cleanup Planning, Cleanup Monitoring and Reporting:
<input type="checkbox"/> <u>Non-EPA grant resources needed to carry out tasks/activities, if applicable:</u> EGLE has confirmed that they have received \$90,000 for additional testing and feasibility planning for cleanup on the priority site and nearby impacted sites including the addition

and/or repair of monitoring of wells, and soil and ground water testing. These activities will be planned for spring/summer of 2026 with completion goal of fall 2026.

□ EPA-funded tasks/activities:

- GCLBA will procure and contract with a Qualified Environmental Professional (QEP) to conduct Phase II of the immediate priority site. Year 1 – Q1-2.
 - Phase II scope includes subsurface investigation to further delineate the extent of the known impacts and to evaluate potential risks to drinking water, surface water, and volatilization to indoor air from known soil, groundwater, and DNAPL contamination.
- QEP will develop Emergency Construction Management Plan (ECMP) as part of the abatement and demolition Request for Proposals (RFP). Year 1 Q3-4
- QEP will provide monitoring during abatement and demolition as needed. Year 2 Q1-2.
- Once post-demolition testing is complete, the QEP will combine results of sub slab/basement testing with EGGLE’s 2026 testing and feasibility planning to finalize a cleanup plan for the priority site in close coordination with EGGLE. Year 2, Q2-4.
- QEP will assist with RFP for Cleanup, which will utilize Clean-up plan. Year 2, Q3-4
- QEP will provide monitoring assistance and provide any additional testing and/or guidance during remediation of priority site. Year 3, Q1-4.
- If funding remains after cleanup, the QEP will work with GCLBA staff to conduct environmental assessments and workplans for cleanup activates (as needed), for the secondary sites listed above. Year 4.

Task/Activity Lead: Contracted Qualified Environmental Professional (QEP)

Outputs: For Priority site(s) outputs are Phase II ESA, Cleanup plan (includes adjacent impacted GCLBA-owned properties), Oversight of abatement, demolition, and remediation activities and reporting. Funding permitting, assessments of secondary sites. Final reporting and documentation of cleanup, quarterly reports.

Task 2- Cleanup of Priority Site

□ EPA-funded tasks/activities:

The majority of the grant (89%) will be used for priority site cleanup.

- GCLBA will procure and contract with an abatement and demolition contractor for removal of existing structures using an ECMP, in careful coordination with the QEP and GCLBA staff. Year 2, Q1-2
- Demolition/Abatement Contractor will remove hazardous materials, abatement the structure for asbestos (as able), and demolish the structure, transport hazardous or contaminated debris to a licensed facility. Year 2, Q3-4
- GCLBA will work with QEP to procure and contract with licensed firm to conduct cleanup and remediation on the priority site. Year 1, Q1-4.
 - Cleanup activities to be completed in accordance with NREPA Part 201, OSHA, NESHAP, and the National Contingency Plan requirements, and overseen by the QEP.
 - Funding will support the implementation of evaluated remediation strategies, including source control or removal and active remediation techniques such as pump-and-treat systems, in-situ treatment, or bioremediation, to neutralize the groundwater plume

Task/Activity Lead: Contracted Qualified Environmental Professional (QEP) in coordination with GCLBA.

Outputs: Removal of hazardous materials, asbestos abatement (as possible) and treatment of entire structure as demolition as asbestos-containing. Cleanup and remediation of priority site

including source control or removal. If cleanup cannot be completed to commercial or residential standards, GCLBA and the QEP will work with EGLE and EPA to maximize cleanup any minimize hazards or direct contact in the case any contamination is left on site.

Task #3- Reuse Planning

□ EPA-funded tasks/activities:

GCLBA may utilize a planning consultant to coordinate with Flint Township, the City of Flint, Communities First, neighborhood associations and other partners to develop a reuse and revitalization plan for the Flushing Road Corridor.

- If cleanup is achieved to residential or commercial standards GCLBA will procure a consultant to lead reuse planning and strategy, including community engagement and coordination with Flint Township and City of Flint. Year 4, Q1-4
- GCLBA will work with partners on reuse strategies and marketing of sites for redevelopment. Year 4, Q1-4

Outputs: Community engagement session on ideas and options for priority site reuse planning. Overall strategy for reuse and revitalization, in cooperation and coordination with partners.

Task 4- Programmatic Activities

□ EPA-funded tasks/activities:

Activities funded under this task will include community engagement and coordination, preparation of meeting materials, public notices, attendance of meetings, management of QEP, abatement and demolition consultant and planning consultant and performance of required program activities such as QEP contractor procurement, development of ABCA, financial reporting, and grant reporting, including ACRES

Outputs: RFP development and Procurement. Contract management, Quarterly Reports, ABCA process, Final closeout reporting.

b. Anticipated Project Schedule

	Year One				Year Two				Year Three				Year Four				Year Five			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Task #1 – Assessment	X	X	X	X		X	X	X	X	X	X	X	X							
Task #2 – Site Cleanup					X	X	X	X	X	X	X	X								
Task #3 – Reuse Planning													X	X	X	X				
Task #4 – Program Mgmt	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

c. Task/Activity Lead

GCLBA will lead implementation and initiate and direct activities under each task and lead prioritization, community involvement, and programmatic oversight and reporting activities. QEP will be tasked with completing environmental assessment, cleanup planning and remediation oversight in coordination with EGLE and EPA. QEP will further assist GCLBA as necessary with community involvement and EPA reporting.

d. Outputs

Outputs for the grant are anticipated to be at minimum a Phase II ESA of the priority site (4 parcels) and cleanup of the priority site, an estimated 1.3 acres. Funding permitting Phase I and Phase II ESAs will be conducted on secondary sites, including a 21 acre and 14.5 acre group of parcels on the Flushing Road Corridor. Assessment funds beyond those committed to priority sites will inform reuse planning of strategically located sites within the Target Area.

e. Cost Estimates

Task #1 - Site Assessment, Cleanup Planning, Cleanup Monitoring and Reporting

- Phase II ESA \$43,000 (based on estimates for similar scope of work). ECMP, 4 hours at an estimated hourly rate of \$115, or \$460. Cleanup plan estimate of \$25,000 based on similar costs from QEPs on similar projects and use of EGLE data. Clean up monitoring estimate of \$25,000 based on similar work at commercial sites. Total: \$93,000

Task #2 – Cleanup of Priority Site

- 2020 estimates for abatement and demolition of structures were \$250,000; however, recent demolition pricing has increased the estimate to \$300,000
- EGLE prepared preliminary estimates for the Priority site cleanup in 2025. Their estimate of \$500,000 was increased to \$570,000 to accommodate any tank removal and additional soil remediation below the slab/basement.

Task #3 – Reuse Planning: \$7,000 for consultant, engagement and marketing materials, etc.

Task #4 – Programmatic Activities: \$30,000 for staff time for 4-5 years of grant period.

Budget Categories	Task # 1	Task # 2	Task #3	Task #4	Total
	Site Assessment/ Cleanup Planning	Site Cleanup	Reuse/ Planning	Programmatic Activities	
Personnel	\$5,857	\$5,857	\$5,857	\$1,952	\$19,523
Fringe Benefits	\$3,143	\$3,143	\$3,143	\$1,048	\$10,477
Contractual	\$93,000	\$877,000	\$7,000		\$970,000
Total Direct Costs	\$102,000	\$886,000			\$1,000,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Federal Funding	\$102,000	\$886,000	\$9,000	\$3,000	\$1,000,000
Cost Share					
Total Budget	\$102,000	\$886,000	\$9,000	\$3,000	\$1,000,000

f. Plan to Measure and Evaluate Environmental Progress and Results

The environmental outcomes are anticipated to include: the assessment of several project area brownfields; cleanup of the priority site measured by amount of contaminated soil removed from the site, and decrease in groundwater contamination due to reduction in source material and/or treatment. The following metrics will be used to track the achievement of these outcomes: total area of land assessed; total area of land remediated; results of post-remediation groundwater monitoring, total number of parcels redeveloped; reduction of concentrations of contaminants.

The blight removal and cleanup of the priority site will spur economic and social outcomes and outputs including: investment by private developers; increase of property values and local tax revenues; reduction of blighted and/or vacant buildings; creation of jobs; improved public infrastructure; improved access to outdoor recreation; increased local participation in the remediation and redevelopment process by residents, business owners, interest groups and cultural groups; increased transparency between local government and the community.

4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

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

The GCLBA possesses extensive experience and capacity to effectively manage the proposed initiatives. Its history of addressing brownfield sites and revitalizing neighborhoods in the Flint MSA demonstrates its commitment to building community resilience. Since 2004, the GCLBA has secured and fully implemented over \$160 million in grant funding from agencies such as the

EPA, HUD, and Treasury, as well as multiple state agencies and foundations simultaneously. Through this experience, the GCLBA has developed and refined robust systems for project management, procurement, compliance, evaluation, and results reporting. The GCLBA's excellent track record in audits and financial reporting underscores its capability to meet grant obligations within established timelines.

Christina Kelly, Director of Community Impact, Faith Finholm, Associate Director of Demolition and Julie Robbins, Demolition Compliance Manager will lead grant implementation. Since 2013, Ms. Finholm has overseen and assisted in the expenditure of more than \$120 million in demolition, site assessment, and cleanup grants and built strong relationships with area regulators. Ms. Kelly has worked at the GCLBA since 2003 and serves as the Director of Community Impact. She has an MS in Environmental Policy and a Masters in Urban Planning from University of Michigan and speaks fluent Spanish. Julie Robbins has been at the GCLBA for just under two years. She has more than 15 years experience as a project manager in the environmental consulting industry. Michael Freeman, Director of the GCLBA, will oversee grant implementation and will assign or recruit qualified staff personnel should the need occur. The GCLBA employs a full-time Chief Financial Officer with over 20-years of experience and has accounting practices consistent with federal grant performance requirements.

b. Acquiring Additional Resources

GCLBA's extensive procurement experience combined with strong procurement policies and procedures, an existing Request For Proposals/Qualifications package, a bidding website, and a list of qualified environmental/abatement/demolition contractors will ensure efficient procurement. Procurement will comply with the requirements of 2 CFR 200.317 through 200.326. Additional resources are available as necessary through EPA Region 5 TAB provider and Michigan Department of Environmental Quality should technical support be needed.

Past Performance and Accomplishments

Funding Source	Award	Expended	Activities Funded	Status
2017 EPA Cleanup	\$252,000	\$240,000	Demo/Cleanup N.Flint Food Market	Closed Out
2017 EPA Site Assessment	\$300,000	\$300,000	Assessments brownfields in Flint	Closed Out
2019 Multipurpose	\$800,000	\$800,000	Assessments and Cleanup	Closed Out

i) Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

The 2017 Cleanup grant was completed well in advance of the expiration and prepared 7.67 acres for reuse in support of the development of the North Flint Food Market, a grocery co-op providing healthy food choice in a former food desert on Flint's North side. The cleanup leveraged \$300K+ in cleanup funds from state and local sources and supported an additional \$3M+ in investment NFFM that celebrated its grand opening November 12, 2025. The 2017 Site Assessment Grant assessed 36 properties and was completed under an extension due in part to Covid-19 delays. At least 26 of the sites have been rehabbed or demolished- leveraging millions of dollars, and to date 16 of those have been sold or returned to productive use. The 2019 Multipurpose grant was expended within the allotted time, assessed 38 properties, cleaned 28, and leveraged \$2M+ for the cleanup. To date, 12 have been returned to productive use.

(2) Compliance with Grant Requirements

All reports (quarterly and annual) were submitted as required and benefits entered into ACRES or submitted via property profile sheets. Reports were tracked progress against the approved work plan. The 2017 Assessment grant, 2017 Cleanup Grant and 2019 Multipurpose grant all were expended on time, with on-time reporting throughout the grant period.

ATTACHMENT A

Threshold Criteria Response

THRESHOLD CRITERIA

1. Applicant Eligibility

The Genesee County Land Bank Authority (GCLBA) is a Michigan local unit of government as described in 2 CFR 200.64, and is eligible to receive funding through the U. S. EPA Multipurpose grant program.

GCLBA is NOT exempt from Federal taxation under section 501(c)(4) of the IRC.

2. Community Involvement

The stakeholders and partners listed in the grant application will play a key role in achieving the project benefits discussed. GCLBA has been working closely with Flint Township, EGLE, EPA and the State of Michigan Department of Health and Human Services since 2018. Several neighborhood meetings have been held to educate residents regarding the existing conditions and contamination present in and around the priority site. EGLE held a meeting for Community Officials in January 2024.

GCLBA in coordination with Flint Township, the City of Flint, adjacent neighborhood associations, EGLE, DHHS, and EPA (as available) will hold a community session to notify the community of proposed next steps for demolition and remediation and receive and incorporate community feedback. After remediation, GCLBA will work with the Flint Township, the City of Flint, Communities First Inc., neighborhood associations and other partners on the revitalization strategy for the Flushing Corridor. This will include a community meeting, to discuss possible options for available parcels along the Flushing corridor, and provide an opportunity for engagement and feedback from residents.

Both the City of Flint and Flint Township have highlighted the Flushing Road Corridor and surrounding neighborhoods for reinvestment. The Revitalization of the target areas will be building on recent work by both jurisdictions, local foundations, local non-profit housing developer and businesses.

Flint Township has gone so far as to rezone properties along the corridor to allow for more dense, mixed-use development, and has indicated that surrounding neighborhoods should be high density single-family residential. The City of Flint similarly has identified Flushing Road as a City Corridor ready for additional reinvestment and has recently approved several residential developments in this reinvestment area.

Upon notice of award, the GCLBA will issue a press release with a description of the grant and a providing an opportunity for the community to provide feedback on the cleanup plan. We will be engaging all partners and nearby neighborhoods in reuse and revitalization planning of the priority site. All input will be considered and used to guide plans as appropriate and written and verbal responses will be provided in a timely manner. Records of grant activities will be available for public review at the GCLBA.

3. Target Area

The target area for the Multipurpose Grant will focus planning, assessment, cleanup and reuse planning activities within the Flushing Road Corridor and adjacent neighborhoods, more specially – I-75 to the West, the Flint River to the South, Chevrolet Road to the East and Mackin Road to the North. A map of the target area is included as Attachment C.

4. Affirmation of Brownfield Site Ownership

Though GCLBA owns several sites within the project area that meet EPA’s requirements to receive funding under the Multipurpose Grant, several contiguous priority sites have been identified. Together these contiguous sites are consider the “priority site” for the purposes of this grant. For each of the sites listed below, Genesee County Land Bank affirms that it is the sole owner. The sites were acquired involuntarily through tax reversion on dates indicated below. The sites are not 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 U.S. government.

3261 Flushing Rd 07-10-526-158

3267 Flushing Rd 07-10-526-159

3261 Flushing Rd 07-10-526-160:

The contiguous sites listed above were acquired involuntarily through tax reversion on December 28, 2016. Some preliminary site assessment work has been conducted on site with EPA Hazardous Site Assessment Grant Funds. Additional assessments and response activities have been completed by Michigan Department of Energy, Great Lakes and Environment (EGLE) and **by** EPA.

5. Use of Grant Funds

Note the page numbers of the grant narrative for information on the minimum requirements for multipurpose grants.

Requirement	Page #
Complete at least one Phase II environmental site assessment.	9-11
Remediate at least one site.	2-5, 8-11
Develop an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site.	3-4,8-11

6. Expenditure of Existing Grant Funds

Genesee County Land Bank Authority does not have any open Multipurpose or Assessment Grants.

7. Contractors and Named Subrecipients

GCLBA has NOT selected a contractor or consultant that will be compensated with EPA funds. Additionally, GCLBA will not be utilizing subrecipients. GCLBA will procure consultants and contractor(s) after award. GCLBA will use their established processes that meet federal requirements.

8. Grants.gov Lobbying Form

Included in grants.gov application materials.