

Leslie Science and Nature Center Brownfield Plan
City of Ann Arbor Brownfield Review Committee

Leslie Science and Nature Center Brownfield Plan Staff Report

MEETING DATE: September 23, 2019

PROJECT: Leslie Science and Nature Center

ADDRESS: 1841 Traver Road, Ann Arbor

BROWNFIELD PLAN DATE: September 16, 2019

PROPOSED PROJECT:

The Leslie Science and Nature Center operates at 1831 Traver Road in Ann Arbor, Michigan. The property was donated to the City of Ann Arbor by the late Dr. Eugene Leslie in 1977 and is a City of Ann Arbor park. The site was formerly the home of Dr. Leslie, a petrochemical engineer and University of Michigan professor. Plans to complete a natural playscape on the property identified a potential historical dumpsite. Review of historical information identified that the site included a chemical laboratory, orchard and residential spaces.

The City conducted site investigations that have detected chlorinated VOCs in the soil, and in the soil gas and indoor air of the DTE Energy Nature House. The Washtenaw County Brownfield Authority provided a \$50,000 grant to assist with environmental investigations, which have subsequently been rolled into a \$250,000 grant from the County's Local Brownfield Revolving Fund (LBRF).

Heavy metal impacts are contained within the former dumpsite in the woods. The site also has widespread arsenic impacts, likely from a combination of pesticide use on the orchard crops and naturally occurring arsenic in the soil. The initial \$250,000 in LBRF funding awarded will assist with eligible activities. Specifically, costs associated with Phase II ESA; Due Care activities; additional response activities for remediation of source areas; installation of a vapor intrusion system; laboratory and statistical analyses for relative arsenic bioavailability; and excavation and backfill of the natural playscape area, should it be necessary. The City will be requesting additional funding at the October 3rd Brownfield Authority meeting, given more recent information related to increasing costs for clean-up activities.

This Plan includes all possible Eligible Activities that *could* be funded using LBRF, as approved by the Washtenaw County Brownfield Authority. The initial (minimum) award is a \$250,000 grant, which may increase after further consideration by the Brownfield Authority of an additional funding request by the City at the October 3rd meeting.

The purpose of the Brownfield Plan is to only establish eligibility to utilize Local Brownfield Revolving Funds to finance Eligible Activities. No Tax Increment Financing is proposed to finance any eligible activities, nor included in the proposed Brownfield Plan.

Below is the site location of the Leslie Science and Nature Center.

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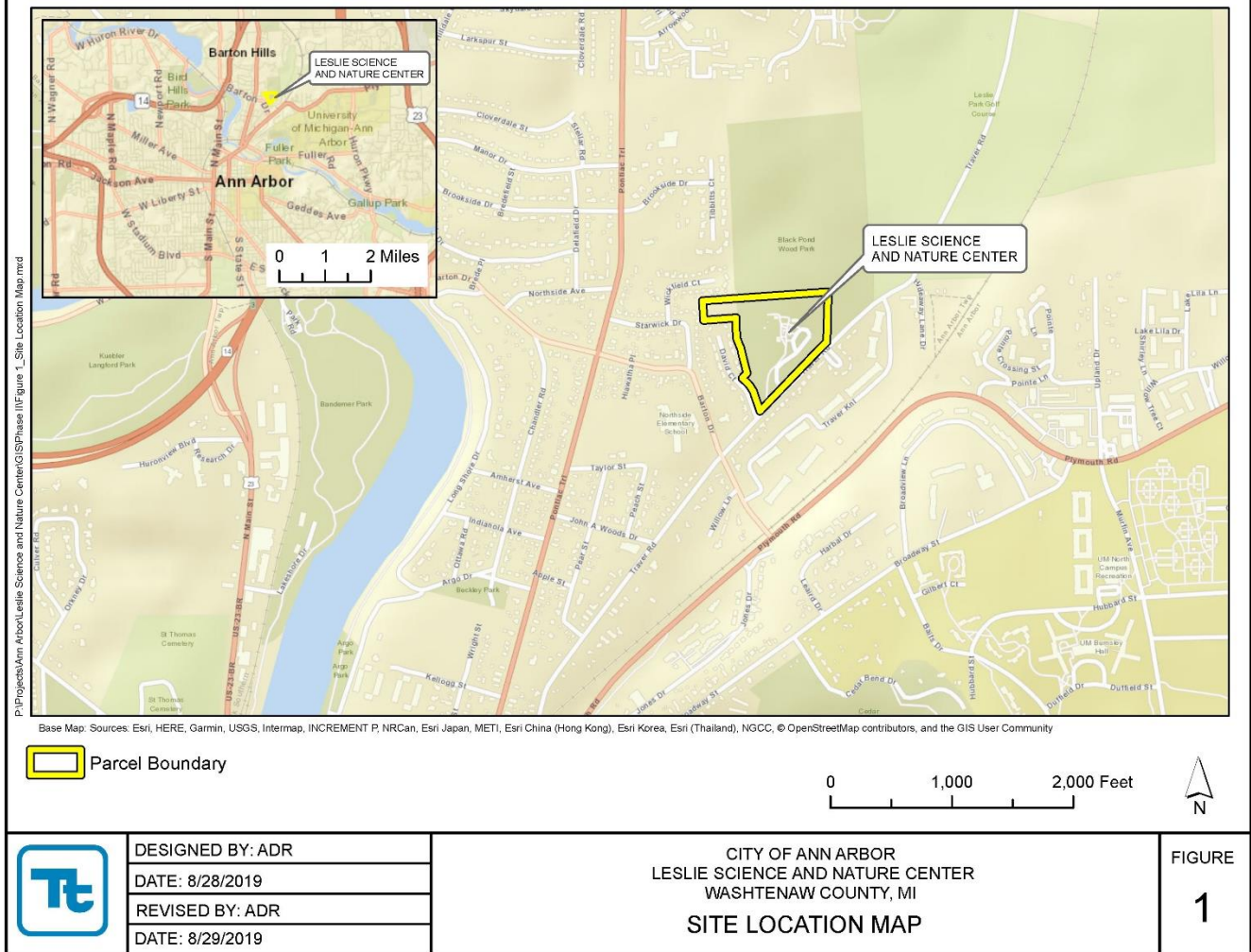


Figure 1 – Site Location

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Below is a map showing site features of the Center.

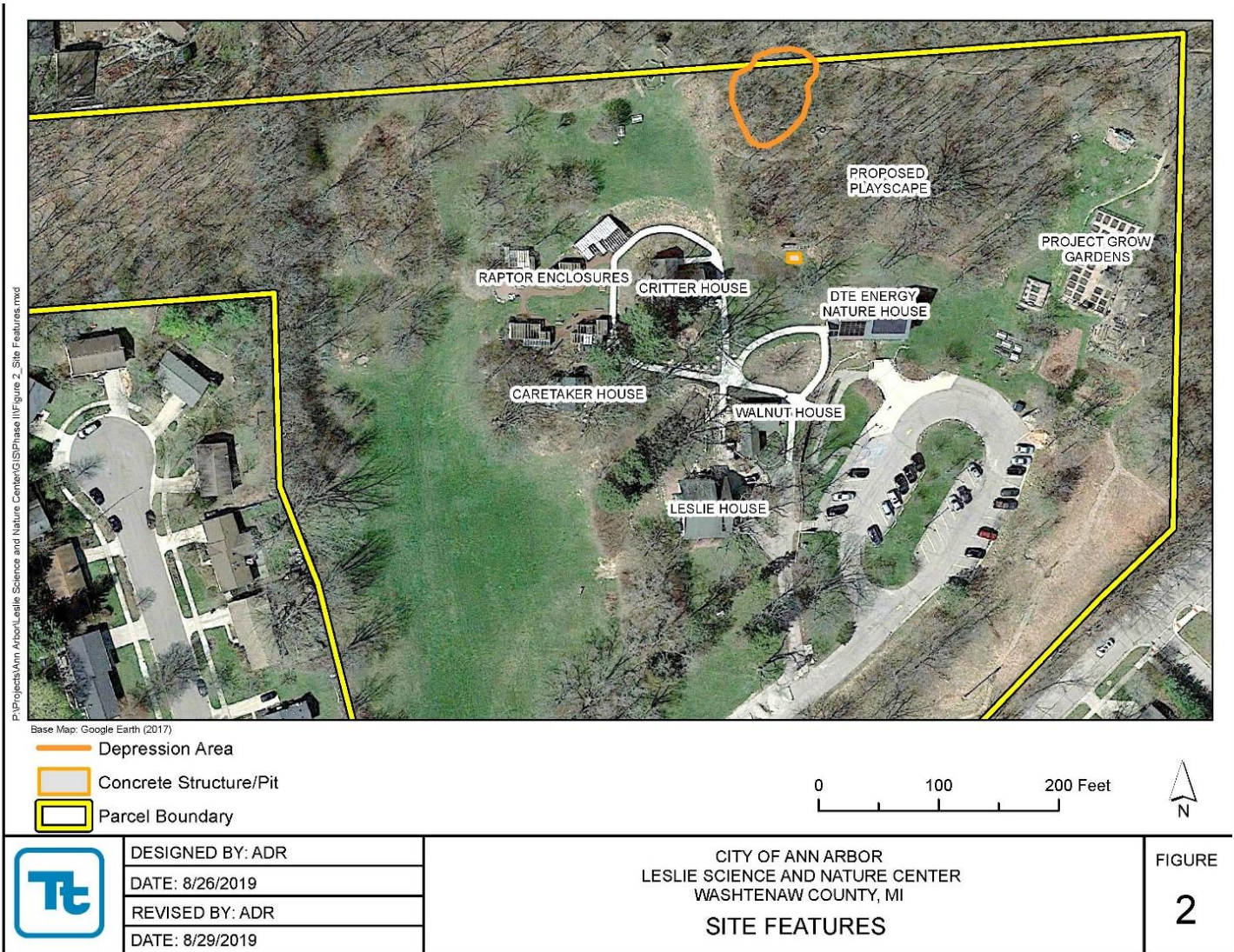


Figure 2 – Site Features

ELIGIBILITY: The property is eligible for use of LBRF funding for Eligible Activities under Act 381 as it meets the definition of a Facility, pursuant to Part 201 of Michigan’s Natural Resource and Environmental Protection Act (PA 451 1994, as amended).

BROWNFIELD PROCESS: The City of Ann Arbor recently adopted a Brownfield Policy to provide guidance and policy around approving brownfield incentives and use of Tax Increment Financing to fund Eligible Brownfield Activities. However, the purpose of this Brownfield Plan is only to make eligible use of a Local Brownfield Revolving Fund grant from the Washtenaw County Brownfield Authority. The LBRF funding will directly address environmental remediation activities on the site, which is a primary policy goal of the Brownfield Policy. Further, the City is not a Liable Party for the contamination on the property. It appears to be

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from historic operations of the previous owner. Therefore, this proposed project is consistent with the new City of Ann Arbor Brownfield Policy.

Although TIF is not included, the Plan approval process is identical to a Plan that includes TIF. The approval process is as follows:

- 1. City Brownfield Review Committee makes recommendation on Brownfield Plan*
- 2. City Council Public Hearing and approves Brownfield Plan*
- 3. County Brownfield Authority makes recommendation on Brownfield Plan*
- 4. Washtenaw County Board of Commissioners notifies taxing jurisdictions (that no tax capture is proposed), publishes notice of Public Hearing, holds Public Hearing and Adopts the Plan.*

The City will be coordinating as necessary with the Michigan Department of Environment, Great Lakes, and Energy (EGLE, formerly MDEQ) on the remediation activities.

PROPOSED ELIGIBLE ACTIVITIES:

The next page is Appendix A of the Brownfield Plan, listing all Eligible Costs that can be funded with LBRF grants.

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Appendix A Summary of Eligible Costs Leslie Science and Nature Center Brownfield Plan

Department Specific Eligible Activities
Meetings and Brownfield Plan Development - \$14,530
Attendance at meetings with stakeholders; presenting to Committees and Councils (City, LSNC personnel and attorneys; County, EGLE, etc.)
Completion of Phase II ESA Report, Brownfield Plan and application
Third Field Investigation - \$26,506
Drilling investigation (7 borings at 50 feet, Soil samples and water samples if encountered)
Includes GPS and reimburseables for soil sampling and temporary well installation
Vapor Intrusion System Installation - DTE Energy Nature House - \$33,331
Vapor pin installation for monitoring
Sealing of all conduits to basement of DTE Energy Nature House
Sealing of basement north wall due to past flooding issues
Installation of air intake vents
Installation of vapor mitigation system
Collection of sub-slab soil gas and indoor air samples (4 events)
Excavation of Depression and Pit - \$76,937
Vegetation clearing and excavation of upper 3 feet of soil in depression area
Removal of concrete structure/pit, limited source material removal, transportation and disposal of impacted soils
Waste sampling, profile coordination with landfill, transportation of soil to appropriate disposal facility in accordance with state and federal regulations
Collection of verification samples from bottom of excavation
Backfill depression with clean material
Relative Arsenic Bioavailability Study - \$26,709
Plan creation and meeting coordination with EGLE personnel
Laboratory analysis of the relative arsenic bioavailability for surficial soil samples
Statistical analyses of laboratory analytical results completed by Industrial Hygienist
Completion of report for negotiation with EGLE for state approval
Determine proposed playscape and programming areas for remediation
Excavation of Proposed Playscape / Programming Areas - \$244,914
Vegetation clearing and excavation of 2 feet of soil within proposed playscape boundaries
Excavation of upper 10 feet of soil in the willow tunnel/slide feature
Waste profile and soils transported to non-hazardous landfill
Excavation, transportation and disposal of impacted soils
Sampling of soil at the bottom of the excavation extents
Survey of excavation extents, sample locations and demarcation line
Data Evaluation and Letter Report - \$8,044
Completion of report for third investigation and excavation information
Two meetings with the City and stakeholders

Figure 3 – Appendix A, Summary of Eligible Costs

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STAFF RECOMMENDATION: The proposed Brownfield Plan is required to establish eligibility for use of LBRF grant funding from the Washtenaw County Brownfield Authority for Eligible Activities to address brownfield conditions.

Staff recommends the BRC recommend approval of the proposed Brownfield Plan to City Council.

Staff looks forward to discussing this project further with the Committee.

Derek Delacourt
Community Services Administrator

List of attachments:

[Brownfield Application](#)
[9-16-19 Brownfield Plan](#)
[Phase II Environmental Assessment](#)