

Community Relations Plan

**Former Auto Repair/Auto Sales property at
1101 S. Dort Highway, Flint, Michigan**



**Brownfield Cleanup Project
Funded by a USEPA Brownfield Multipurpose Grant**

Prepared by
Genesee County Land Bank Authority
September 20, 2023

Submitted to
U.S. Environmental Protection Agency, Region V
77 West Jackson Boulevard, Chicago IL 60604



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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 and demolition of the subject property, located at 1101 S. Dort Highway, Flint, Michigan (Site). 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. Online media and public meetings held by GCLBA and partner agencies will be the best avenues for public interaction and engagement. The GCLBA project 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.

This CRP consists of four sections as follows:

- Overview of the Community Relations Plan
- Site Background and Environmental Concerns
- Community Involvement Actions
- Documents and Supporting Materials

This CRP has been developed in accordance with the USEPA guidance for conducting community involvement programs and includes specific activities tailored to meet the unique needs related to this project.

2. Site Background and Environmental Concerns

Ownership: The property, (Property ID 41-16-101-025) tax-reverted to Genesee County in 2017 and was transferred, under Michigan Combined Law 211.78(8)(a), via quit claim deed, to the Genesee County Land Bank Authority on December 20, 2017.

Location: The former commercial building is located at 1101 S. Dort Highway in Flint, Genesee County Michigan (hereinafter, the Site). The site is approximately 800 feet to the south of East Court Street on S. Dort Highway and is across the street from the former Pierce Park golf course.

Site Condition: The approximately 6,000 square foot vacant commercial structure was constructed in 1949 and was previously used as an auto repair garage and/or used car sales lot between the 1960s and 2000s; additionally, the property may have also operated a plating shop during the 1970s. Asbestos containing building materials (ACBM) are present on the site. It is located on a commercial corridor within the City of Flint, adjacent to operating businesses, including a day care, and less than 1/10 of a mile from residential neighborhoods and 1/3 of a mile east of an elementary school.

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 asbestos-containing building material (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 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 Plans. The site has been vacant for at least six years. Since that time, the Property has deteriorated, contributes to blight, and is an attractive nuisance. The abatement and demolition are necessary to remove blight, and potentially allow for the opportunity for a new or expanded business on a commercial section that has viable businesses including a child care center, bank branch and pharmacy, among other businesses.

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. GCLBA held multiple meetings in preparation for applying for the multipurpose grant and after submitting the application to keep the community informed. This site was selected in partnership with the City of Flint Department of Community and Economic Development as a project that meets Multipurpose Grant Goals of supporting redevelopment in the Innovation District, meets Blight Remediation goals and addresses safety concerns for nearby businesses and communities, and as a site that has high potential for redevelopment. 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 online and in print on Sun. Dec. 10. 2023. The draft ABCA will also be 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 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 Dec. 13, 2023. Comments will be due 30 days after the meeting on Fri., Jan. 12, 2024.

The GCLBA will hold an additional public meeting electronically via Zoom 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 Sunday, Dec. 10, 2023 and ending at 3:00 pm on Friday, Jan., 12, 2024.

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

- Website - <http://www.thelandbank.org/brownfield.asp>
- Facebook - <https://www.facebook.com/GCLBA/>
- [Flint Neighborhoods United Community Meetings](#)

The website and Facebook page will describe the proposed site cleanup plan, provide photos of the property, expected project timeline and contact information for GCLBA staff. 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.
- 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 Mon., Dec. 11, 2023 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

U.S. EPA

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

Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA

PUBLIC NOTICE

ABATEMENT, DEMOLITION AND RESTORATION PROJECT

Warning: Hazardous materials present at this Site. No trespassing.

Contact Information:

Genesee County Land Bank Authority,

Faith Finholm, ffinholm@thelandbank.org

810-257-3088 x 539



Contractor Name: _____

Contractor Address: _____

Contractor Contact, Phone, Email:

Funded by U.S. Environmental Protection Agency and through City of Flint U.S. Department of Housing and Urban Development Community Development Block Grants.