

**COMMUNITY RELATIONS PLAN  
FORMER LEELANAU COUNTY GOVERNMENT COMPLEX SITE  
301 E. CEDAR ST.  
LELAND, MICHIGAN**

**1.0 OVERVIEW OF COMMUNITY RELATIONS PLAN**

Leelanau County received a \$1 million Revolving Loan Fund Grant (RLF) from the U.S. Environmental Protection Agency (U.S. EPA). With these funds, Leelanau County is able to provide loans to cleanup both petroleum and hazardous substances contaminated properties throughout Leelanau County (County).

Leelanau County is considering a loan to the Leelanau County Brownfield Redevelopment Authority (LCBRA) for the remediation of soils present at the former Leelanau County Government Complex Site located in Leland, Michigan (site). The proposed redevelopment of the site consists of the creation of nine separate approximately 0.25 acre lots, eight of the nine lots will be designated residential for the construction of owner occupied homes; the ninth lot will remain occupied by the historic jail. Four of the residential lots will include additional frontage on the Leland River. This Community Relations Plan (CRP) is created in compliance with the Cooperative Agreement (BF00E00388-3) between the U.S. EPA and Leelanau County to inform and involve the community of the plan for the Former Leelanau County Government Complex site.

**2.0 SITE DESCRIPTION**

**2.1 Site Location**

The site is located at 301 E. Cedar St. in Leland, Michigan. The Leland River borders the site to the west. The site is situated within an area of mixed residential and commercial development. A location map is presented as Figure 1 and a detailed site plan is presented as Figure 2 of the attachments.

**2.2 Site History and Background**

The subject property currently consists of site condominiums and will be separated into nine legal parcels, which occupy approximately 2.8 acres. Historic data sources indicate that the site was developed circa 1870 as a general store and storage yard for stockpiled cordwood used in iron smelting kilns for the Leland Iron Works (which was located off site). In 1882, Leelanau County

started to use the Government Complex for various government offices. These offices included, but were not limited to, the 86th District and 13th Circuit Courts, Administration, MSU Extension, Inspections, Prosecutor's office and other County service departments. As of September 2007, the buildings located on the site were in the process of being vacated; the County had completely moved operations from the property by early February 2008.

A developer acquired the site for residential development under a land contract from the LCBRA with the intent to redevelop this site with residential condominiums. Phase II Environmental Site Assessments, including soil and groundwater investigations, asbestos abatement and demolition were completed on the subject property between 2008 and 2011 in support of the proposed redevelopment. Ultimately, this project failed to go forward and the property subsequently reverted back to the LCBRA. The site is currently vacant; except for the continued presence of the historic jail.

Environmental assessment activities completed on the site in support of redevelopment have identified the presence of metals in shallow soils at select locations on the property. The metals impact to soil has been attributed primarily to surficial airborne deposition associated with historic offsite iron smelting/kiln operations formerly conducted in close proximity to the site.

### **2.3 Nature of Threat to Public Health and the Environment**

Multiple environmental sampling events have previously been conducted on the subject property including:

- MDEQ Brownfield Redevelopment Assessment Report, Leelanau County Courthouse Campus, 301 E. Cedar St., Leland, Michigan, August 28, 2007, (MDEQ);
- MDEQ Brownfield Redevelopment Assessment Report, River Office, 112 S. Chandler St., Leland, Michigan, September 5, 2007, (MDEQ);
- Phase II ESA, Former Leelanau County Complex, Unincorporated Village of Leland, Leelanau County, Michigan, September 15, 2008 (Envirologic Technologies, Inc.);
- Incremental Sampling Methodology (ISM) Soil Sampling, Former Leelanau County Complex, Unincorporated Village of Leland, Leelanau County, Michigan, July/August, 2015 (Envirologic Technologies, Inc.). Conducted in support of informing clean-up options relative to the previously identified contaminant conditions and the proposed residential redevelopment of the site.

The completed sampling events and evaluations demonstrate that the site meets the definition of a “facility” as defined by Part 201 of NREPA based upon the identification of select contaminants in soil and groundwater at concentrations in excess of MDEQ Residential cleanup criteria. Concerns regarding potential unacceptable health exposures associated with groundwater use have been addressed through evaluations conducted in conjunction with the Benzie-Leelanau District Health Department.

The primary contaminants of concern for redevelopment of the site are metals in shallow soils. In particular, the identification of lead in shallow soils at select locations on the site at concentrations in excess of the Residential direct contact criterion has been identified as a concern for residential redevelopment of the site. Additional metals have also been identified in shallow soils at select locations at concentrations in excess of Residential Drinking Water Protection criteria and Groundwater-Surface Water Interface Protection (GSIP) criteria.

The remediation of shallow soils impacted with metals at “facility” concentrations will allow for Residential redevelopment of the site in a manner that is protective of human health and the environment.

### **3.0 COMMUNITY BACKGROUND**

This section describes Leelanau County community and its involvement in the remediation process.

#### **3.1 Community Profile**

Leelanau County (population 21,806) is a rural peninsula in northwest Michigan with more than 100 miles of Great Lakes shoreline. It includes 11 townships, three villages, a tribal government, and part of Traverse City. The county's economy depends on tourism and agriculture.

The former Leelanau County Government Complex site is situated within an immediate area of surrounding private residences. The proposed redevelopment of the site with private residences is consistent with the existing land use in the area.

#### **3.2 Community Involvement**

Prior to initiating cleanup activities, there will be a Public Meeting regarding the proposed cleanup held on February 11, 2016 in the Munnecke Room at the Leland Public Library which is nearby the project site and is generally accessible to the public. The meeting schedule is made

aware to the public on the Leelanau County website ([www.leelanau.cc](http://www.leelanau.cc)). A public notice regarding the Public Meeting will also be published two times in the local newspaper, *The Leelanau Enterprise*. Additionally, Township Officials, Elected Officials, residents located within 300 feet of the subject site and other public citizens that are on the County's email list serve will be notified of the public meeting, the information repository and provided updates as the project proceeds. At the public meeting, local residents and other interested parties will have a chance to voice their concerns and input on the proposed cleanup and redevelopment. There will be a 30-day public comment period which will begin immediately following the availability of the draft ABCA. Comments will be solicited from the public by multiple methods (i.e. website, written, etc.) so that persons unable to attend the Public Meeting will still have the opportunity to comment. All comments will be directed to Leelanau County (see *Section 3.5* for contact information). Following the public comment period, Leelanau County will respond to all public comments, however, if many comments are received expressing similar concerns, the comments will be paraphrased and responded to as one.

A page will be created on the LCBRA's website to continuously inform the public about the proposed cleanup plans, provide updates, and various informational materials. A repository at the Leland Township District Library will also be established to hold technical reports (e.g., the Analysis of Brownfield Cleanup Alternatives, Brownfield Redevelopment Assessments, etc.), responses to public comments and other related information. The Leland Township District Library is located at 203 E. Cedar St., Leland, Michigan. A repository will also be established at the Leelanau County Planning & Community Development Department, 8527 E. Government Center Drive, Suite 108, Suttons Bay, Michigan, 49682 and can be contacted at (231) 256-9812.

### **3.3 Continued Community Involvement**

Once cleanup begins, the public will be updated about the progress via the following methods:

- Reports issued during the public portion of the LCBRA meetings held the third Tuesday of every month
- Local newspaper (*The Leelanau Enterprise*)
- The Leelanau County Brownfield Redevelopment Authority Website ([www.leelanau.cc](http://www.leelanau.cc))

Questions or concerns may be directed at anytime to Ms. Trudy Galla, Director.

### **3.5 Project Director Contact Information**

Name: Trudy Galla, Director  
Leelanau County Brownfield Redevelopment Authority

Address: Leelanau County Planning & Community Development  
8527 E. Government Center Drive, Suite 108  
Suttons Bay, MI 49682  
Phone: (231) 256-9812  
Fax: (231) 256-0174  
E-mail: tgalla@co.leelanau.mi.us

### **3.6 Benefit to Targeted Community**

The Former Leelanau County Government Complex site is located in downtown Leland, Michigan with the Leland River forming the western property boundary. The remediation and redevelopment of the site will benefit the community in multiple ways.

The remediation will remove hazardous substances, which will reduce potential future health and environmental risks to the community. Second, the proposed redevelopment will include preserving the historic jail located on site. For sixty years it was used as a county jail and subsequently it was utilized as a museum. The museum contained a collection of marine items from the Great Lakes and of agricultural items of earlier residents. Remediation of impacted soils located proximal to the historic jail will support the potential future use by the area historical society.

Redevelopment of the site will improve the appeal of the overall area. Near-downtown residential properties will attract people to the downtown and encourage investment in the surrounding area. Redevelopment of these properties increases taxable value of the property and available tax revenues to local units of government.



#### **4.0 ATTACHMENTS**

**Figure 1: Location Map**

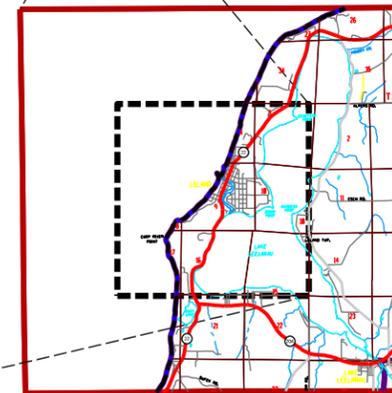
**Figure 2: Site Plan**

DRAFT



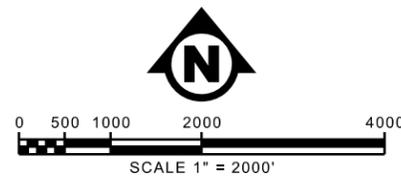


SOURCE: LELAND, MICHIGAN USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS  
 MAPTECH® U.S. TERRAIN SERIES™ ©MAPTECH®, INC. 606-433-8500



T 30 N. R. 12 W.  
 LEELANAU COUNTY  
 LELAND, MICHIGAN

000000.AAAAAA File:AA.dgn Model: Location Map



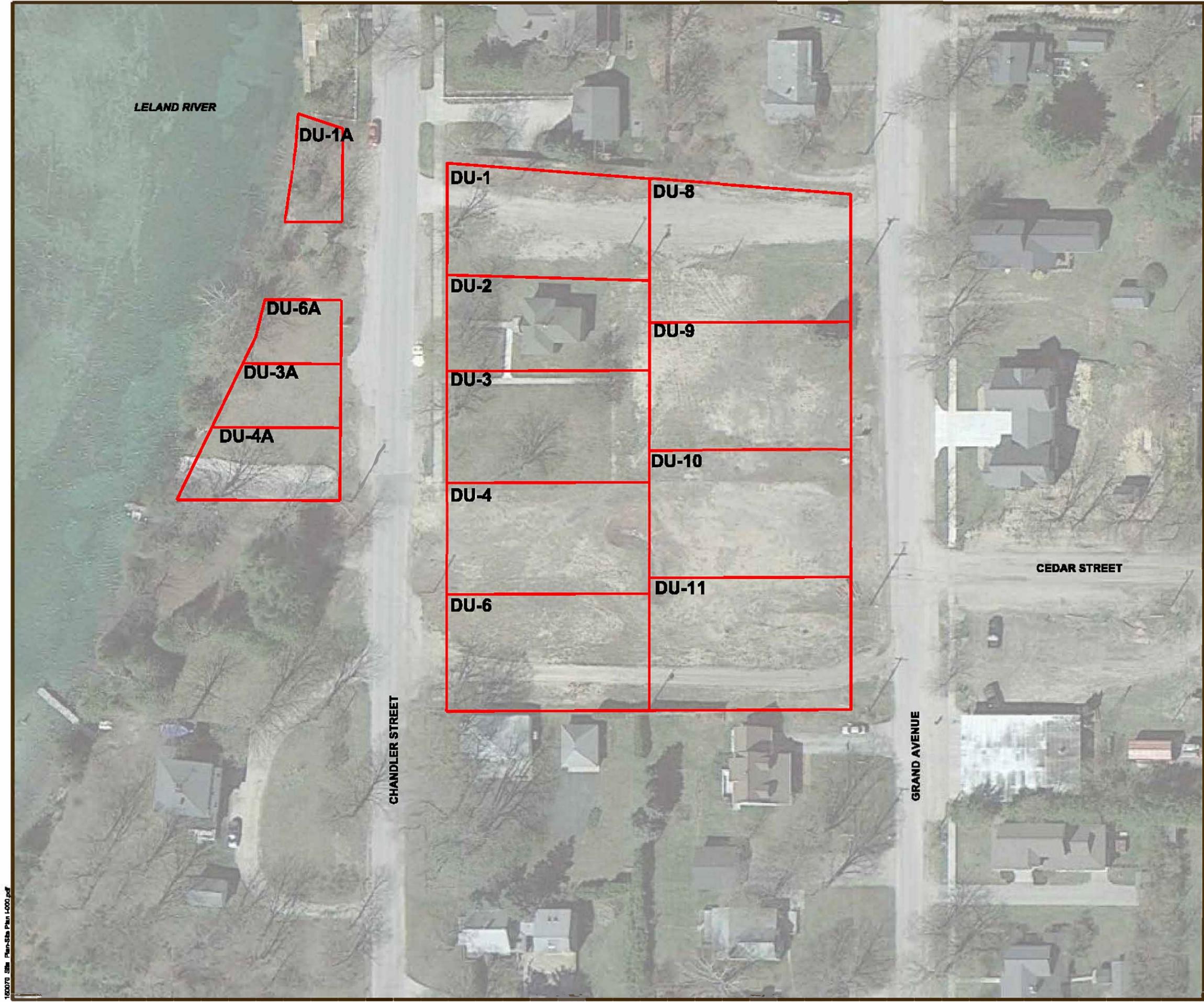
**envirollogic**  
 environmental consulting + services  
 2960 INTERSTATE PARKWAY  
 KALAMAZOO, MICHIGAN 49048  
 PH: (269) 342-1100 FAX: (269) 342-4945

**FORMER LEELANAU  
 COUNTY COMPLEX**  
 301 CEDAR STREET  
 LELAND, MICHIGAN  
**LOCATION MAP**

PROJECT NO.  
 150070

FIGURE No.

**1**



LELAND RIVER

DU-1A

DU-1

DU-8

DU-2

DU-9

DU-6A

DU-3A

DU-3

DU-10

DU-4A

DU-4

DU-11

DU-6

CEDAR STREET

CHANDLER STREET

GRAND AVENUE

**LEGEND**

DU = INCREMENTAL SAMPLING METHODOLOGY (ISM)  
DECISION UNIT



SCALE 1" = 60'  
0 10 20 30 60 120

NOTE:  
THIS IS NOT A PROPERTY BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ON THIS MAP  
ARE BASED ON AVAILABLE FURNISHED INFORMATION AND ARE APPROXIMATE ONLY AND  
SHOULD NOT BE USED TO ESTABLISH PROPERTY BOUNDARY LOCATION IN THE FIELD.

**FORMER LEELANAU  
COUNTY COMPLEX**

301 CEDAR STREET  
LELAND, MICHIGAN

**CRP  
SITE PLAN**



**envirollogic**

environmental consulting + services

2000 INTERSTATE PARKWAY  
KALAMAZOO, MICHIGAN 49048  
PH: (269) 342-1100 FAX: (269) 342-4946

PROJECT No.  
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FIGURE No.

**2**