

-- AGENDA --

SPECIAL MEETING OF THE WEST BRANCH CITY COUNCIL TO BE HELD IN PERSON AND VIRTUALLY AT WEST BRANCH CITY HALL, 121 N. FOURTH ST. ON MONDAY, MAY 31, 2021, BEGINNING AT 11:00 A.M.

PLEASE NOTE: All guests and parties in attendance are asked to sign in if they will be making any comments during meetings, so that the City Clerk may properly record your name in the minutes. Public comments are limited to 3 minutes in length while matters from the floor are limited to 10 minutes. All in attendance are asked to silence all cell phones and other electronic devices. Accommodations are available upon request to those who require alternately formatted materials or auxiliary aids to ensure effective communication and access to City meetings or hearings. All request for accommodations should be made with as much advance notice as possible, typically at least 10 business days in advance by contacting City Clerk Amanda Stang at (989) 345-0500. [DISCLAIMER: Views or opinions expressed by City Council Members or employees during meetings are those of the individuals speaking and do not represent the views or opinions of the City Council or the City as a whole.] [NOTICE: Audio and/or video may be recorded at public meetings of the City Council.]

- I. Call to order
- II. Roll call
- III. Pledge of Allegiance
- IV. Public hearing
 - A. CDBG Public hearing
- V. Additions to the agenda
- VI. Public comment on agenda items only (limited to 3 minutes)
- VII. New business
 - A. Community Development Plan
 - B. Little Reds Brownfield Grant
- VIII. Reports and/or comments
 - A. Mayor
 - B. Council
 - C. Manager
- IX. Public comment any topic
- X. Adjournment

UPCOMING MEETINGS-EVENTS

June 7-Council Meeting 6PM

June 8-Planning Commission 6PM

In response to the COVID -19 pandemic, City Council meetings will be held in person but still broadcasted virtually. Unvaccinated members of the public may attend with social distancing and facemask requirements. Vaccinated members may attend in person without masks restrictions as per the latest State update.

Call to Order

Roll Call

**Pledge of
Allegiance**

Public Hearings

CITY OF WEST BRANCH

NOTICE OF PUBLIC HEARING MAY 31, 2021 AT 11:00AM. LOCATED AT CITY HALL, 121 N. 4TH ST, WEST BRANCH, MI 48661

To comply with the Michigan Open Meetings Act (MCL 15.265):

The City of West Branch, 121 N. Fourth St. West Branch, MI 48661; phone: (989) 345-0500; email: cityhall@westbranch.com

Internet where meeting notices are posted: www.westbranch.com (click on "CALENDAR OF EVENTS AND NOTICE OF MEETINGS")

The purpose of this meeting it to hold a public hearing for the Michigan Community Development Block Grant (CDBG) Funding for the Water System Improvements.

The City of West Branch proposes to request \$2,000,000 in CDBG funds to construct a new water treatment plant and replace water lines on Houghton Ave. The City of West Branch will contribute \$1,150,000 from local funding. The project will benefit all residents within the City and benefit at least 51% low to moderate income persons. No residents will be displaced as a result of the proposed activities.

Further information, including a copy of the City of West Branch Community Development Plan and CDBG application is available for review. To inspect the documents, please contact City Manager, John Dantzer at 989-345-0500 or review at City Hall, 121 N. Fourth St., West Branch, MI 48661. Comments may be submitted in writing through the date of the public hearing referenced above or made in person at the public hearing.

Citizen views and comments on the proposed application are welcome.

Accommodations and necessary reasonable auxiliary aids and services are available upon request to persons with disabilities, as well as the hearing impaired, who require alternately formatted materials or auxiliary aids to ensure effective communication and access to meetings or hearings. All requests for accommodation should be made with as much advance notice as possible by contacting City Clerk/Treasurer John Dantzer at (989) 345-0500; 121 N. 4th St., West Branch, MI 48661; email: cityhall@westbranch.com.

This notice was posted by Amanda Stang to comply with Sections 4 and 5 of Michigan Open Meetings Act (MCL 15.265)

Additions to the Agenda

**Public
Comment
-Agenda
Items**

New Business



Community Development Plan/Policy

City of West Branch

The City of West Branch Development Plan addresses the development and housing needs of the City inclusive of those relative to low and moderate-income persons.

Community Development

The City of West Branch has a general need for maintenance and rehabilitation. The plan shows the population is aging and income levels have not kept up with inflation levels. There is a need to develop industrial and commercial business potential in the City. A program to identify industrial and commercial zoned properties and market them to prospective clients is needed.

Long Term Goals

1. Enhancement of City's efforts in the areas such as land-use planning, waste management, street infrastructure, and tax administration.
2. Cooperative efforts for infrastructure development for future business growth, new services, and reduction in duplicated services.
3. Encourage shopping and commercial service patronage to levels beyond stability by development techniques related to beautification, shopper safety, parking, and accessibility.
4. Development of marketing strategies for fostering City wide educational programs.

Short Term Goals

1. Encourage cooperation between the West Branch City Council and the development agencies of Ogemaw County.
2. Involve community in leadership training programs such as those being conducted through the County EDC.
3. Technical assistance to small businesses to stabilize and create local job opportunities.

Housing

The plan evaluates general City-wide housing conditions. A percentage of housing in the City was found to be in need of moderate to major rehabilitation. The supply of housing and housing types was singled out as a key problem in the community. The percentage of retirement age persons has continued to rise, indicating a further need of elderly housing facilities along with affordable housing for young families. A deficiency in the variety of housing types available including apartments, townhouses, condos and single family homes is an issue. In summary the City of West Branch has a need for rehabilitation and construction of new housing structures.

Long Term Goals

1. Improve and preserve the existing affordable housing stock and neighborhoods.
2. Increase homeownership opportunities for individuals and families by reducing the cost of home ownership.
3. Encourage new housing development to locate in planned neighborhood areas so that utilities, schools, parks and related services can be provided in the most efficient manner.
4. Develop linkages between the housing and service sectors to provide greater housing opportunities for households with low or market rate housing.
5. Promote public/private partnerships and to identify local resources to address housing needs.
6. Develop a formal rental inspection program to improve housing stock among the most distressed rental units.

Short Term Goals

1. Assist the Ogemaw County Housing Commission, in studying the housing needs and develop programming aimed at resolving housing deficiencies, both housing stock and supportive services.
2. Partner with the Ogemaw County EDC and Ogemaw County Housing Commission in researching and seeking financial support for new and rehabilitative housing stock for moderate, low and very low-income clients.
3. Increase housing options, opportunities and foster public awareness campaigns targeting home maintenance and housing preservation activities.

Equal Opportunity / Fair Housing Efforts

It is contrary to the public policy of the City of West Branch for any persons to be discriminated against or denied access to employment, housing, or participation in publicly funded programs because of race, religion, national origin, color, sex, marital status, age, or handicap.

In an effort to provide for and promote fair housing opportunities, barrier-free accessibility to services, and affirmative action for all residents and businesses of the City of West Branch, the City Council:

Will ensure compliance of a Civil Rights Policy throughout the City. This will be through cooperative liaison with the Ogemaw County Building Department, area financial institutions.

Will publish statements and encourage activities that will acknowledge and effectuate fair housing opportunities throughout the City of West Branch and to welcome/assist minority families who may wish to obtain housing.

Will continue to nurture partnership and cooperative agreements with local, state, and federal institutions to provide for housing alternatives, supportive services programming and financial assistance for home improvements and mortgage loans for all residents in securing available and safe housing.

Continue cooperation efforts with the local lending institutions to promote affirmative outreach to encourage mortgages in older, low-income neighborhoods and minorities residing in or wishing to reside in the City.

CDBG Project Effect on Community

The project will meet the national objective of providing benefits to low and moderate-income persons. Of those individuals considered for employment, at least 56.0% will meet the low and moderate person's guidelines according to HUD section 8 income limits.

No persons will be displaced due to the activities included in this project.

Motion by Councilperson ____ , Seconded by Councilperson ____ to adopt the Community Development Plan/Policy.

Yea:

Nays:

MOTION CARRIED/DENIED

**MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM**

**BROWNFIELD GRANT AND LOAN
PROJECT PROPOSAL**

I. PROJECT NAME AND LOCATION

Project Name:	West Branch Pharmacy		
Project Address:	508 East Houghton Avenue		
Project City:	West Branch		
Project County:	Ogemaw	Project Zip Code:	48661
State Senate District:	35	State House District:	103

II. APPLICANT INFORMATION

Applicant Name:	City of West Branch		
Applicant Address:	121 North 4 th Street		
Applicant City:	West Branch	Applicant Zip Code:	48661

APPLICANT CONTACT INFORMATION

	Applicant Project Contact	Project Consultant (if applicable)
Name:	John Dantzer	AKT Peerless
Title:	Clerk / Treasurer	Jeff Carr
Phone:	989-345-0500	989-754-9896
Email:	clerktreasurer@westbranch.com	carrj@aktpeerless.com

III. FUNDING REQUEST

Amount Requested:	\$73,645		
Funding Source:	<input checked="" type="checkbox"/> RPF <input type="checkbox"/> 201 <input type="checkbox"/> Site Assessment		
Funding Type:	<input checked="" type="checkbox"/> Grant <input type="checkbox"/> Loan <input type="checkbox"/> Either		

IV. GENERAL PROJECT INFORMATION																			
Previous use(s):	Convenience store and filling station for several decades. Four LUST incident's have been reported involving diesel fuel, gasoline, and kerosene.																		
Current use(s):	Unoccupied																		
Proposed new use(s):	Pharmacy																		
Known or suspected contaminants:	Petroleum related volatile organic compounds (VOCs) and polynuclear aromatics (PNAs) within subsurface soil, groundwater, and soil gas.																		
PROJECT SUMMARY																			
<p>Provide one paragraph below that summarizes the redevelopment, the environmental challenge that needs to be addressed, and how the brownfield funding will be used to address that challenge:</p> <p>The redevelopment will include the rehabilitation of the existing commercial structure for future use as a pharmacy. Due to elevated concentrations of petroleum within on-site soil, groundwater, and soil gas, mitigation of the vapor intrusion pathway is necessary. The subsurface conditions of the property were unknown to the developer at the time of initial site planning which substantially added to redevelopment costs. Brownfield funding will greatly assist the developer due to these additional redevelopment costs.</p>																			
<p>Does the property have any of the following:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">A liable party known to have caused or contributed to a release at the site?</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Yes</td> <td style="text-align: center;"><input type="checkbox"/> No</td> </tr> <tr> <td>Known environmental actions or enforcements by a regulatory agency?</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Yes</td> <td style="text-align: center;"><input type="checkbox"/> No</td> </tr> <tr> <td>A liable party undertaking corrective actions at the site?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Known environmental liens?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Known legal, access, or title issues?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Deed restriction, land, or resource use restriction?</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Yes</td> <td style="text-align: center;"><input type="checkbox"/> No</td> </tr> </table>		A liable party known to have caused or contributed to a release at the site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Known environmental actions or enforcements by a regulatory agency?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	A liable party undertaking corrective actions at the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Known environmental liens?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Known legal, access, or title issues?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Deed restriction, land, or resource use restriction?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Known legal, access, or title issues?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No																	
Deed restriction, land, or resource use restriction?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No																	
<p>Provide a detailed explanation for any Yes answers above:</p> <p>The former operator of the property obtained Part 213 Regulatory Closure related to the petroleum releases. A Declaration of Restrictive Covenant (RC) was filed with Ogemaw County in July 2016. The RC restricts the use of groundwater for consumptive purposes, a vapor intrusion restriction to the construction of new buildings without engineering controls, and general soil management requirements.</p>																			
<p>Provide any other relevant information regarding property ownership and operations, if applicable:</p>																			

Brownfield Grant and Loan Project Proposal

V. PROPERTY AND OWNERSHIP INFORMATION

CURRENT OWNER

Parcel ID#:	052-214-001-00					
Property Address:	508 East Houghton Avenue, West Branch, Michigan 48661					
Latitude & Longitude (to 8 digits):	44.276210 -84.226650					
Current Zoning:	Commercial					
Proposed Zoning:	Commercial					
Acreage:	0.4ac+/-					
Property Acquisition Type (inheritance, purchase, tax reversion, other):	Purchase					
Date of Acquisition:	Purchase pending in 2021					
Did the Current Owner Complete a Baseline Environmental Assessment (BEA)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Current Owner Name:	Peter Barbier					
Current Owner Address:	7750 Partlo Rd Whittemore, MI 48770					
Current Owner Email and Phone:	barbierpj@yahoo.com 989-321-0355					
Name and Address of Occupant:	7750 Partlo Rd Whittemore, MI 48770					
Operations at the Property:	Vacant					
Date Operations Began:	2006					
FUTURE OWNER		<input type="checkbox"/> N/A - Ownership will not change				
Parcel ID#:	052-214-001-00					
Future Owner Name:	Richard A. Spies Jr.					

Brownfield Grant and Loan Project Proposal

Future Owner Address, City, State, Zip:	PO Box 1150 Au Gres, MI 48703		
Future Owner Email and Phone:	pinnyrx1@hotmail.com 989-387-6005		
How will the property be acquired? (purchase, tax inversion, inheritance, other)	Purchase		

VI. PROPERTY USE AND ENVIRONMENTAL CONDITIONS					
PROPERTY HISTORY					
<p><i>List the current and former uses of the property below, including dates, owners (if known), and potential contaminants associated with each property use.</i></p>					
Parcel ID / Property Address	Date Range (Year)		Property Use	Potential Contaminants and/or Recognized Environmental Conditions (RECs)	Property Owner
	From	To			
508 E Houghton Ave. / 052- 214-001-00	1900	1970s	Unknown	Unknown	Not determined
	1970s	2004	Gas station	VOCs, PNAs – 10 USTs	Peter Barbier / Little Red's Gas & Stuff, Ltd.
	2004	2021	None	Unknown	Peter Barbier
ENVIRONMENTAL RISKS					
Known Contaminants:		VOCs, PNAs			
Pathways of Concern:		<input checked="" type="checkbox"/> Groundwater/Surface Water Interface (GSI) <input checked="" type="checkbox"/> Drinking Water <input checked="" type="checkbox"/> Volatilization to Indoor Air <input type="checkbox"/> Ambient Air <input checked="" type="checkbox"/> Direct Contact <input type="checkbox"/> Unknown			
PETROLEUM INFORMATION					
Were underground storage tanks (USTs) ever located on the property?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Suspected		
Are USTs <u>currently</u> present on the property?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Suspected		
Has a UST release been reported for the property?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Summarize known UST information below.					
Tank ID #	Size	Contents	Installation Date	Removal Date	Status (active, removed, etc.)
8	4,000	Other	NA	1997	Closed in place
Release ID #					
C-0966-97					

Brownfield Grant and Loan Project Proposal

10	10,000	Gasoline	NA	2004	Closed in place	C-0528-04
3	10,000	Gasoline	1978	2004	Removed	C-0528-04
6	8,000	Other	1978	2004	Removed	C-0966-97
7	4,000	Other	NA	2004	Removed	C-0966-97
4	8,000	Kerosene	1978	2001	Removed	C-1349-01
9	10,000	Gasoline	NA	2004	Removed	C-0528-04
5	10,000	Kerosene	1978	2001	Removed	C-1349-01
1	10,000	Gasoline	1978	2004	Removed	C-0479-95
2	10,000	Gasoline	1978	2004	Removed	C-0528-04

HAZARDOUS SUBSTANCE INFORMATION

Was there ever a non-UST related release of a hazardous substance on the property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown
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Summarize known hazardous substance release information below.

Date of Release	Description of Release	Status	Release ID #

To the best of your knowledge, did the applicant cause or contribute to contamination that is known or may be discovered at the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, did NOT cause or contribute to contamination <input type="checkbox"/> May have caused or contributed to contamination
To the best of your knowledge did the developer cause or contribute to contamination that is known or may be discovered at the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, did NOT cause or contribute to contamination <input type="checkbox"/> May have caused or contributed to contamination <input type="checkbox"/> Not Applicable/No developer

ENVIRONMENTAL CONDITION OF THE PROPERTY

Brownfield Grant and Loan Project Proposal

Provide below a brief description of what is known about the environmental condition of the property. Describe known and/or suspected contamination and the risk that needs to be mitigated/addressed to safely reuse the property. Provide maps and figures showing contaminant exceedances (see checklist in Section XII):

Shallow soil and groundwater, impacted by petroleum compounds have been identified throughout the property from immediately below the ground surface to at least 9 feet below ground surface above the EGLE Generic Residential Cleanup Criteria. Soil gas sampling was conducted in 2014 that identified various VOCs above the laboratory method detection limit beneath the building slab.

PROPOSED ENVIRONMENTAL ACTIONS WITH GRANT/LOAN FUNDING

Check all that apply.

- | | | |
|---|--|---|
| <input type="checkbox"/> Hazardous Material Survey
<input checked="" type="checkbox"/> BEA
<input checked="" type="checkbox"/> Excavation | <input checked="" type="checkbox"/> Assessment/Investigation
<input checked="" type="checkbox"/> Due Care Planning
<input checked="" type="checkbox"/> Soil Transport/Disposal | <input type="checkbox"/> UST Removal
<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Vapor Mitigation |
|---|--|---|

Other (please describe):

Describe the proposed actions that will be undertaken with grant and loan funds to address the environmental conditions and make the property safe for the proposed reuse. Please explain reasons why the proposed eligible activities should be funded.

The proposed grant funds will be used for the completion of a Phase I ESA, a supplemental Phase II ESA, soil gas sampling, soil removal, transport and disposal, vapor barrier installation, design and install SSD System, and reporting. The receipt of grant funding will assist the developer overcoming the known environmental conditions of the property and provide a safe and healthy reuse of the property. Without the use of grant funding, the redevelopment may not occur.

Provide maps showing contamination relative to the building footprint and/or the development plan (see checklist in Section XII):

DEMOLITION

If a grant or loan will be used for demolition (buildings, site features, etc.), answer the following questions:

Does the structure impede the proposed environmental response activities? Yes No

Does the structure present a health or safety threat? Yes No

Does the structure impede the reuse of the property? Yes No

Do the environmental activities exceed the cost of demolition? Yes No

Further explanation, if necessary:

VII. ECONOMIC AND REDEVELOPMENT INFORMATION		
Capital Investment: \$ 290,000	Permanent Jobs Created: Full Time = 1 Part Time = 1	
Current State Equalization Value (SEV): \$ 64,700	Anticipated post redevelopment SEV: \$84,000	
Is there a developer committed to the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Developer's Name: Richard A. Spies Jr.		
Provide a brief summary of how the redevelopment project will provide an economic benefit to the community:		
DEVELOPER'S EXPERIENCE		
Provide a brief summary of the developer's business experience, including any other businesses, terms and conditions of their participation in the project, bankruptcies, and civil or criminal enforcement actions related to environmental violations:		
Developer currently owns and operates 4 Independent Pharmacies serving residents in Bay, Arenac and Ogemaw Counties. These Pharmacies are Pinny Pharmacy (Pinconning), Standish Pharmacy (Standish), Au Gres Pharmacy (Au Gres), and Skidway Pharmacy (Prescott). The main focus is to offer Pharmacy Services to residents in our rural communities at a level of service far superior to that of the Chain Stores and Big Box Retailers. Their specialty is in individualized, personalized care that is needed and welcomed by a large segment of our population, especially the elderly and lower income demographics. They also offer immunizations and packaging for local Adult Foster Care Homes and facilities such as the county jail. Etc.		
<input type="checkbox"/> N/A - Project does not have developer		
DEVELOPER'S PROJECT FINANCING		
Summarize the sources of your total capital investment and the status of the financing.		
Currently in discussion with local bank, as well as seller financing of the Real Estate.		
<input type="checkbox"/> N/A – Project does not have a developer		
Source of Funding	Estimated Amount	Status of Approval
Peter Barbier (owner/seller) Real Estate	\$90,000.00	Approved
Building Renovation HCB/ Self-Funded	\$100,000.00	HCB Pending
Lot Development HCB/ Self-Funded	\$100,000.00	HCB Pending
TOTAL =	\$290,000	
TAX INCREMENT FINANCING (TIF)		
Will the project use Brownfield TIF?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Brownfield Grant and Loan Project Proposal

If Yes, identify all sources that apply:	<input type="checkbox"/> EGLE	<input type="checkbox"/> MEDC	<input type="checkbox"/> Local
PURCHASE AND DEVELOPMENT AGREEMENTS			
Is there a purchase agreement in place?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Status of purchase agreement:	Pending- subject to due diligence		
Status of development agreement:	Pending -subject to due diligence		
As a requirement of EGLE funding, is the developer willing to enter into a development agreement with the applicant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> NA
Has the project received site plan approval?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
	If no, explain: The project is pending final site plan for review.		
SCHEDULE			
Provide a summary schedule for the completion of the proposed eligible activities:			
<p><i>Identify the dates redevelopment is expected to begin and be completed:</i></p> <p>Estimated Start Date: Summer 2021</p> <p>Estimated Completion Date: Fall 2021</p>			

VIII. COMMUNITY OUTCOMES		
Will existing infrastructure be reused?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Please describe: The on-site building will be renovated. Upgrades to public utilities will occur.		
Is the community in which the project is located economically disadvantaged, depressed, or facing other significant challenges?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, explain:		
Does the project fit into the community's development plans?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Please explain:		
The proposed redevelopment falls in line with the goals of the City of West Branch, including: improving downtown properties, infrastructure maintenance and improvements, and supports the ongoing efforts of organizations that have an interest in business development and improvement in the City of West Branch.		
COMMUNITY BENEFITS		

Brownfield Grant and Loan Project Proposal

Provide a brief summary of how the redevelopment project will result in social or other community benefits, including job creation, increased tax base, blight removal, addressing dangerous conditions, placemaking, impact on surrounding properties, etc:

WEST BRANCH PHARMACY

The property has been vacant for several years and is located at one of the busiest corners in our community. The building is in need of significant repairs and is somewhat of an "eyesore" in its present condition, as is the entire lot where it sits as a result of the prior excavation and tank removal. Renovation of the building, paving the lot, and landscaping will be a great step forward from a visual standpoint. Equally or more important will be the addition of a community oriented and patient focused Independent Pharmacy Provider for the community and surrounding area. There has been a loss of the only 2 Independent Pharmacies in the last 2 years (one as recent as April 2021) due to owners selling to a major Chain Pharmacy. This has left the community without the personal service they desire and, in many cases, require for optimal care.

Job Creation

- Upon completion of the project the Pharmacy would employ 1 full and 1 part time Licensed Pharmacist, several Licensed Technicians, and cashiers. These are quality jobs added to our community.
- Provide an Internship/ Externship site for Colleges of Pharmacy in Michigan
- There will be work performed during the construction utilizing area contractors for Plumbing, Electrical, HVAC, Roofing and Construction and Repair.
- There will be work performed in filling, grading, and concrete and asphalt finishing.

Social/Community Benefits

- Better healthcare for our citizens that require the personal service of an Independent Pharmacy.
- Provide necessary immunizations and vaccines to members of our community
- Provide prescription savings to local patients through an arrangement with Sterling Area Health Center a federally qualified rural health center (Through the federal 340-B program).
- Retain Healthcare dollars in our community that might otherwise be lost to mail order prescription services.
- Provide a training site for college of pharmacy interns as a part of their education process.
- Allow/ Promote "job shadowing" for High School students considering a career in pharmacy.
- Clean up and Remodeling and Beautification of the existing site. The building and lot as it currently stands is an "eyesore" in what is the busiest traffic area within the City. The new remodeled building, parking lot, and landscaping will be a much needed and welcomed improvement.

IX. LOCAL COMMITMENT

LOCAL CONTRIBUTIONS TO THE PROJECT

The City of West Branch is committed on hiring AKT Peerless to perform all environmental work associated with this EGLE grant project. The City is committed on approving this EGLE grant application at an upcoming department meeting. In addition, the City pledges administrative support to ensure the success for this project.

X. CERTIFICATION

The undersigned, as the representative of the applicant, certifies that the information provided in this application and its attachments is true and complete to the best knowledge and belief of the applicant and the undersigned.

Typed name of Applicant's Representative

Signature

Title

Date

Please submit the proposal electronically to

EGLE-Brownfields@michigan.gov

Please call 517-242-9276 with questions.

#mibrownfields

www.michigan.gov/eglebrownfields

Budget Table and Required Attachments

REQUIRED ATTACHMENTS

Please complete the following checklist and attach the supporting documentation.

#	DESCRIPTION	ATTACHED?	COMMENTS
1	Budget Table	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2	Site Maps: Map(s) showing the location of the project area, site boundaries, existing structures, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Property Survey
	Map(s) showing the location of known contaminants, recognized environmental concerns [including contaminant boundaries (when known)], and contaminant concentrations.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Closure Report Maps
	Map(s) showing proposed development in relation to contaminants.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	The existing building will be reused. No ground breaking activities for building expansion will take place.
	Map(s) showing site development plans.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	
3	Analytical data summary tables.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Closure Report Tables
4	Agreements Purchase Agreement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	PA Pending
	Development Agreement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	DA Pending
5	Site Photos High quality, publishable digital photos of the site. Please also provide these electronically in jpg format.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
6	Describe other attachments provided:		

BUDGET TABLE

Provide the project budget in the table below. Change, add, or delete activities as appropriate for the project. Column specific notes provided below table.

Column Specific Notes:

EGLE RPF Grant: This funding can only be used for Refined Petroleum Fund related contamination. Talk to your brownfield coordinator to confirm appropriate funding source.

EGLE 201 Grant: This funding can be used for non-petroleum sites. Talk to your brownfield coordinator to confirm appropriate funding source.

EGLE Loan: This funding can be used for refined petroleum or non-petroleum sites with redevelopment potential.

Tax Increment Financing (TIF) tied to EGLE Loan: If TIF is proposed to reimburse the loan, that portion of the TIF will also be reflected in the loan amount.

Other TIF: Any TIF dollars that will NOT be used to reimburse the EGLE loan, including non-EGLE TIF would be reflected here.

Local Funds: Any funding the community is contributing to the project.

Developer Funds: Funds the developer is investing into the project.

Other: Include other federal, state, private, etc. dollars that are not already reflected.

TASK (Activity)	TOTAL Expected Cost	Proposed Funding Mechanism						
		EGLE RPF Grant	EGLE 201 Grant	EGLE Loan	TIF tied to EGLE Loan	Other TIF (not tied to EGLE Loan)	Local Funds (public)	Developer Funds (private)
Assessment/Investigation								
Site assessment (Phase I/II)	\$ 21,500			\$21,500				
Baseline environmental assessment (BEA)	\$ 3,000			\$3,000				
Lead, asbestos, and mold survey								
Due Care Planning	\$ 7,500			\$7,500				
Other assessment activity								
Demolition/Abatement								
Demolition								
Abatement								
Other demolition/abatement activity								
Due Care								
Transport/disposal of contaminated soils	\$ 11,500			\$11,500				
Vapor mitigation system	\$ 25,000			\$25,000				
Other due care activity								
Response Activity								
Excavation/transportation/ disposal of contaminated soils								
Other response activity								
Contingency (up to 15% of grant/loan)								
3rd Party Environmental Oversight (up to 5% of grant/loan)								
Administration (up to 3% of grant/loan)	\$ 2,145			\$2,145				
EGLE Project Sign (grant/loan requirement)	\$ 500			\$ 500				
Grant Closeout Report (grant/loan requirement)	\$ 2,500			\$ 2,500				
Remaining project costs								
TOTAL	\$ 73,645	\$ -	\$ 73,645	\$ -	\$ -	\$ -	\$ -	\$ -

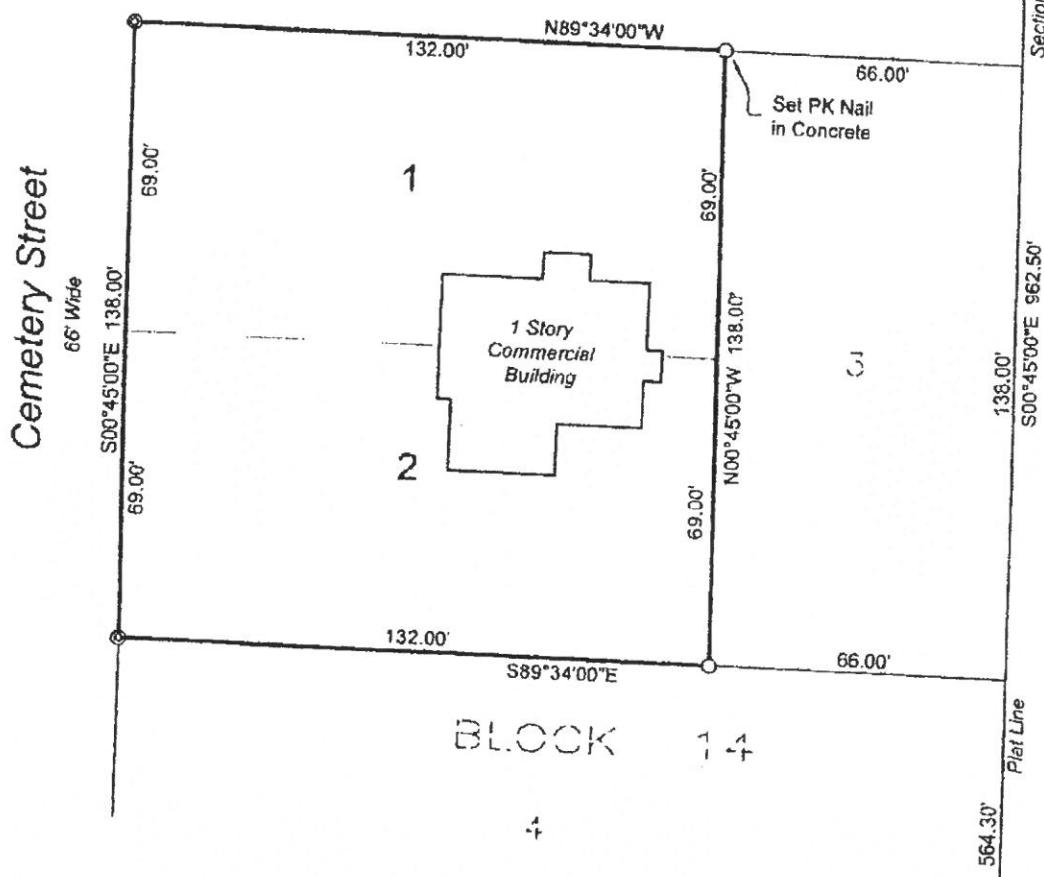
NOTE: If grant/loan funded activities are planned to be performed by the project developer's consulting firm, EGLE expects that the applicant will hire its own environmental oversight professional. Exceptions will be considered in low-risk situations on a case-by-case basis. The environmental oversight professional's fees are eligible for reimbursement with the proposed grant or loan. Please include an environmental oversight professional in the budget if applicable.



Peter Barber
2270 N. Dobler
Sterling, MI 48659

Northeast Corner
Section 30, T22N, R2E
Found Remon Monument

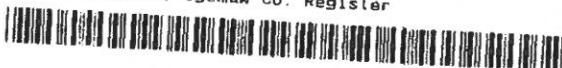
Houghton Avenue
66' Wide Public Road



Property Description:

Lot 1 and Lot 2, Block 14, Peoples Addition to the Village (Now City) of West Branch,
Section 30, T22N, R2E, City of West Branch, Ogemaw County, Michigan.

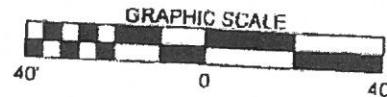
Doc # 3135564
07/15/2016 11:35:13 AM Page: 9 of 10
COV Fee:\$ 41.00
Denise Simmons, Ogemaw Co. Register



LEGEND

- (@) FOUND CAPPED IRON
- (O) SET CAPPED IRON
- (●) FOUND IRON
- (■) FOUND CONCRETE MONUMENT
- (R) RECORDED
- (M) MEASURED

BEARING BASIS: Robert Higgins Survey



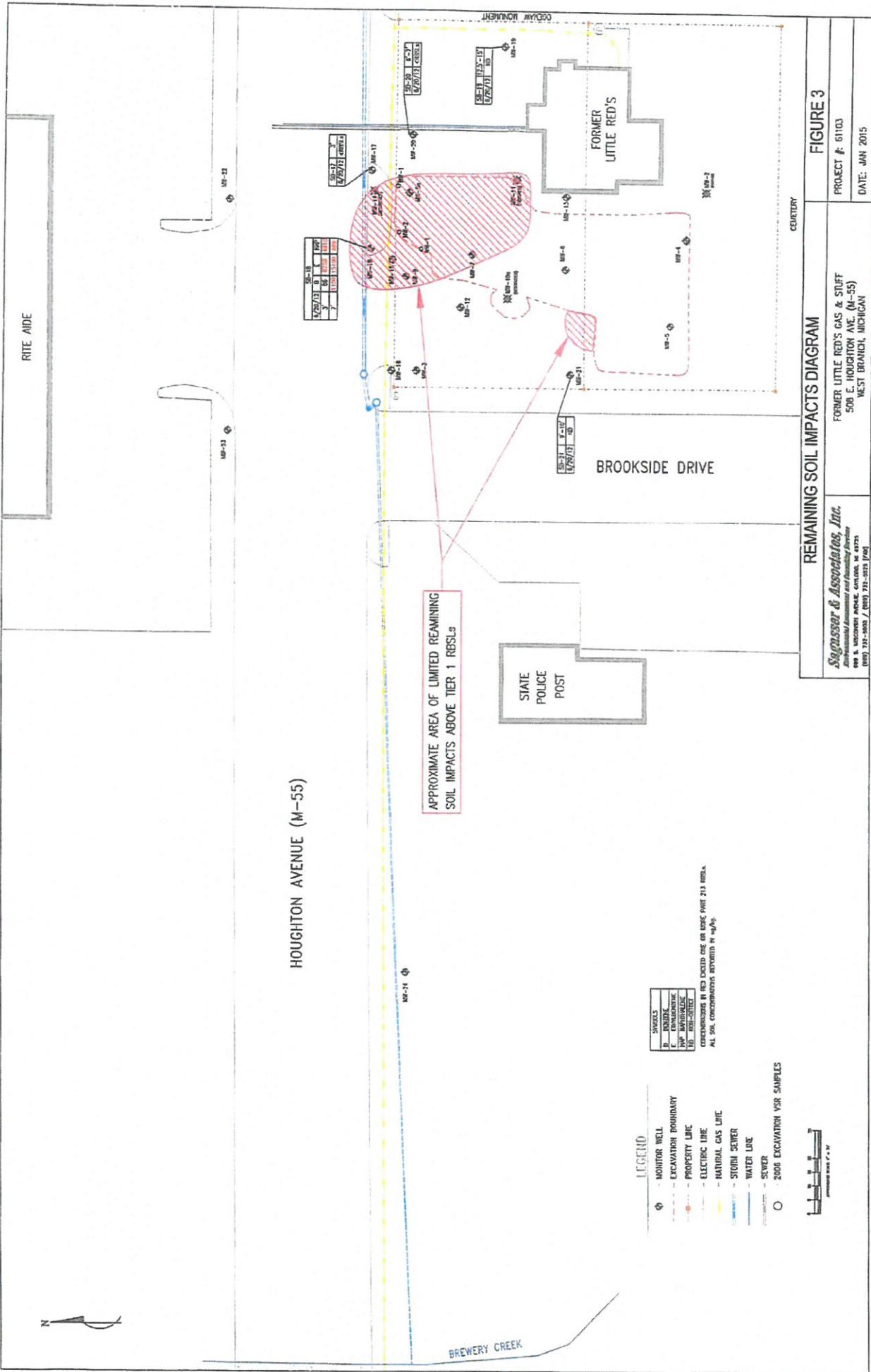
COPY

Jeremy R. Card, P.S. No: 47947
OFFICIAL SEAL

I, Jeremy R. Card, hereby certify that I have surveyed the above mapped
and described property and that the error of closure is less than 1 in 5000.

CLIENT:	Maple Ridge Hardwoods
JOB NUMBER:	C150508A
DATE:	May 26 2015

J. CARD SURVEYING, LLC



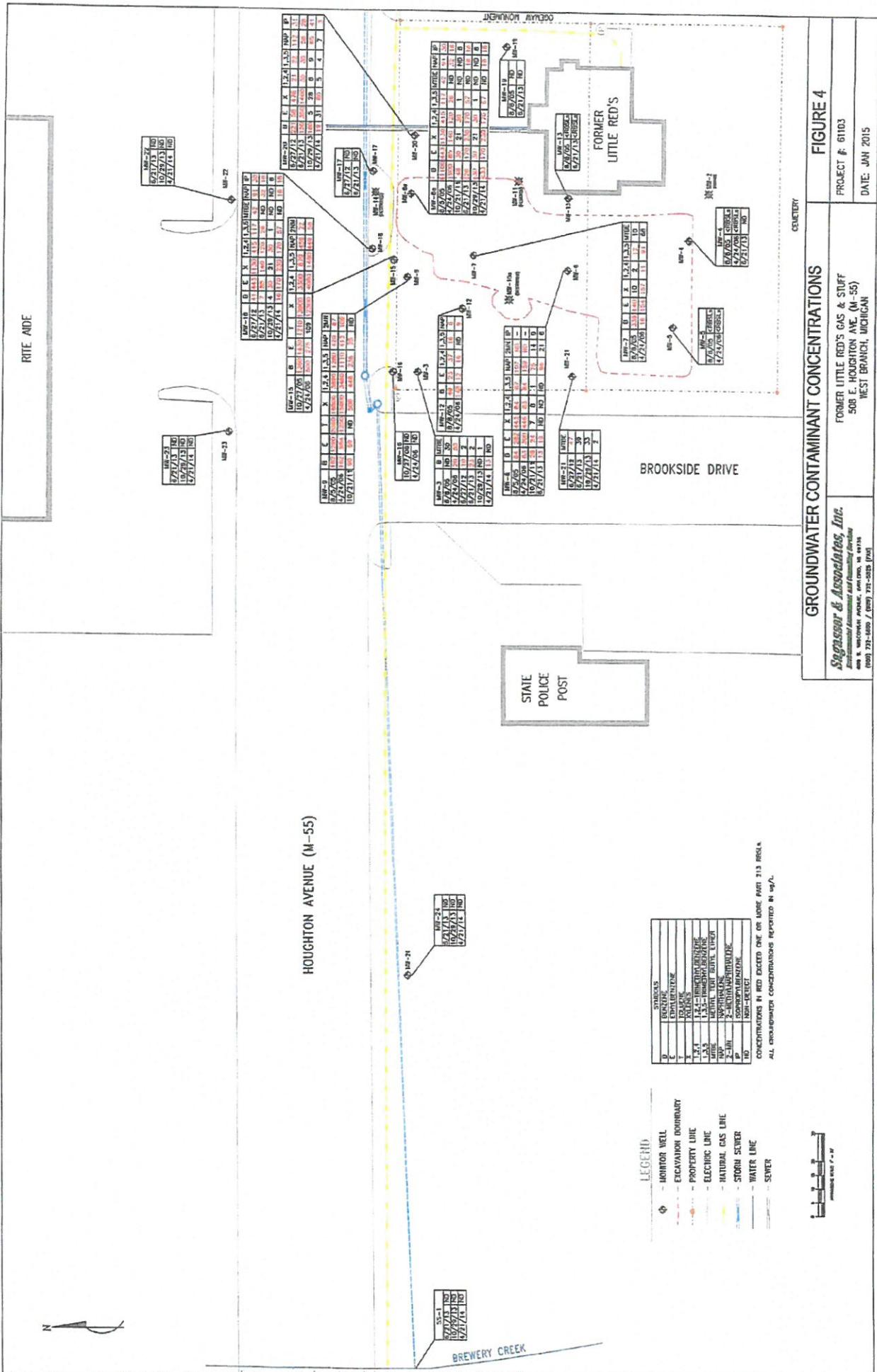


TABLE 1
SUMMARY & PART 213 TIER 1 RISK-BASED SCREENING
LEVELS COMPARISON OF SOIL ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility ID: 0-0001850

Sample I.D.	Part 213 Tier 1 RBSLs / Part 201 Generic Cleanup Criteria & Screening Levels			North Wall 1- 2006 Excavation	North Wall 2- 2006 Excavation	SB-17 (MW-17)	SB-18 (MW-18)	SB-19 (MW-19)	SB-20 (MW-20)	SB-21 (MW-21)
Sample Depth (feet)	4'	4'	3'	3'	3'	7'	7'	12.5'-15'	6'-7'	9'-10'
Date Collected	27-Feb-06	27-Feb-06	20-Jun-12	20-Jun-12	20-Jun-12	20-Jun-12	20-Jun-12	20-Jun-12	20-Jun-12	20-Jun-12
Date Analyzed	3/8/2006	3/8/2006	6/26/2012	6/26/2012	6/26/2012	6/26/2012	6/26/2012	6/26/2012	6/26/2012	6/26/2012
Collection Method	Grab	Grab	Grab	Grab	Grab	Grab	Grab	Grab	Grab	Grab
VOCs by EPA Method 6035/8260B (ug/kg)										
Benzene	100	4,000	1,600	180,000	2,120	743	<38.0	86.2	<40.2	<41.4
Ethylbenzene	1,500	360	87,000	140,000	9,640	17,900	<38.0	87.50	15,100	<40.2
Toluene	16,000	2,800	250,000	250,000	25,100	42,000	<38.0	<38.5	<38.7	<40.2
Xylene (total)	5,600	820	150,000	150,000	36,500	72,500	<76.0	318	320	<80.3
1,2,4-Trimethylbenzene	2,100	570	110,000	110,000	14,100	34,900	<38.0	133	111	<40.2
1,3,5-Trimethylbenzene	1,800	1,100	94,000	94,000	3,840	14,400	<38.0	<38.5	153	<40.2
Naphthalene	35,000	730	250,000	16,000,000	2,000	3,810	210	4,910	689	<201
2-Methylnaphthalene	57,000	4,200	2,700,000	8,100,000	789	1,670	299	2,770	<194	<207
Isopropylbenzene	91,000	3,200	390,000	390,000	-	<38.0	1,430	581	<40.2	<41.4
Methyl tert-butyl ether	800	140,000	5,900,000	1,500,000	ND	ND	<38.0	<38.5	<38.7	<40.3

Notes

1. All soil concentrations in micrograms per kilogram - ug/kg, equivalent to parts per billion (ppb).
2. Collection method codes (list all that apply): GRAB
3. ID - Insufficient data to develop cleanup criteria.
4. NA - Cleanup Criteria is not available.
5. N.L.V. - Chemical is not likely to volatilize under most conditions.
6. (*) - Indicates Method Detection Limit (MDL) may exceed cleanup criteria, therefore, cleanup criteria do not apply.
7. Concentrations that are shaded, in bold and bold outlined exceed one or more cleanup criteria.
8. Part 201 Generic Cleanup Criteria and Screening Levels/2013 RBSLs, RRD Op Memo No.1, Attachment A.
9. "-" - Not analyzed.
10. "ND" - Not Detected at or above reportable detection limit.

TABLE 1
SUMMARY & PART 213 TIER 1 RISK-BASED SCREENING
LEVELS COMPARISON OF SOIL ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility ID: 0-0001850

Sample ID.	Part 213 Tier 1 RBSSLs / Part 201 Generic Cleanup Criteria & Screening Levels				SB 28	Floor 1 - 2006 Excavation	Floor 2 - 2006 Excavation	Floor 3-2006 Excavation	Floor 4-2006 Excavation	West Wall 1-2006 Excavation	West Wall 2-2006 Excavation	East Wall 1-2006 Excavation	East Wall 2-2006 Excavation	
	Sample Depth (feet)	Drinking Water Protection	GSI	Volatilization to Indoor Air Inhalation										
Sample Depth (feet)	2'-3'				2'-3'	8'	8'	6'	6'	4'	4'	4'	4'	4'
Date Collected					21-Oct-05	27-Feb-06	27-Feb-06	27-Feb-06	27-Feb-06	27-Feb-06	27-Feb-06	27-Feb-06	27-Feb-06	27-Feb-06
Date Analyzed					10/31/2005	3/8/2006	3/8/2006	3/8/2006	3/8/2006	3/8/2006	3/8/2006	3/8/2006	3/8/2006	3/8/2006
Collection Method					Grab	Grab	Grab	Grab	Grab	Grab	Grab	Grab	Grab	Grab
VOCs by EPA Method 5035/8260B (ug/kg)														
Benzene	100	4,000	1,600	180,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	1,500	360	87,000	140,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	16,000	2,800	250,000	250,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Xylene (total)	5,600	820	150,000	150,000	374	ND	ND	ND	ND	439	38,600	801	45,500	2,020
1,2,4-Trimethylbenzene	2,100	570	110,000	110,000	390	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	1,800	1,100	94,000	94,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	35,000	730	250,000	16,000,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Methylnaphthalene	57,000	4,200	2,700,000	8,100,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	91,000	3,200	390,000	390,000	-	-	-	-	-	-	-	-	-	-
Methyl tert-butyl ether	800	140,000	5,900,000	1,500,000	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes

- All soil concentrations in micrograms per kilogram - ug/kg, equivalent to parts per billion (ppb).
- Collection method codes (list all that apply): GRAB
- ID - Insufficient data to develop cleanup criteria.
- NA - Cleanup Criteria is not available.
- NLV - Chemical is not likely to volatilize under most conditions
- (r) - Indicates Method Detection Limit (MDL) may exceed cleanup criteria, therefore, cleanup criteria do not apply.
- Concentrations that are shaded, in bold and bold outlined exceed one or more cleanup criteria.
- Part 201 Generic Cleanup Criteria and Screening Levels/213 RBSSLs, RRD Op Memo No. 1, Attachment 9.
- "-": Not analyzed
- ND - Not Detected at or above reportable detection limit.

TABLE 1
SUMMARY & PART 213 TIER 1 RISK-BASED SCREENING
LEVELS COMPARISON OF SOIL ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility ID: 0-0001850

Sample ID.	Part 213 Tier 1 RBSLs / Part 201 Generic Cleanup Criteria & Screening Levels				SB 20	SB 21	SB 22	SB 25	SB 26	SB 27
	Sample Depth (feet)	Drinking Water Protection	GSI Protection	Volatilization to Indoor Air Inhalation	Direct Contact					
Date Collected				12'-13'	1'-2'	7'-8'	2'-3'	5'-6'	7'-8'	5'-6'
Date Analyzed				06-Jul-05	18-Jul-05	18-Jul-05	20-Jul-05	20-Jul-05	05-Aug-05	21-Oct-05
Collection Method				7/13/2005	7/29/2005	7/29/2005	7/28/2005	7/28/2005	8/5/2005	10/31/2005
VOCs by EPA Method 5035(B) (ug/kg)					Grab	Grab	Grab	Grab	Grab	Grab
Benzene	100	4,000	1,600	180,000	ND	ND	5,430	67	9,930	ND
Ethylbenzene	1,500	360	87,000	140,000	ND	ND	11,800	1,040	2,690	430
Toluene	16,000	2,800	250,000	250,000	ND	ND	24,100	405	159	766
Xylene (total)	5,600	820	150,000	150,000	ND	ND	39,900	26,200	2,620	5,420
1,2,4-Trimethylbenzene	2,100	570	110,000	110,000	ND	ND	16,100	23,600	610	3,570
1,3,5-Trimethylbenzene	1,800	1,100	94,000	94,000	ND	ND	4,890	8,170	241	1,320
Naphthalene	35,000	730	250,000	16,000,000	ND	ND	1,770	1,580	ND	145
2-Methylnaphthalene	57,000	4,200	2,700,000	8,100,000	ND	ND	689	1,350	326	ND
Isopropylbenzene	91,000	3,200	390,000	390,000	-	-	-	-	-	-
Methyl tert-butyl ether	800	140,000	5,900,000	1,500,000	ND	ND	ND	ND	ND	ND

Notes

- All soil concentrations in micrograms per kilogram - ug/kg, equivalent to parts per billion (ppb).
- Collection method codes (list all that apply): GRAB.
- ID - Insufficient data to develop cleanup criteria.
- NA - Cleanup Criteria is not available.
- NA - Chemical is not likely to volatilize under most conditions.
- (*) - Indicates Method Detection Limit (MDL) may exceed cleanup criteria, therefore, cleanup criteria do not apply.
- Concentrations that are shaded, in bold and outlined exceed one or more cleanup criteria.
- Part 201 Generic Cleanup Criteria and Screening Levels/213 RBSLs, RRD On Memo No 1, Attachment 8.
- - Not analyzed
- ND - Not Detected at or above reportable detection limit.

TABLE 1
SUMMARY & PART 213 TIER 1 RISK-BASED SCREENING
LEVELS COMPARISON OF SOIL ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility ID: 0-0001850

Sample I.D.	Part 213 Tier 1 RBSLs / Part 201 Generic Cleanup Criteria & Screening Levels				SB 15	SB 16	SB 17	SB 18	SB 19
	Sample Depth (feet)	0'-2'	5'-6'	2'-3'					
Date Collected	Drinking Water Protection	GSI Protection	Volatilization to Indoor Air Inhalation	Direct Contact	05-Jul-05 7/13/2005	05-Jul-05 7/13/2005	05-Jul-05 7/13/2005	05-Aug-05 8/15/2005	05-Aug-05 7/13/2005
Date Analyzed								06-Jul-05 7/13/2005	06-Jul-05 7/13/2005
Collection Method	VOCs by EPA Method 5035/B260B (ug/kg)				Grab	Grab	Grab	Grab	Grab
Benzene	100	4,000	1,600	180,000	ND	ND	1,520	328	ND
Ethylbenzene	1,500	360	87,000	140,000	75	ND	9,120	366	ND
Toluene	16,000	2,800	250,000	250,000	ND	ND	ND	ND	ND
Xylene (total)	5,600	820	150,000	150,000	ND	ND	4,320	152	ND
1,2,4-Trimethylbenzene	2,100	570	110,000	110,000	ND	ND	373	127	ND
1,3,5-Trimethylbenzene	1,800	1,100	94,000	94,000	ND	ND	1,210	ND	ND
Naphthalene	35,000	730	250,000	16,000,000	ND	ND	1,550	ND	ND
2-Methylnaphthalene	57,000	4,200	2,700,000	8,100,000	ND	ND	470	ND	ND
Isopropylbenzene	91,000	3,200	390,000	390,000	-	-	-	-	-
Methyl tert-butyl ether	800	140,000	5,900,000	1,500,000	ND	ND	ND	ND	ND

Notes

- All soil concentrations in micrograms per kilogram - ug/kg, equivalent to parts per billion (ppb).
- Collection method codes list all that apply: GR,B.
- ID - Insufficient data to develop cleanup criteria.
- NA - Cleanup Criteria is not available.
- Chemical is not likely to volatilize under most conditions.
- (*)-Indicates Method Detection Limit (MDL) may exceed cleanup criteria, therefore, cleanup criteria do not apply.
- Concentrations that are shaded, in bold and bold outlined exceed one or more cleanup criteria.
- Part 201 Generic Cleanup Criteria and Screening Levels/213 RBSLs, RRD Op Memo No.1, Attachment 9.
- Not analyzed.
- "--" Not detected at or above reportable detection limit.
- "ND" - Not Detected.

TABLE 1
SUMMARY & PART 213 TIER 1 RISK-BASED SCREENING
LEVELS COMPARISON OF SOIL ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility ID: 0-00091850

Sample I.D.	Part 213 Tier 1 RBSSLs / Part 201 Generic Cleanup Criteria & Screening Levels			East Wall 2	East Wall 3 (EXCAVATED)	East Wall 4 (EXCAVATED)	North Wall 1 (EXCAVATED)	North Dispenser Island (EXCAVATED)	South Dispenser Island (EXCAVATED)	SB 14
Sample Depth (feet)	0'-2'	0'-2'	0'-2'	0'-2'	0'-2'	0'-2'	0'-2'	6'	4'	6'-7'
Date Collected	05-Jan-05	05-Jan-05	05-Jan-05	05-Jan-05	05-Jan-05	05-Jan-05	05-Jan-05	05-Jan-05	04-Jan-05	05-Jan-05
Date Analyzed	1/11/2005	1/11/2005	1/11/2005	1/11/2005	1/11/2005	1/11/2005	1/10/2005	1/10/2005	1/10/2005	05-Jul-05
Collection Method	Grab	Grab	Grab	Grab	Grab	Grab	Grab	Grab	Grab	Grab
VOCs by EPA Method 5035/8260B (ug/kg)										
Benzene	100	4,000	1,600	180,000	ND	1,290	7,830	3,360	1,010	92
Ethylbenzene	1,500	360	87,000	140,000	ND	89	56,000	160,000	142,000	40,800
Toluene	16,000	2,800	250,000	250,000	ND	ND	70,200	26,300	90,100	4,650
Xylene (total)	5,600	820	150,000	150,000	ND	26,100	670,000	547,000	949,000	175,000
1,2,4-Trimethylbenzene	2,100	570	110,000	110,000	220	72,600	438,000	360,000	533,000	111,000
1,3,5-Trimethylbenzene	1,800	1,100	94,000	94,000	ND	26,700	139,000	142,000	195,000	32,700
Naphthalene	35,000	730	250,000	16,000,000	ND	14,800	46,100	36,200	39,100	6,370
2-Methylnaphthalene	57,000	4,200	2,700,000	8,100,000	ND	17,500	54,100	47,300	40,800	424
Isopropylbenzene	91,000	3,200	390,000	390,000	-	-	-	-	-	1,020
Methyl tert-butyl ether	800	140,000	5,900,000	1,500,000	ND	ND	ND	ND	ND	ND

Notes

- All soil concentrations in micrograms per kilogram - ug/kg, equivalent to parts per billion (ppb)
- Collection method codes (list all that apply): GRAB
- ID - Insufficient data to develop cleanup criteria.
- NA - Cleanup Criteria is not available.
- NA - Cleanup Criteria is not available.
- NA - Chemical is not likely to volatize under most conditions.
- (*) - Indicates Method Detection Limit (MDL) may exceed cleanup criteria, therefore, cleanup criteria do not apply.
- Concentrations that are shaded, in bold and in bold outlined exceed one or more cleanup criteria.
- Part 201 Generic Cleanup Criteria and Screening Levels (2013 RBSS, RRD Op Memo No. 1, Attachment 9).
- Not analyzed.
- ND - Not Detected at or above reportable detection limit.

TABLE 1
SUMMARY & PART 213 TIER 1 RISK-BASED SCREENING
LEVELS COMPARISON OF SOIL ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility ID: 0-0001850

Sample I.D.	Part 213 Tier 1 RBSLs / Part 201 Generic Cleanup Criteria & Screening Levels				Floor 3	Floor 4	West Wall 3	West Wall 4 (EXCAVATED)	West Wall 4 0'-2'	West Wall 5	East Wall 1 0'-2'
	Sample Depth (feet)	Drinking Water Protection	GSI Protection	Volatilization to Indoor Air Inhalation							
Date Collected					10'	10'	0'-2'	0'-2'	2'-4'	0'-2'	6'-8'
Date Analyzed					04-Jan-05 1/10/2005	04-Jan-05 1/10/2005	05-Jan-05 1/7/2005	05-Jan-05 1/7/2005	05-Jan-05 1/7/2005	05-Jan-05 1/7/2005	05-Jan-05 1/11/2005
Collection Method					Grab	Grab	Grab	Grab	Grab	Grab	Grab
VOGs by EPA Method 5035/6260B (ug/kg)											
Benzene	100	4,000	1,600	180,000	676	ND	505	9,210	339	ND	ND
Ethylbenzene	1,500	360	87,000	140,000	1,150	ND	1,080	49,600	4,060	92	63
Toluene	16,000	2,800	250,000	250,000	ND	ND	ND	14,600	366	ND	ND
Xylene (total)	5,600	820	150,000	150,000	4,340	ND	1,170	113,000	7,450	526	424
1,2,4-Trimethylbenzene	2,100	570	110,000	110,000	1,900	ND	381	54,400	5,770	322	133
1,3,5-Trimethylbenzene	1,800	1,100	94,000	94,000	539	ND	ND	30,600	2,110	ND	ND
Naphthalene	35,000	730	250,000	16,000,000	364	ND	1,130	89,400	11,800	322	ND
2-Methyl/naphthalene	57,000	4,200	2,700,000	8,100,000	ND	ND	ND	87,300	13,800	1,650	276
Isopropylbenzene	91,000	3,200	390,000	390,000	-	-	-	-	-	-	-
Methyl tert-butyl ether	800	140,000	5,900,000	1,500,000	ND	ND	ND	ND	ND	ND	ND

Notes

1. All soil concentrations in micrograms per kilogram - ug/kg, equivalent to parts per billion (ppb).
2. Collection method codes (list all that apply): GRAB.
3. ID - Insufficient data to develop cleanup criteria.
4. NA - Cleanup Criteria is not available.
5. NLR - Chemical is not likely to volatilize under most conditions.
6. (*) - Indicates Method Detection Limit (MDL) may exceed cleanup criteria, therefore, cleanup criteria do not apply.
7. Concentrations that are shaded, in bold and bold outlined exceed one or more cleanup criteria.
8. Part 201 Generic Cleanup Criteria and Screening Levels/213 RBSLs, RRD Op Memo No.1, Attachment 1.
9. "-" - Not analyzed
10. "ND" - Not Detected at or above reportable detection limit.

TABLE 1
SUMMARY & PART 213 TIER 1 RISK-BASED SCREENING
LEVELS COMPARISON OF SOIL ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility ID: D-0001850

Sample I.D.	Part 213 Tier 1 RBSLs / Part 201 Generic Cleanup Criteria & Screening Levels			South Wall 1	South Wall 2	South Wall 3	West Wall 1	West Wall 2	North Wall 2	West Wall 3	Floor 1	Floor 2
Sample Depth (feet)				4'-6'	4'-6'	4'-6'	4'-6'	2'-4'	2'-4'	2'-4'	10'	10'
Date Collected				29-Dec-04	29-Dec-04	03-Jan-05	03-Jan-05				04-Jan-05	04-Jan-05
Date Analyzed				1/10/2005	1/10/2005	1/7/2005	1/7/2005				1/10/2005	1/10/2005
Collection Method				Grab	Grab	Grab	Grab	Grab	Grab	Grab	Grab	Grab
VOCs by EPA Method 5035/5226B (ug/kg)												
Benzene	100	4,000	1,800	180,000	ND	ND	ND	ND	ND	ND	131	505
Ethylbenzene	1,500	360	87,000	140,000	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	16,000	2,800	250,000	250,000	ND	ND	ND	ND	ND	ND	ND	ND
Xylene (total)	5,600	820	150,000	150,000	ND	ND	ND	ND	ND	ND	526	1,170
1,2,4-Trimethylbenzene	2,100	570	110,000	110,000	ND	ND	ND	ND	ND	ND	403	381
1,3,5-Trimethylbenzene	1,800	1,100	94,000	94,000	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	35,000	730	250,000	16,000,000	ND	ND	ND	ND	ND	ND	ND	ND
2-Methylnaphthalene	57,000	4,200	2,700,000	8,100,000	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	91,000	3,200	390,000	390,000	-	-	-	-	-	-	-	-
Methyl tert-butyl ether	800	140,000	5,900,000	1,500,000	ND	ND	ND	ND	ND	ND	ND	ND

Notes

1. All soil concentrations in micrograms per kilogram - ug/kg, equivalent to parts per billion (ppb).
2. Collection method codes (list all that apply): GRA.
3. ID - Insufficient data to develop cleanup criteria.
4. NA - Cleanup Criteria is not available.
5. NLV - Chemical is not likely to volatilize under most conditions.
6. (1) - Indicates Method Detection Limit (MDL) may exceed cleanup criteria, therefore, cleanup criteria defaults to MDL.
7. Concentrations that are shaded, in bold and bold outlined exceed one or more cleanup criteria.
8. Part 201 Generic Cleanup Criteria and Screening Levels/213 RBSLs, RRD Op Memo No. 1, Attachment 1, dated December 31, 2013.
9. "-" Not analyzed.
10. "ND" - Not Detected at or above reportable detection limit.

TABLE 2
SUMMARY AND PART 213 TIER 1 RISK-BASED SCREENING LEVELS
COMPARISON OF GROUNDWATER ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility ID #000001860

Sample I.D.	Part 213 Risk-Based Screening Levels					NMN-24	SS-1
	Drinking Water	GSI	Vapor Intrusion Groundwater GW _{shallow}	Vapor Intrusion Shallow GW _{shallow}	Groundwater to Indoor Air Irradiation		
VOCs by EPA Method 626/6B (ug/L)						P.P.	P.P.
Benzene	5.0	200	140	5.0	5,600	11,000	<1.0
Ethylbenzene	74	18	2,600	700	170,000	<1	<1.0
Toluene	780	270	150,000	1,000	530,000	<1.0	<1.0
Xylenes (total)	280	41	10,000	10,000	180,000	<2	<2.0
1,2,4-Timethylbenzene	63	17	7,300	7.3	58,000	<1	<1.0
1,3,5-Timethylbenzene	72	45	5,100	5.1	61,000	<1	<1.0
MIBK	40	7,100	1,000,000	1,000	4,75e7	610,000	<1
Naphthalene	520	11	1,200	5.0	31,000	<1	<1.0
2-Methylnaphthalene	260	19	3,900	5.0	25,000	<5	<5.0
Isopropylbenzene	800	28	53	5.0	58,000	<1	<1.0
1,2-Dibromoethane	0.05	5.7	18	0.05	2,400	25	<1.0
1,2-Dichloroethane	6.0	350	210	5.0	9,800	19,000	<1
Dissolved Lead by EPA Method 6020 (ug/L)						P.P.	P.P.
Lead	4.0	14	N.L.V.	N.L.V.	ID	1.1	<1.0
Polynuclear Aromatic Hydrocarbons (PNAs) by EPA Method 6220 (ug/L)							
Naphthalene	520	11	1,200	5.0	31,000	<1	<0.21
2-Methylnaphthalene	260	19	3,900	5.0	25,000	<5	<0.21
All other PNAs	-	-	-	-	-	<0.22	-
Total VOCs						0	0
Total VOCs						0	0

Notes

- All groundwater concentrations in micrograms per liter. -L.G. equivalent to parts per billion (ppb).
- Collection method codes (if all not apply): GRAB, disposable bottle (BALER), permeable piston (P.P.).
- ID - insufficient data to determine cleanup criteria.
- NA - Cleanup Criteria is not available.
- N.L.V. - Chemical is not likely to volatilize under most conditions.
- Concentrations that are shaded and in bold exceed one or more cleanup criteria.
- Part 213 Tier 1 Risk-Based Screening Levels.
- = Not analyzed.
- GRAB obtained for lead from X of Part 213 / Part 201 isolates.
- Groundwater Vapor Intrusion Screening Levels (GW_{shallow}) and Vapor Intrusion Shallow Groundwater (GW_{shallow}) provided for reference.

TABLE 2
SUMMARY AND PART 213 TIER 1 RISK-BASED SCREENING LEVELS
COMPARISON OF GROUNDWATER ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility I.D.#000001860

Sample I.D.	Part 213 Risk-Based Screening Levels					MW-22					MW-23				
	Drinking Water	GSI	Vapor Intrusion Groundwater GWh ⁻¹ m ⁻¹	Vapor Intrusion Shallow GWh ⁻¹ m ⁻¹	Volatilization to Indoor Air Inhalation	Groundwater Contaminant	8/2/11/13	10/29/13	4/2/14	8/2/13	10/28/13	7/2/13	11/7/10/2013	4/2/14	4/28/14
Collection Method	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.
VOCs by EPA Method 8260B [ug/L]															
Benzene	5.0	200	140	5.0	5,600	11,000	<1	<1.0	<1.0	<1	<1.0	<1	<1.0	<1.0	<1.0
Ethylbenzene	74	18	2,600	700	170,000	170,000	<1	<1.0	<1.0	<1	<1.0	<1	<1.0	<1.0	<1.0
Toluene	780	270	150,000	1,000	530,000	530,000	<1	<1.0	<1.0	<1	<1.0	<1	<1.0	<1.0	<1.0
Xylenes (total)	280	41	10,000	10,000	180,000	180,000	<2	<2.0	<2.0	<2	<2.0	<2	<2.0	<2.0	<2.0
1,2,4-Trimethylbenzene	63	17	7,300	7.3	56,000	56,000	<1	<1.0	<1.0	<1	<1.0	<1	<1.0	<1.0	<1.0
1,3,5-Trimethylbenzene	72	45	5,100	5.1	81,000	81,000	<1	<1.0	<1.0	<1	<1.0	<1	<1.0	<1.0	<1.0
MTBE	40	7,100	1,000,000	1,000	4.7E+7	610,000	<1	<1.0	<1.0	<1	<1.0	<1	<1.0	<1.0	<1.0
Naphthalene	520	11	1,200	5.0	31,000	31,000	<1	<5.0	<5.0	<1	<5.0	<1	<5.0	<5.0	<5.0
2-Methylnaphthalene	260	19	3,900	5.0	25,000	25,000	<5	<10	<10	<5	<10	<5	<10	<10	<10
Isopropylbenzene	800	28	53	5.0	58,000	58,000	<1	<1.0	<1.0	<1	<1.0	<1	<1.0	<1.0	<1.0
1,2-Dibromoethane	0.06	5.7	16	0.05	2,400	25	<1	<1.0	<1.0	<1	<1.0	<1	<1.0	<1.0	<1.0
1,2-Dichloroethane	5.0	360	210	5.0	9,000	19,000	<1	<1.0	<1.0	<1	<1.0	<1	<1.0	<1.0	<1.0
Disolved Lead by EPA Method 8220 [ug/L]															
Lead	4.0	14	NLV	NLV	NLV	ID	3.4	<1.0	<1.0	<1	<1.0	<1	<1.0	<1.0	<1.0
Polymerized Aromatic Hydrocarbons (PAHs) by EPA Method 8260 [ug/L]															
Naphthalene	520	11	1,200	5.0	31,000	31,000	<1	<0.21	<0.21	<1	<0.21	<1	<0.21	<0.21	<0.21
2-Methylnaphthalene	260	16	3,900	5.0	25,000	25,000	<5	<0.21	<0.21	<5	<0.21	<5	<0.21	<0.21	<0.21
All other PAHs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total VOCs															
Total VOCs							0	0	0	0	0	0	0	0	0

Notes

- All groundwater concentrations in micrograms per liter - ug/L, equivalent to parts per billion (ppb).
- Collection method codes (ID) at these depths: GRAB, disposable bailer (BALLER), peristaltic pump (PP).
- ID - Identifies date to develop cleanup criteria.
- NA - Cleanup Criteria is not available.
- NLV - Chemical is not likely to volatize under most conditions.
- Concentrations that are shaded and in bold exceed one or more cleanup criteria.
- Part 213 Tier 1 Risk-Based Screening Levels
- - Not expected.
- CDS obtained for lead from X of Part 213 / Part 201 footnotes.
- Groundwater Vapor Intrusion Shallow Groundwater (GWH_{shallow}) and Vapor Intrusion Shallow Groundwater (GWH_{shallow}) provided for reference.

TABLE 2
SUMMARY AND PART 213 TIER 1 RISK-BASED SCREENING LEVELS
COMPARISON OF GROUNDWATER ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility ID:#00001850

Sample I.D.	Part 213 Risk-Based Screening Levels						MNW-19						MNW-20						MNW-21					
	Date Collected	Drinking Water	GSI	Vapor Intrusion Groundwater GWW _{suscep}	Vapor Intrusion Shallow GWW _{suscep}	Indoor Air Inhalation	Groundwater Contact	6/27/12	6/21/13	6/27/12	6/21/13	6/27/12	6/21/13	6/27/12	6/21/13	6/27/12	6/21/13	6/27/12	6/21/13	6/27/12	6/21/13	6/27/12	6/21/13	
Date Analyzed	Collection Method	VOCs by EPA Method 8260B (µg/L)	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.
Benzene	5.0	200	140	5.0	5,600	11,000	<1	<1	221	150	180	15	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Ethylbenzene	74	18	2,600	700	170,000	<1	<1	57.6	350	4,5	31	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Toluene	790	270	150,000	1,000	530,000	<1	<1	15.9	47	2.8	3.9	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Xylyne (total)	280	41	10,000	10,000	190,000	<2	<2	478	1,400	28	80	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,2,4-Trimethylbenzene	63	17	7,300	7.3	56,000	<1	<1	21.3	35	8.5	4.7	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
1,3,5-Trimethylbenzene	72	45	5,100	5.1	61,000	<1	<1	22.3	33	9.0	4.5	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
MtBE	40	7.00	1,000,000	1,000	4.7E-7	610,000	<1	<1	1.26	<18	3.0	<1.0	47.3	47.3	39	33	33	33	33	33	33	33	33	33
Naphthalene	520	11	1,200	5.0	31,000	<5	<1	112	58	65	7.1	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
2-Methylnaphthalene	280	19	3,900	5.0	25,000	<5	<5	45	<51	<10	<50	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
Isopropylbenzene	800	26	53	5.0	56,000	<1	<1	36.6	28.0	41	3.2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
1,2-Dibromoethane	0.05	5.7	16	0.05	2,400	25	<1	<1	<18	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
1,2-Dichloroethane	5.0	360	210	5.0	9,600	19,000	<1	<1	<18	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Dissolved Lead by EPA Method 6020 (µg/L)	Lead	4.0	14	NLV	NLV	ID	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Polynuclear Aromatic Hydrocarbons (PNAs) by EPA Method 2270 (µg/L)	Naphthalene	520	11	1,200	5.0	31,000	<5	<1	112	58	32	-	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
	2-Methylnaphthalene	260	19	3,900	5.0	25,000	<5	<5	45	<51	5.2	-	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
	All other PNAs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total VOCs							0	0	950	2,101	342	153	47	47	39	33	33	33	33	33	33	33	33	2

Notes

1. All groundwater concentrations in micrograms per liter - µg/L. Equivalent to parts per billion (ppb).

2. Collection method codes (list all that apply): GRAB, disposable bottle (BAILER), peristaltic pump (PP)

3. ID - Insufficient data to develop cleanup criteria

4. NA - Cleanups Criteria is not available

5. N.V. - Chemical is not likely to volatilize under most conditions

6. Concentrations that are shaded and in bold exceed one or more cleanup criteria

7. Part 213 Tier 1 Risk-Based Screening Levels

8. " - Not analyzed

9. GS1 obtained for lead from X of Part 213 / Part 201 (monitors).

10. Groundwater Vapor Intrusion Screening Levels (GVWS_{suscep}) and Vapor Intrusion Shallow Groundwater (GVW_{suscep}) provided for reference

Appendix D: RRID-Toxicology Unit 23 MAY 13

TABLE 2
SUMMARY AND PART 213 TIER 1 RISK-BASED SCREENING LEVELS
COMPARISON OF GROUNDWATER ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility I.D.#000001850

Sample ID,	Part 213 Risk-Based Screening Levels						MW-15						MW-16						MW-17						MW-18								
	Date Collected	Drinking Water	GSI	Vapor Intrusion Groundwater GW _{intr}	Vapor Intrusion Shallow GW _{shallow}	Volatilization to Indoor Air Inhalation	Groundwater Contact	10/27/05	4/24/06	10/27/05	4/24/06	11/10/05	5/5/06	11/10/05	5/5/06	7/27/12	6/21/13	6/27/12	6/21/13	7/27/12	7/21/13	11/7/10/2013	10/29/13	4/2/11/14	4/28/14								
Date Analyzed	Collection Method	VOCs by EPA Method 8260B (ug/L)					Unknown	Unknown	Unknown	Unknown	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.					
Benzene	5.0	200	140	5.0	5,600	11,000	1,360	500	<1	1.56	<1	41.4	7.4	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3					
Ethylbenzene	74	18	2,600	700	170,000	1,430	275	<1	8.13	<1	44.3	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85					
Toluene	790	270	150,000	1,000	530,000	1,210	109	<1	<1	<1	<1	<5	<4	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0				
Xylene (total)	280	41	10,000	10,000	190,000	13,900	12,300	<3	13.0	<2	1,130	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140					
1,2,4-Trimethylbenzene	63	17	7,300	7.3	56,000	3,300	4,080	<1	<1	1.69	<1	415	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120					
1,3,5-Trimethylbenzene	72	45	5,100	5.1	61,000	870	1,480	<1	<1	<1	<1	117	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26				
MTBE	40	7,100	1,000,000	1,000	4.7E+7	610,000	<5	<5	<5	<5	<5	42.4	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44				
Naphthalene	520	11	1,200	5.0	31,000	459	449	<5	<5	<5	<5	91.0	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32				
2-Methylnaphthalene	280	19	3,900	5.0	25,000	72	58	<5	<5	<5	<5	45	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25				
Isopropylbenzene	800	28	53	5.0	56,000	--	--	--	--	--	--	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1				
1,2-Dibromoethane	0.05	5.7	16	0.05	2,400	25	<0.05	<0.05	<0.05	<0.05	<0.05	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1				
1,2-Dichloroethane	5.0	360	210	5.0	9,600	19,000	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1				
Dissolved Lead by EPA Method 6020 (ug/L)																																	
Lead	4.0	14	NLV	NLV	ID	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--			
Naphthalene	520	11	1,200	5.0	31,000	31,000	--	--	--	--	--	<5	<1	91.0	32	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1		
2-Methylnaphthalene	260	19	3,900	5.0	25,000	25,000	--	--	--	--	--	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5			
All other PNA's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Total VOCs																																	
Total VOCs																																	
Notes																																	

1. All groundwater concentrations in micrograms per liter - ug/L, equivalent to parts per billion (ppb)

2. Collection method codes (for all that supply) GRAB, disposable thriller (BALER), peristaltic pump (PP)

3. ID = insufficient data to develop cleanup criteria

4. NA = Cleanup Criteria is not available

5. NLV = Chemical is not likely to volatize under most conditions

6. Concentrations that are shaded and in bold exceed one or more cleanup criteria

7. Part 213 Tier 1 Risk-Based Screening Levels

8. -- = Not analyzed

9. GS = obtained for lead from X of Part 213 / Part 201 (enclosures)

10. Groundwater Vapor Intrusion Screening Levels (Groundwater) and Vapor Intrusion Shallow Groundwater (Groundwater) provided for reference

Appendix D RRD-Toxicology Unit 23 MAY 13

TABLE 2
SUMMARY AND PART 213 TIER 1 RISK-BASED SCREENING LEVELS
COMPARISON OF GROUNDWATER ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility I.D.:#0001850

Sample ID	Part 213 Risk-Based Screening Levels					MW-9	MW-10	MW-11	MW-12	MW-13	
	Drinking Water	GSI	Vapor Intrusion Groundwater (GV _{intrusion})	Vapor Intrusion Shallow GW _{shallow}	Volatilization to Indoor Air Inhalation						
Date Collected	Date Analyzed	Collection Method	VOCs by EPA Method 8260B (ug/L)	Collection Method	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	
Benzene	5.0	200	140	5.0	5,600	11,000	182	162	89.9	268	<1
Ethylbenzene	74	18	2,600	700	170,000	170,000	584	58.9	145	392	<1
Toluene	790	270	150,000	1,000	530,000	530,000	2,050	<5.00	33	3	<1
Xylenes (total)	280	41	10,000	10,000	190,000	190,000	15,500	50.6	54.6	7	<1
1,2,4-Trimethylbenzene	63	17	7,300	7.3	56,000	56,000	3,480	446	181	37	<2
1,3,5-Trimethylbenzene	72	45	5,100	5.1	61,000	61,000	1,210	1,110	235	16	2
MTBE	40	7,100	1,000,000	1,000	4,7E+7	610,000	<50	<5.00	47	<5	11
Naphthalene	520	11	1,200	5.0	31,000	31,000	420	413	25.0	34	<5
2-Methylnaphthalene	260	19	3,900	5.0	25,000	25,000	87	109	<25.0	53	<5
Isopropylbenzene	800	28	53	5.0	56,000	56,000	—	—	—	—	<1
1,2-Dibromoethane	0.05	5.7	16	0.05	2,400	25	<0.05	<2	<5.00	<0.02	<0.05
1,2-Dichloroethane	5.0	360	210	5.0	9,600	19,000	<10	<10	<5.00	<1	<1
Dissolved Lead by EPA Method 6020 (ug/L)											
Lead	4.0	14	NLV	NLV	ID	46	—	<1.0	—	<3	<1.0
Polyaromatic Hydrocarbons (PAHs) by EPA Method 8270 (ug/L)											
Naphthalene	520	11	1,200	5.0	31,000	420	413	25.0	—	—	<5
2-Methylnaphthalene	260	19	3,900	5.0	25,000	67	105	<25.0	—	—	<5
All other PAHs	—	—	—	—	—	—	—	—	—	—	—
Total VOCs							27,709	23,108	1,382	1,441	1,311
Notes											

1. All groundwater concentrations in micrograms per liter - ug/L equivalent to parts per billion (ppb).

2. Collection method codes (for all that apply): GRAB, disposable bailey (BAILEY), peristaltic pump (PP).

3. ID = insufficient data to develop cleanup criteria

4. NA = Cleanup Criteria is not available

5. NLV = Chemical is not likely to volatize under most conditions

6. Concentrations that are shaded and in bold faced one or more cleanup criteria

7. Part 213 Tier 1 Risk-Based Screening Levels

8. — = Not analyzed

9. CS = obtained for lead from X of Part 213 / Part 201 footnotes

10. Groundwater Vapor Intrusion Screening Levels (GV_{intrusion}) and Vapor Intrusion Shallow Groundwater (GV_{shallow}) provided for reference Appendix D 2 RRD.

TABLE 2
SUMMARY AND PART 213 TIER 1 RISK-BASED SCREENING LEVELS
COMPARISON OF GROUNDWATER ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility I.D.#00001850

Sample I.D.	Part 213 Risk-Based Screening Levels					Groundwater Contact	Unknown	Unknown	Unknown	P.P.	P.P.	P.P.	MM-8A
	Date Collected	Drinking Water	GSI	Vapor Intrusion Groundwater GW _{v,i}	Volatilization to Indoor Air Inhalation GW _{v,i-air}								
Collection Method													
VOCs by EPA Method 8260B (ug/L)													
Benzene	5.0	200	140	5.0	5,600	11,000	335	15	11,100	1,900	48.0	26	<33
Ethylbenzene	74	18	2,600	700	170,000	170,000	140	154	5,470	1,030	405	220	1,303
Toluene	790	270	150,000	1,000	530,000	530,000	5	11	25,100	5,250	16.1	<8.0	25
Xylene (total)	280	41	10,000	10,000	190,000	190,000	10	157	20,800	5,630	554	500	4,100
1,2,4-Trimethylbenzene	63	17	7,300	7.3	56,000	56,000	2	111	5,670	1,403	121	21.0	50.0
1,3,5-Trimethylbenzene	72	45	5,100	5.1	61,000	61,000	12	91	1,190	479	23.5	55	130
MTBE	40	7,100	1,000,000	1,000	4.7E-7	610,000	<5	<5	<10.0	<10.0	<8.0	<10	<33
Naphthalene	520	11	1,200	5.0	31,000	10	56	337	25.0	<50.0	43	170	54
2-Methylnaphthalene	280	19	3,900	5.0	25,000	<5	<5	63	52	<50.0	<40	<100	<170
Isopropylbenzene	800	28	53	5.0	56,000	56,000	—	—	—	—	14.1	13	39
1,2-Dibromoethane	0.05	2.7	16	0.05	2,400	25	<0.05	<0.02	<10.0	<10.0	<8.0	<10	<33
1,2-Dichloroethane	5.0	360	210	5.0	9,600	19,000	<1	<1	<1	<1	<10.0	<8.0	<10
Dissolved Lead by EPA Method 6020 (ug/L)													
Lead	4.0	14	NLV	NLV	ID	<3	—	31	—	<1.0	<1.0	<1.0	<1.0
Polyaromatic Hydrocarbons (PNAs) by EPA Method 3270 (ug/L)													
Naphthalene	520	11	1,200	5.0	31,000	31,000	—	—	—	—	—	—	—
2-Methylnaphthalene	260	19	3,900	5.0	25,000	25,000	—	—	—	—	—	—	—
All other PNAs	—	—	—	—	—	—	—	—	—	—	—	—	—
Total VOCs													
	518	608	67,730	16,043	1,568	1,167	6,294	2,051					

Notes

- All groundwater concentrations in micrograms per liter - ug/L. Equivalent to parts per billion (ppb)
- Collection method codes (list all that apply): GRAB, dripstake baffle (BALER), peristaltic pump (PP)
- ID - Insufficient data to derive cleanup criteria
- NA - Cleanup Criteria is not available
- NTV - Chemical is not likely to volatilize under most conditions
- Concentrations that are shaded 3 and in bold exceed one or more cleanup criteria
- Part 213 Tier 1 Risk-Based Screening Levels
- - Not analyzed
- GSI obtained for tests from X of Part 213 / Part 201 footnotes
- Groundwater Vapor Intrusion Screening Levels (GV_{v,i}) and Vapor Intrusion Shallow Groundwater (GV_{v,i-air}) provided for reference Appendix D 2 RRD.

TABLE 2
SUMMARY AND PART 213 TIER 1 RISK-BASED SCREENING LEVELS
COMPARISON OF GROUNDWATER ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility I.D.#00001850

Sample I.D.	Part 213 Risk-Based Screening Levels						MW-4	MW-5	MW-6				
	Date Collected	Drinking Water	GSI	Vapor Intrusion Groundwater GW _{VI} =*	Vapor Intrusion Shallow GW _{VI-SH} =**	Volatilization to Indoor Air Inhalation	Groundwater Contact	8/8/05 8/17/05 Unknown	8/24/05 5/5/06 Unknown	8/21/13 7/2/13 P.P.	8/8/05 8/17/05 Unknown	4/24/06 5/5/06 Unknown	10/2/11 10/28/11 P.P.
VOCs by EPA Method 8260B (ug/L)													
Benzene	5.0	200	140	5.0	5,600	11,000	<1	<1	3	<1	84	63	25.7
Ethylbenzene	74	18	2,600	700	170,000	170,000	8	1	2	<1	282	300	19
Toluene	790	210	150,000	1,000	530,000	530,000	<1	<1	<1	<1	32	35	<3.3
Xylene (total)	280	41	10,000	10,000	190,000	190,000	3	<3	<2	<3	433	466	7.18
1,2,4-Trimethylbenzene	63	17	7,300	7.3	56,000	56,000	4	5	5	<1	5	63	<1.00
1,3,5-Trimethylbenzene	72	45	5,100	5.1	61,000	61,000	5	1	<1	<1	67	84	<3.3
M/TBE	40	7,100	1,000,000	1,000	4,75+7	610,000	<5	<5	<5	<5	<5	<50	<1.00
Naphthalene	520	11	1,200	5.0	31,000	31,000	<5	<5	<1	<5	107	153	74.6
2-Methylnaphthalene	260	19	3,900	5.0	25,000	25,000	<5	<5	<5	<5	<5	<50	14.1
Isopropylbenzene	800	28	53	5.0	56,000	56,000	--	--	--	--	--	--	8.72
1,2-Dibromoethane	0.05	5.7	16	0.05	2,400	25	<0.05	<0.02	<1	<0.05	<2	<2	5.7
1,2-Dichloroethane	5.0	360	210	5.0	9,600	19,000	<1	<1	<1	<1	<1	<10	<1.00
Dissolved Lead by EPA Method 6020 (ug/L)													
Lead	4.0	14	NLV	NLV	ID	<3	--	<1.0	<3	--	6	--	<1.0
Polymer Aromatic Hydrocarbons (PAHs) by EPA Method 8270 (ug/g/L)													
Naphthalene	520	11	1,200	5.0	31,000	31,000	--	--	--	--	--	--	<1.0
2-Methylnaphthalene	260	19	3,900	5.0	25,000	25,000	--	--	--	--	--	--	--
All other PAHs	-	-	-	-	-	-	--	--	--	--	--	--	--
Total VOCs											20	7	0
Notes											5	7	1,089
											1,210	159	155

1. All groundwater concentrations in micrograms per liter - ug/L, equivalent to parts per billion (ppb)

2. Collection method codes (list all that apply): GRAB, discrete bailer (BALE), peristaltic pump (PP)

3. ID - Insufficient data to develop cleanup criteria

4. NA - Cleanup Criteria is not available

5. NLV - Chemical is not likely to volatize under most conditions

6. Concentrations that are shaded and in bold reflect one or more's cleanup criteria

7. Part 213 Tier 1 Risk-Based Screening Levels

8. --, Not analyzed

9. GSI obtained for lead from X or Part 213 /Part 201 bottom/s

10. Groundwater Vapor Intrusion Screening Levels (GW_{VI}) and Vapor Intrusion Shallow Groundwater (GW_{VI-SH}) provided for reference Appendix D 2 RRD-

TABLE 2
SUMMARY AND PART 213 TIER 1 RISK-BASED SCREENING LEVELS
COMPARISON OF GROUNDWATER ANALYTICAL RESULTS
Little Red's Gas & Stuff
505 East Houghton Avenue, West Branch, Ogemaw County
Facility I.D.#00001850

Sample I.D.	Part 213 Risk-Based Screening Levels						NMW-3					
	Date Collected	Drinking Water	GSI	Vapor Intrusion Groundwater GW _{env}	Vapor Intrusion Shallow GW _{env} - ∞	Volatilization to Indoor Air Inhalation	Groundwater Contact	8/8/05	4/24/06	8/27/12	8/21/13	10/29/13
Collection Method						Unknown	8/17/05	5/5/06	7/2/12	7/2/13	11/7-10/2013	4/28/14
VOCs by EPA Method 8260B [ug/L]						P.P.	P.P.	P.P.	P.P.	P.P.	P.P.	P.P.
Benzene	5.0	200	140	5.0	5,600	11,000	<1	20	10,1	23	<1	13
Ethylbenzene	74	18	2,600	700	170,000	170,000	1	<1	<1	<1	<1	<1
Toluene	790	270	150,000	1,000	530,000	530,000	<1	<1	<1	<1	<1	<1
Xylene (Total)	280	41	10,000	10,000	180,000	180,000	4	<2	<2	<2	<2	<2
1,2,4-Trimethylbenzene	63	17	7,300	7.3	56,000	56,000	3	1	<1	<1	<1	<1
1,3,5-Trimethylbenzene	72	45	5,100	5.1	61,000	61,000	ND	<1	<1	<1	<1	<1
MTBE	40	7,100	1,000,000	1,000	4.7E-7	610,000	30	55	1,159	2,3	1,2	<1
Naphthalene	520	11	1,200	6.0	31,000	31,000	<5	<5	<5	<5	<5	<5
2-Methylnaphthalene	280	19	3,900	5.0	25,000	25,000	45	<51	<5	<5	<10	<10
Isopropylbenzene	800	28	53	5.0	56,000	56,000	—	—	1,44	1,1	<1	<1
1,2-Dibromoethane	0.05	5.7	16	0.05	2,400	25	<0.05	<0.02	<1	<1	<1	<1
1,2-Dichloroethane	5.0	360	210	5.0	9,600	19,000	<1	<1	<1	<1	<1	<1
Dissolved Lead by EPA Method 6020 (ug/L)	Lead	4.0	14	NLV	NLV	ID	<3	—	—	<1.0	<1.0	—
Polynuclear Aromatic Hydrocarbons (PNAs) by EPA Method 2270 (ug/L)	Naphthalene	520	11	1,200	5.0	31,000	31,000	—	—	<0.21	<0.21	—
	2-Methylnaphthalene	280	19	3,900	5.0	25,000	25,000	—	—	<0.21	<0.21	—
All other PNAs	—	—	—	—	—	—	—	—	—	<0.21	<0.21	—
Total VOCs							38	76	13	26	1	13
Notes												

1 All groundwater concentrations in micrograms per liter - ug/L, equivalent to parts per billion (ppb).

2 Collection method codes (if all that apply): GRAB, disposable barrier (BA), ER, peristaltic pump (PP).

3 ID = Insufficient data to develop cleanup criteria

4 N.A. - Chemical Criteria is not available

5 NLV - Chemical is not likely to volatize under most conditions

6 Concentrations that are shaded and in bold exceed one or more cleanup criteria

7 Part 213 Tier 1 Risk-Based Screening Levels

8 — = Not analyzed

9 GS = obtained from X of Part 213 / Part 201 (cathodic,

10 Groundwater Vapor Intrusion Screening Levels (GVWS) and Vapor Intrusion Shallow Groundwater (GWSW) provided for reference Appendix D.2 RRD-Teratology Unit 23 MAY 13

TABLE 3
SUMMARY VAPOR INTRUSION SHALLOW SOIL GAS
COMPARISON OF VAPOR POINT ANALYTICAL RESULTS
Little Red's Gas & Stuff
508 East Houghton Avenue, West Branch, Ogemaw County
Facility I.D.#0-0001850

Sample I.D.	Part 213 - Vapor Intrusion Shallow Soil	VP-1	VP-2	VP-3
Date Collected	Vapor Intrusion Shallow Soil Gas (sub-slab) Screening Levels(b) - Residential (Samples collected less than or equal to 1.5 meters bgs or building foundation)	Vapor Intrusion Shallow Soil Gas (sub-slab) Screening Levels(b) - Non-Residential (Samples collected less than or equal to 1.5 meters bgs or building foundation)	1/29/14 2/5/14	1/29/14 2/5/14
Date Analyzed				2/5/14
	SGVI-SS-res (ug/m ³)	SGVI-SS-n(ug/m ³)		
1,2,4-Trimethylbenzene	7,600	130,000	27	24
1,3,5-Trimethylbenzene	7,600	130,000	7.3	6.4
2,2,4-Trimethyl pentane	120,000	2,000,000	12	6.6
2-Butanone (MEK)	170,000	2,900,000	<15	<15
Benzene	110	2,200	6.9	5.2
Dichlorodifluoromethane	1,700,000	29,000,000	130	340
Ethylbenzene	2,900	59,000	22	21
Hexane	24,000	410,000	12	15
Tetrachloroethylene	1,200	23,000	10	8.0
Toluene	170,000	2,900,000	86	75
Trichloroethylene	70	1,200	3.3	2.3
Trichlorofluoromethane	2,000,000	33,000,000	<1.7	7.8
Xylene (total)	3,500	58,000	99	92
				104

Notes

- All gas concentrations in micrograms per cubic meter - ug/m³, equivalent to parts per billion (ppb).
- Vapor Intrusion Shallow Gas (sub-slab) Screening Levels provided for reference Appendix D-2 RRD-1 Toxicology Unit 23 MAY 13.

Reports

Mayor

Council

City Manager

**Public
Comment
-Any
Topic**

Adjournment