

# McLouth Milestones in Environmental, Ownership, and Local Government Actions 1979-2020

ENVIRONMENTAL



OWNERSHIP



LOCAL GOVERNMENT



1979

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2019

2020

Site entered into CERCLA (Preliminary Assessment leads to No Further Action determination)

Entered into RCRA program (1990)

McLouth Steel declares bankruptcy, Detroit Steel Company (DSC) purchases property

- Sale of 75 acres to Riverview/Trenton (industrial zoning)
- Sale of perpetual lease to Crown to allow railroad traffic to cross

- Forbearance for back taxes with county (~\$4 million)
- Lien on property (\$12 million)

- Dispute over environmental pollution issues (DEQ)
- Dispute over non-compliance and existing agreements (EPA)

DSC mortgages property to pay back taxes and extend foreclosure an additional year, goal to pay taxes and sell property.

EPA Emergency Responses (2007-2009)

- 2007 Fire
- 2008 Drums
- 2009 PCBs and Leachate

Cost ~\$3.5-4 million

REI project (redevelopment) failed due to cost. Trenton voted to not support the project.

Wayne County (Treasurer) did not want to assume responsibility for property with active environmental remediation, so worked out payment plan.

Wayne County (Treasurer) meets with Michigan Land Bank and state not interested in assuming possession after county forecloses

Removal team recommends site move into CERCLA Remedial Program (National Priority List)

DSC emerges from bankruptcy

Site transferred from RCRA to CERCLA program

Trenton retained ECT (contractor) and applied for EPA grants to explore future use options for the site (2012-2014)

Nearby DSC Gibraltar site listed on NPL

Trenton, Riverview, Grosse Ile pass resolutions in support of NPL listing

DSC notifies Wayne County it will not be able to make forbearance payment

Wayne County (Treasurer) granting one final forbearance agreement extension expiring at the end of 2016

SEE 2017 ACTIVITES EXPANDED IN NEXT SECTION

EPA Proposes Settlement Agreement

EPA Proposes NPL Listing

Crown takes ownership of the property

Site listed on NPL

Demolition work begins

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Wayne County (Treasurer) proceeds with default and moves to obtain property

Trenton explores options to purchase the property via Prospective Purchaser Agreement (PPA)/Settlement Agreement

With political support, Trenton secures a loan for \$3.4 million to cover taxes, security, environmental assessments, and legal advise to move forward with PPA with EPA

Wayne County (Treasurer) takes possession of the property

State of Michigan declines right of refusal (ROR) option for ownership

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