

McLouth Steel Superfund Site Community Advisory Group (CAG)

TECHNICAL MEETING SUMMARY

Thursday, February 13, 2025 | Virtual Meeting No. 18

Meeting in brief

The objectives of the meeting were to:

- Share updates on the remedial investigation & feasibility study (RI/FS) for the Superfund site; and
- To share findings and next steps for investigations and corrective actions in the northern portion of the site; and
- To share other site related information with CAG members

See **Appendix A** for a list of CAG members, alternates, and agency representatives who were present. Links to summaries, presentations, and recordings from this and previous CAG meetings can be found at the CAG website here:

<https://mclouthsteelcag.org/resources-and-documents/>.

Action items

Responsibility	Item
CAG members	<ul style="list-style-type: none">● Review the February Meeting Summary
US EPA/EGLE	<ul style="list-style-type: none">● Continue to share updates on RI/FS for the NPL site and corrective action on the RTRR portion at future meetings
CBI	<ul style="list-style-type: none">● Update the CAG website with meeting materials● Distribute the draft meeting summary for review

Summary of Discussions

Consensus Building Institute (CBI) facilitator Stacie Smith welcomed participants and reviewed the meeting agenda and ground rules.

Crown Enterprise Update

Edward Girodat (Crown Enterprises) was invited to the February CAG meeting to provide a brief update about the company's plans and recent activity on the McLouth Steel site. Girodat shared that Crown Enterprises has been working to market the site for redevelopment through multiple channels such as local brokerage houses, the State of Michigan's business acquisition team - who source projects for the state - and Verified Industrial Properties (VIP). Mr. Girodat expressed optimism that potential economic improvements in quarters 2 and 3 of the year

might help accelerate the redevelopment of the site, a goal that Mr. Girodat noted is shared by both Crown Enterprises and CAG members. CAG members thanked Mr. Girodat for his participation.

CAG members offered the following comments and questions (answers in italics).

- **Are you only marketing the property for industrial use? What is your vision for redevelopment?**
 - *Crown Enterprises: We are open to any redevelopment that makes financial sense for the property and expect that the market will dictate what will be on the property. I believe that the site will likely be industrial but we will remain open to all possibilities. VIP is targeted for industrial properties but we are also marketing the property to local brokerages and the state of Michigan, which are not solely industrial.*
- **Some who could not attend noticed a few piles of dirt on the south end of the site, can you share what is going on there?**
 - *Crown Enterprises: That is most likely a part of an ongoing clean up effort to keep the site appealing and secure. I can look into that more.*
- **Thank you for beginning the work on the fence line and I hope you will continue that work.**
 - *Crown Enterprises: Absolutely, we are going to continue to keep the fence line looking presentable.*
- **Do you have any additional plans to make the site more marketable?**
 - *Crown Enterprises: We will continue to keep the site looking presentable by continuing to keep the brush and weeds down.*
 - *Jim Wagner: The City of Trenton's City Manager keeps in regular contact with Crown Enterprises about the site.*
- **I commend Crown Enterprises for cleaning up the calcium hydroxide on the northern portion of the site and thank you for preventing the pooling areas from going into the street, please continue that process.**

Updates on the NPL site (southern portion)

As no additional fieldwork had been conducted since the previous CAG meeting, Nilia Green (US EPA Region 5) and Chris Vandegrift (CDM Smith) provided a review of the completed Year 1 Field Program work and presented an overview of the planned Year 2 fieldwork.

As a reminder, EPA is administering the site under three operable units (OUs):

- OU1 evaluates the source areas, including releases to the land, fill materials, and steel slag;
- OU2 evaluates impacts to groundwater and involves assessing site hydrogeology and evaluating groundwater discharge to the Channel;
- OU3 evaluates the Trenton Channel, which includes surface water discharge from the site and impacts to sediment and porewater.

Mr. Vandegrift shared highlights from the first year of the field investigation for OU1 and OU2 that included 34 soil borings, installation of 32 new wells, groundwater sampling, and hydraulic testing. The Year 1 OU 3 investigation consisted of sediment sampling to evaluate the channel and determine if there has been any impact to the channel from the steel operation. Technical memorandums for all three operating units are available online for viewing.

Year 2 of the Field Work for OU 1 & 2 will include:

- Advancement soil borings
- Installation of new monitoring wells
- Hydraulic conductivity testing
- Synoptic and long-term water level measurements
- Passive flux meter deployment
- Groundwater sampling in new and existing wells

Year 2 Field Work for OU 3 will include:

- Bathymetric survey of the Trenton Channel
- Collection of sediment samples using: dredges and cores, porewater sampling, sediment trap collection

Ms. Green highlighted that a bathymetric survey of the Trenton Channel would be conducted for OU 3 prior to sampling this year, aiming to improve trap placement and therefore sediment recovery. Mr. Vandegrift concluded the update by presenting a general schedule for the remainder of the Remedial Investigation and Feasibility Study (RI/FS). Data collection for Year 2 is scheduled to begin during the second quarter of 2025 and evaluation is expected to follow in the third quarter of 2025.

CAG members offered the following comments and questions (*answers in italics*).

- **You reported that In the previous sampling round, sediment did not settle in the sediment traps in the Trenton Channel. During the next round of sampling will you use a different collection apparatus?**
 - *CDM Smith: The sediment traps will be in longer during this round of fieldwork. The trenton channel is fairly fast moving and I assume a lot of the sediment on the bottom is dense, but we believe we are using the correct apparatus.*
 - *EPA: We have been working with the Great Lakes National Program Office (GLNPO) technical staff to determine the proper way to evaluate this area because they do a lot of the sediment work in the region.*
- **Do you have a sense at this point of the approximate level of groundwater that is leaving the site?**
 - *EPA: No, they are installing some groundwater interface wells in the next round of investigation. This will give us more data on groundwater in the next round.*
 - *CDM Smith: We will have a number for the groundwater flux- the water coming from the groundwater up into the surface water.*

Updates on the Northern Portion (EGLE)

Mark Messina (EGLE) reported on the investigation and corrective actions for the northern RTRR parcel. Mr. Messina noted that RTRR had successfully installed monitoring wells with the exception of one that required a sonic rig. RTRR installed the final well in January; EGLE awaits sampling data and a final report that includes a recommendations section regarding seep discharge. Mr. Messina hopes to share data from the investigation and a plan for the northern portion of the site at the next CAG meeting.

CAG members offered the following comments and questions (*answers in italics*).

- **What type of constituents are they sampling for in the new wells?**
 - *EGLE: We are going to be looking for a lot of constituents, essentially a full range.*
- **If the remedy includes some kind of containment system, is there anything to prevent back pressure that could lead to seeps or pools in other locations?**
 - *EGLE: Yeah, it could come all the way up and become surface water puddles. If they propose any kind of a barrier wall plan, then we're gonna have to have monitoring wells that are a part of that to monitor for any mounding around that area.*
- **I noticed they've removed the tanks. If there is new activity will those tanks be brought back, and will the pump be reactivated?**
 - *EGLE: The initial correspondence from our Enforcement Manager still pertains to the site. If we notice any activity during our site visits we would have them reinitiate the pumping process.*
- **Have you identified the source of the seepage?**
 - *EGLE: There is mounding that is still occurring in the corner where the railroad tracks were put in. EGLE set up a meeting between GLWA, Crown and Wayne county which resulted in the potential for a water main shut down test. This is something we will be revisiting once we receive their recommendations.*
- **Is there any update on the sidewalk near this portion of the site?**
 - *Jim Wagner: Through conversations with Wayne County (and historical photographs of the site), we found out there was never a sidewalk put in on the west side of West Jefferson. I will have more conversations with Wayne County as they try to find out and figure out why they never put in a sidewalk and if a sidewalk will be put there in the future.*
 - *Cal Kirchen: I can follow up about the Greenway grant to learn if this area was included in the master plan.*

Site-related updates

DCC Economic Development Update

John D'Addona, CAG Representative for the Downriver Community Conference, briefed the CAG on the Brownfield redevelopment strategy, a project that is taking place along Jefferson Avenue and being funded by an Economic Development Administration grant. Mr. D'Addona noted that the Brownfield redevelopment project was selected as a priority by an inclusive group of stakeholders. In order to set the stage for redevelopment, the group evaluated four key projects

and developed frameworks that outline possible redevelopment opportunities. Mr. D'Addona highlighted that some of the sites have private owners which may pose an ongoing challenge for development initiatives. In the next few months the reports on the sites will be finalized and presented to the city council.

CAG members offered the following comments and questions (*answers in italics*).

- **Can you clarify what is going on with dredging and Arkema?**
 - *John D'Addona: The Great Lakes Restoration Initiative (GLRI) and Arkema have an agreement to take Detroit dredged soils to the property and dewater them before being taken to a landfill. This process has taken a number of years delaying the possible redevelopment of the Arkema site. If the land bank could take the property the other 2 parcels could be cleaned up or redeveloped sooner.*

May CAG meeting

Diane Russell (US EPA Region 5) and Ms. Smith asked CAG members about their interest in hosting the next McLouth Steel CAG meeting in-person, with the goal of inviting a broader public to learn more about the site. CAG members expressed apprehension about hosting an in-person meeting for the public in May, since the CAG meetings are very detailed and technical and may not be interesting or accessible to members of the general public who have not been following the process. CAG members expressed enthusiasm for giving community members the opportunity to connect with the CAG, agencies, and consultants. Several members suggested offering a format that's welcoming to those without technical knowledge of the site, like a pre-meeting open house, while ensuring the actual CAG meeting remains focused on the details of the investigation of the Superfund site. There were also suggestions to have a more community-oriented in-person meeting once there was more actionable information and updates to share with the community.

Wrap Up & Next Steps

Ms. Smith invited members of the CAG to reach out to her if they are interested in serving on the McLouth Steel Leadership Board and thanked the CAG and presenters for their participation. The next meeting will take place on May 8th.

The meeting was adjourned at 8:30 PM.

Appendix A. CAG members and agency representatives in attendance

Affiliation	Representative
City of Trenton	Jim Wagner
City of Riverview	
Grosse Ile Township	
Riverview Brownfields Authority	Brian Webb
City of Trenton Brownfields	
Trenton Visionaries	Wendy Pate
Grosse Ile Nature and Land Conservancy	Doug Thiel
Grosse Ile Civic Association	Bill Heil
	Greg Karmazin
Friends of the Detroit River	Robert Burns
DownRiver Waterfront Conservancy	
Abutters	Robert Johnson
At-large Community Representatives	Judith Maiga
	Edith Traster
Liaison for Rep Debbie Dingell's Office	Cal Kirchen
Downriver Community Conference	John D'Addona

Agencies & consultants represented:

Nilia Green, US EPA Region 5
 Diane Russell, US EPA Region 5
 Megan Cynar, EGLE
 Christina Hebert, EGLE
 Marc Messina, EGLE
 Joost Van't Erve, MDHHS
 Chris Vandegrift, CDM Smith
 Meira Downie, Consensus Building Institute
 Stacie Smith, Consensus Building Institute