



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



PHILLIP D. ROOS
DIRECTOR

August 16, 2024

VIA EMAIL

Amin Irving
GDC-DHC Parkside I Limited Dividend
Housing Association, LLC
GDC-DHC Parkside II Limited Dividend
Housing Association, LLC
41800 West 11 Mile Road, Suite 209
Novi, Michigan 48375

Dear Amin Irving:

SUBJECT: Notice of Approval of the Response Activity Plan
Parkside Village 1 Development
5250 Conner Street
Detroit, Wayne County, Michigan
Parcel ID Number: 2104620211

The Department of Environment, Great Lakes, and Energy (EGLE) Remediation and Redevelopment Division (RRD) has reviewed the Response Activity Plan (ResAP) containing an Evaluation Plan for response activities to be undertaken at the property identified as Parkside Village 1 Development located at the above-referenced address. The ResAP was submitted on your behalf pursuant to Section 20114b of Part 201 Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) on June 17, 2024, by Jade Gillette of Triterra, and the final revised version was received by EGLE on August 16, 2024.

Based upon the representations and information contained in the submittal, the ResAP is approved. EGLE agrees with the pathway evaluation that is documented in the submittal and it appears consistent with our understanding of the reporting requirements established for the Parkside Village 1 Development by the Michigan State Housing Development Authority (MSHDA). Since the Evaluation Plan contained in the submittal proposes response activities related to further investigation of soil near the electrical substation and further investigation of the volatilization to indoor air pathway (VIAP) only, it will be important for the owner/operator of the Parkside Village 1 Development to ensure in future submittals that all complete exposure pathways have been considered in order to document compliance with the applicable obligations of Section 20107a of the NREPA and the Part 10 Administrative Rules (commonly referred to as "due care"). Further, EGLE expresses no opinion as to whether other conditions that may exist will be adequately addressed by the response activities that are proposed in the plan.

If environmental contamination is found to exist that is not addressed by the ResAP and you are otherwise liable for the contamination, additional response activities may be necessary.

The owner and operator of this property may also have responsibility under applicable state and federal laws, including but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

This approval is pursuant to the applicable requirements of the NREPA. The MSHDA may have additional site selection requirements beyond the NREPA statutory obligations for site characterization and remedial actions or response activities necessary to prevent, minimize, or mitigate injury to public health, safety, or welfare, or to the environment.

If you should have further questions or concerns, please contact April Hehir, RRD, Brownfield Assessment and Redevelopment Section, at 517-290-8614 or by email at HehirA@Michigan.gov.

Sincerely,



acting for
Carrier Geyer, Manager
Brownfield Assessment and Redevelopment
Section
Remediation and Redevelopment Division
GeyerC1@Michigan.gov

cc: Jade Gillette, Triterra
Paul Owens, EGLE
April Hehir, EGLE
Jarret McFeters, EGLE