

**Community Relations Plan for
Former Greenview Manor Apartments
817 North Stevenson Street, Flint, Michigan
Brownfield Cleanup Project**

**Funded by a USEPA
Brownfield Multipurpose Grant**

Genesee County Land Bank Authority

May 22, 2020

1. Overview

The purpose of the Community Relations Plan (CRP) is to explain the strategies which will address the needs and concerns of the citizens of Flint, Michigan, particularly the residents directly affected by the proposed cleanup of the subject property, located at 817 North Stevenson Street, Flint, Michigan (Property). The CRP outlines how the Genesee County Land Bank Authority (GCLBA) has involved and will continue to involve affected residents, businesses, and local organizations in the decision-making processes regarding the environmental remediation efforts at the Property. On-line media and public meetings held by GCLBA and partner agencies will be the best avenues for public interaction and engagement. The GCLBA project manager and the Environmental Professional (ASTI Environmental) project manager will present information to the public as the project advances. The GCLBA also plans on making use of its own website to provide the most up to date information about the project.

2. Site Background and Environmental Concerns

Ownership: The property (Property ID #40-12-358-049) tax-reverted to Genesee County in 2018 and was transferred, under Michigan Combined Law 211.78(8)(a), via quitclaim deed, to the Genesee County Land Bank Authority on December 18, 2018.

Location: The location is on the west side of North Stevenson Street, between Flushing Road and W 5th Avenue in a residential area.

Site Conditions: The property was previously used as multi-family housing in four separate buildings. Currently, the four apartment structures occupy the central portion of the Property; additionally, three separate paved parking areas surround the structures. The structures are currently unoccupied, and miscellaneous debris remains inside the structures. The Property was developed as residential as early as the 1920's through the 1960's and the four remaining building were developed in 1973. Asbestos containing building materials (ACBM) are present in the remaining buildings.

Environmental Reports: The Analysis of Brownfield Cleanup Alternatives (ABCA) will be located on the GCLBA's web site at <http://www.thelandbank.org/brownfield.asp>. Previous environmental assessment reports are publicly available at the GCLBA's Office, located at 452 South Saginaw Street (2nd Floor), Flint, Michigan 48502. Bid specifications produced by the Environmental Professional, as well as other documents related to the Project will be included with the Administrative Record.

Funding Sources: Funding from the U.S. Environmental Protection Agency (USEPA) Brownfield Multipurpose Grant program and U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) are being used to pay for remediation and demolition at the site.

Project Objectives: The site cleanup objectives are to clean-up the damaged asbestos, abate the remaining ACBM prior to demolition, demolish the buildings, remove connected utilities, remove remaining debris around the buildings and return to

grade. This project will rid the area of a public nuisance and to prepare the Property for future redevelopment.

3. Community Involvement Actions

Community Involvement is at the center of a successful brownfield redevelopment project. The ACBM mitigation and demolition of the Property will contribute to the success of the Imagine Flint Master Plan and the Beyond Blight Plan. The former Greenview Manor apartments have been vacant for at least five years. Since that time, the Property has deteriorated, contributes to blight, and is an attractive nuisance. The abatement and demolition is necessary to successfully stabilize the neighborhood and improve the quality of life for Flint residents, a stated goal in the Beyond Blight Plan. This project was selected through engagement with the City of Flint. Planning and decision making has been informed by the Imagine Flint Master Plan, which engaged with over 5,000 individuals at 300 events in the planning process. Additionally, the site is the focus of various local stakeholders that are consistently engaged and informed through the Community Development Working Group. GCLBA held multiple meetings in preparation for applying for the multipurpose grant and after submitting the application to keep the community informed. Cleanup and reuse of the site has been discussed at five different meetings with 135 participants between November 19, 2019 and May 20, 2020. GCLBA will continue to utilize its strong connections with community groups and members to discuss the project, timeline, anticipated scope of activities, and to obtain input from the citizens and interest groups.

GCLBA will place a notification of the draft ABCA in multiple places: in the Mlive Newspaper on-line and in print on May 31, 2020. The draft ABCA will also be also posted to GCLBA's website and a link will be published to GCLBA's facebook. Documentation of these postings will be saved and added to the administrative file.

The GCLBA has continually updated Community Development Working Group, last updating the Group on April 15, 2020. The GCLBA is scheduled to present information about the proposed scope of work, draft ABCA and CRP, at the Genesee County Land Bank Board of Directors meeting for additional public comment on June 10, 2020. Comments will be due 30 days after the meeting. The GCLBA will hold an additional public meeting electronically via Zoom due to the COVID-19 pandemic to inform the public of the proposed cleanup plans and to elicit comments. The GCLBA will respond to comments from affected residents and interested parties regarding the ABCA, during the public comment period starting with the publication of the request for public comment on Mlive on Sunday May 31, 2020 and ending at 3:00 pm on Friday, July 10, 2020.

The GCLBA will use multiple resources to disseminate information about the project, including:

- Website - <http://www.thelandbank.org/>
- Facebook - <https://www.facebook.com/GCLBA/>
- Community Development Working Group - consists of representatives from Hurley (hospital), Kettering University, Carriage Town Neighborhood Association, CS Mott Foundation, LISC (Local Initiatives Support Coalition), CRIM Fitness

Foundation, Genesee County Habitat for Humanity, Communities First (a local nonprofit developer)

The website and Facebook page will describe the proposed site cleanup plan, provide photos of the property, expected project timeline and contact information for the grant manager. Updates will be made on a regular basis as work progresses. Updates will provide project summary, updates to the project, and a link to the website and Facebook directing readers where they can find more information.

Ensuring additional public information, the GCLBA will:

- Post signs at the site to inform the public of upcoming activities. Signs will include phone and email contact information for the grant project manager, and the names and business information for contractors that are performing work on site. The signs will also identify the funding sources for the project including the USEPA and HUD.
- Inform City of Flint staff, Genesee County officials, and nearby property owners before site work begins.
- Publish notice of grant-funded activities through the GCLBA website, and on the GCLBA Calendar.
- Place a copy of the Health and Safety Plan in the Administrative Record.

4. Documents and Supporting Materials

An Administrative Record will be developed and will continue to be updated as documents related to the remediation project are produced. The Administrative Record will include the CRP, the ABCA, and the Final Action Memo/Decision Document. Other relevant documents, including existing environmental reports will be added to the record as necessary. The Administrative Record will be maintained by the GCLBA grant manager at the **Genesee County Land Bank Authority**, 452 S. Saginaw Street 2nd Floor Flint, MI 48502.

A copy of the Administrative Record will be available at the Genesee County Land Bank Authority's office located at 452 S Saginaw St., Flint MI 48502 starting on May 18, 2020 until the grant period has ended. It will be updated as new documents are added to the record.

5. Main Contact Persons

GCLBA

Faith Finholm, Grantee Project Manager, 810-257-3088 ext. 539,
ffinholm@thelandbank.org

ASTI Environmental, Environmental Professional

Sara Jo Shipley, Project Manager, 313-910-4415, sshipley@asti-env.com

U.S. EPA

Matthew Didier, USEPA Project Manager, 312-353-2112, Didier.matthew@epa.gov

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