



## LUMBERYARD at PAINT CREEK

### PROGRESS REPORT

#### PHASE 1 – CLEAN UP

#### Report to the Board

For the Period 12/1/24 – 1/15/25

January 21, 2025 @ 6:30pm

By: Matthew Gibb, Executive Director



The project remains in initial clean up and deconstruction. The Board has approved contracts for project work performed during this covered period, including, several phases of hazardous waste management, salvage of historic materials, and demolition. This report outlines what has been done in the immediately prior work period and concludes with next steps.

#### **ASBESTOS REMOVAL AND DISPOSAL**

The hazardous materials report completed by Baker International in 2024 revealed asbestos in the flooring within the original coal office building and in the roofing materials of south annex shed to the main barn. The removal and proper disposal of this hazardous condition was included in the Board approved contract with TBD Construction Services. All material has been removed and disposal completed in accord with Michigan Law. The disposal manifests for the work completed are in the possession of the DDA with copies attached to this Report.





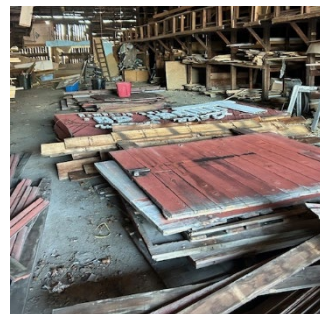
## **DISPOSAL OF PAINT, SEALERS AND OTHER WASTE**

The property was filled with left over paint, stain and other hazardous waste products from the commercial operation of the Lumber Yard. Approximately 900 cans, varying in size from pint to 10 gallon, were found, moved and sorted for disposal. The Board approved a contract with ERG Environmental Services for disposal. Prior to their removal, staff was asked to (and did) re-locate and organize the entire material inventory. All acids, paint, concrete sealers, and a variety of other materials were properly disposed and the manifests are now held by the DDA, with copies attached.



## **SALVAGE OF MATERIALS**

TBD Construction Services was awarded a contract to perform the process of salvaging siding and other materials. All usable material is now stored in the main barn.



## **CHANGE ORDER(S)**

As the salvage and environmental work commenced and was ongoing, it was decided that the main office building is not only salvageable, but a very good repurpose opportunity to create revenue from the DDA project (included potential revenue to the village). This would allow non-tax based revenue to be used towards the bonds and site development. To preserve the exposed structure, prepare for eventual permitted construction work, and several change orders were identified and approved.

1. Add the removal and salvage of original siding, removal of all non-hazardous insulation, install code based insulation, outside board, and dry wrapping to seal the building. Complete repairs to the east(rear) roofing area to seal off any moisture and reconstruct roofing material with salvaged wood.

Approved Cost - \$14,400

2. Add Barn 8 (identified on the Demo Inventory) as an additional structure for de-construction, storing all salvaged materials as contracted, and remove from the scope of work the collapsed north wall of building 18. Add security fencing, rental(6 months) and installation due to safety and trespass issues.

Approved Cost - \$6,500

3. Remove dangerous condition of the overhanging canopy on the front of the building made unstable by rotted wood and exterior conditions

Approved Cost - \$3,500

4. Repair and protect additional rotted corner boards. Remove and inspect interior stud work and framing, replace rotted sill(s) and complete other pre-emptive structural repairs to protect the integrity of the structure and allow for OSB and sealing with dry-wrap

Approved Cost - \$8,800





## **DEMOLITION**

Above grade demolition was scheduled to begin the first week of January 2025, but weather and delays caused by the disposal of hazardous materials has pushed the demolition start date to on or about January 27, 2025. Demolition will remove all debris and non-preservation structures on site. Demolition is scheduled pursuant to the required 10 day notice to the state of Michigan through EGLE and is supported by a Oakland County Soil Erosion Permit, applied for by PEA.



## **NEXT STEPS**

1. Post demolition, security fencing will be addressed and a more permanent solution implemented. Temporary, safe, parking areas will be reintroduced pending plan and construction development.
2. Requests for Proposal(s)
  - a. Architectural Services – Analysis, design and construction drawings for the Main Barn, Trailhead Canopy, and Repurposed Office, including accessibility and landscape.
  - b. Roofing – Incoordination with the selected architectural firm, seeking metal roof installation for the main barn and canopy.
  - c. Private Partner Development – Seeking development concept and plan, cost estimate and use proposal for development of the excess site, in partnership with the public space and parking required by the DDA.
3. Marketing Plan Development – an attraction and recruitment plan for identifying tenant and partner users within the developed site.

010925-D

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

<b>NON-HAZARDOUS WASTE MANIFEST</b>		1. Generator ID Number MIG000060410		2. Page 1 of 12		3. Emergency Response Phone 734-437-9677		4. Manifest Tracking Number 3122724C		
5. Generator's Name and Mailing Address Lake Orion Downtown Development Authority 215 S. Broadway Lake Orion, MI 48362 Generator's Phone: 248-693-9742										
Generator's Site Address (if different than mailing address)										
6. Transporter 1 Company Name ERG Environmental Services								U.S. EPA ID Number MID059912956		
7. Transporter 2 Company Name								U.S. EPA ID Number		
8. Designated Facility Name and Site Address ERG Environmental Services 13040 Merriman Road Suite 200 Livonia, MI 48150 Facility's Phone: 734-437-9650								U.S. EPA ID Number MID059912956		
<b>GENERATOR</b>	9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))				10. Containers		11. Total Quantity	12. Unit Wt./Vol	
						No.	Type			
		1 Non-RCRA, Non-DOT Regulated				001	CF	506	P	
	X	2 UN1950, Aerosols, flammable, 2.1 ERG#126				001	CF	20	G	
		3 Non-RCRA, Non-DOT Regulated				002	DM	110	G	
	X	4 UN1044, Fire extinguishers, 2.2 ERG#126				005	CY	20	P	
13. Special Handling Instructions and Additional Information 1) APPROVAL # CP122724-01 (NH COMMODITY PACK) 2) APPROVAL # AUW122724-01 (UW AEROSOLS) 3) APPROVAL # LO122724-01 (USED OIL) 4) APPROVAL # FX 122724-01 (FIRE EXTINGUISHERS)										
14. GENERATOR'S CERTIFICATION: I certify the materials described above on this manifest are not subject to federal regulations for reporting proper disposal of Hazardous Waste.										
Generator's/Officer's Printed/Typed Name Matthew G. G.						Signature 		Month Day Year 1 9 25		
<b>TRANSPORTER</b>	15. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: _____ Transporter signature (for exports only): _____ Date leaving U.S. _____									
	16. Transporter Acknowledgment of Receipt of Materials									
	Transporter 1 Printed/Typed Name Daniel Chandler						Signature 		Month Day Year 1 9 25	
	Transporter 2 Printed/Typed Name						Signature		Month Day Year	
<b>DESIGNATED FACILITY</b>	17. Discrepancy									
	17a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection									
	Manifest Reference Number: _____									
	17b. Alternate Facility (or Generator)								U.S. EPA ID Number	
	Facility's Phone: _____									
17c. Signature of Alternate Facility (or Generator)								Month Day Year		
18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in item 17a										
Printed/Typed Name						Signature		Month Day Year		

Please print or type. (Form designed for use on 12-pitch typewriter.)

NON-HAZARDOUS WASTE MANIFEST (Continuation Sheet)		19. Generator ID Number MIG000060410		20. Page 2 of 2		21. Manifest Tracking Number 3122724C	
22. Generator's Name Lake Orion Downtown Development Authority 215 S. Broadway Lake Orion, MI 48362							
23. Transporter <u>3</u> Company Name						U.S. EPA ID Number	
24. Transporter <u>4</u> Company Name						U.S. EPA ID Number	
25a. HM	25b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	26. Containers		27. Total Quantity	28. Unit Wt./Vol.		
		No.	Type				
	5) Non-RCRA, Non-DOT Regulated	002	DF	400	P		
	6) Non-RCRA, Non-DOT Regulated	002	CW	600	P		
29. Special Handling Instructions and Additional Information 5) APPROVAL # CP122724-01 (NH COMMODITY PACK) 6) APPROVAL # CP122724-01 (NH COMMODITY PACK)							
TRANSPORTER	30. Transporter Acknowledgment of Receipt of Materials						
	Printed/Typed Name			Signature		Month	Day
TRANSPORTER	31. Transporter Acknowledgment of Receipt of Materials						
	Printed/Typed Name			Signature		Month	Day
DESIGNATED FACILITY	32. Discrepancy						

Please print or type.

Form Approved. OMB No. 2050-0039

<b>UNIFORM HAZARDOUS WASTE MANIFEST</b>		1. Generator ID Number MG000000410	2. Page 1 of	3. Emergency Response Phone 248-693-9742	4. Manifest Tracking Number <b>019618020 FLE</b>	
5. Generator's Name and Mailing Address Lake Orion Downtown Development Authority 215 S. Broadway Lake Orion, MI 48362 Generator's Phone: 248-693-9742			Generator's Site Address (if different than mailing address)			
6. Transporter 1 Company Name ERG Environmental Services			U.S. EPA ID Number MD000000000			
7. Transporter 2 Company Name			U.S. EPA ID Number			
8. Designated Facility Name and Site Address OLD Environmental Services, Inc. 331 Broad Street Plainwell, NJ 08080 Facility's Phone: 269-665-9824			U.S. EPA ID Number MD000000000			
9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers		11. Total Quantity	12. Unit WL/Vol.	13. Waste Codes
		No.	Type			
X	UN3264, WASTE CORROSIVE LIQUID, ACIDIC INORGANIC, NOS, 8, PG II ENR 154	001	CF	25	P	D002
X	UN3264, WASTE CORROSIVE LIQUID, BASIC, INORGANIC, NOS, 8, PG II ENR 154	001	CF	40	P	D002
14. Special Handling Instructions and Additional Information 1) LAB PACK - LA-1 20 GALLON APPROVAL II 2) LAB PACK - LA-2 30 GALLON APPROVAL II						
15. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent. I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true. 1LP 122724-11 010925-D						
Generator's/Officer's Printed/Typed Name Matthew J. Goff		Signature 		Month Day Year 11 9 25		
16. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: Date leaving U.S.:						
17. Transporter Acknowledgment of Receipt of Materials						
Transporter 1 Printed/Typed Name Daniel Chander		Signature 		Month Day Year 11 9 25		
Transporter 2 Printed/Typed Name		Signature		Month Day Year		
18. Discrepancy						
18a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection						
18b. Alternate Facility (or Generator)				Manifest Reference Number: U.S. EPA ID Number		
Facility's Phone:						
18c. Signature of Alternate Facility (or Generator)				Month Day Year		
19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)						
1.	2.	3.	4.			
20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a						
Printed/Typed Name		Signature		Month Day Year		

Please print or type.

Form Approved. OMB No. 2050-0039

<b>UNIFORM HAZARDOUS WASTE MANIFEST</b>		1. Generator ID Number MIG000050410	2. Page 1 of	3. Emergency Response Phone 441-249-71	4. Manifest Tracking Number <b>019618021 FLE</b>	
5. Generator's Name and Mailing Address Lake Orion Downtown Development Authority 215 S. Broadway Lake Orion, MI 48362 Generator's Phone: 248-693-9742			Generator's Site Address (if different than mailing address)			
6. Transporter 1 Company Name ERG Environmental Services			U.S. EPA ID Number MIL059912456			
7. Transporter 2 Company Name Environmental Recycling			U.S. EPA ID Number OHR000034025			
8. Designated Facility Name and Site Address Environmental Recycling 527 East Woodland Circle, PO Box 167 Bowling Green, OH 43402 Facility's Phone: 800-284-9107			U.S. EPA ID Number OHR000034025			

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers		11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes		
		No.	Type					
X	1. RQ, UN1263, Waste Paint, 3, PGII, (D001) ERG#128	004	CF	2000	P	D001		
X	2. RQ, UN1263, WASTE PAINT, 3, PGII (D001) ERG 128	002	CW	1000	P	D001		
	3.							
	4.							

14. Special Handling Instructions and Additional Information  
 1) APPROVAL # HPRMLP-122724-01 (LOOSE PACK PAINT)  
 managed as universal waste in the state of Ohio per rule 3745-273-89(B).  
 2) APPROVAL # HPRMLP-122724-01 (LOOSE PAINT PAW)

15. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.  
 I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true. 1LP 122724-01 010925-1

Generator's/Officer's Printed/Typed Name: Matthew G. 66 Signature: [Signature] Month: 11 Day: 9 Year: 25

INT'L	16. International Shipments	<input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S.	Port of entry/exit: _____ Date leaving U.S.: _____
TRANSPORTER	17. Transporter Acknowledgment of Receipt of Materials	Transporter 1 Printed/Typed Name: <u>Daniel Anderson</u> Signature: <u>[Signature]</u> Month: <u>11</u> Day: <u>9</u> Year: <u>25</u> Transporter 2 Printed/Typed Name: _____ Signature: _____ Month: _____ Day: _____ Year: _____	

18. Discrepancy

18a. Discrepancy Indication Space    ☐ Quantity    ☐ Type    ☐ Residue    ☐ Partial Rejection    ☐ Full Rejection

Manifest Reference Number: \_\_\_\_\_

18b. Alternate Facility (or Generator) \_\_\_\_\_ U.S. EPA ID Number \_\_\_\_\_

Facility's Phone: \_\_\_\_\_

18c. Signature of Alternate Facility (or Generator) \_\_\_\_\_ Month: \_\_\_\_\_ Day: \_\_\_\_\_ Year: \_\_\_\_\_

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)

1. _____	2. _____	3. _____	4. _____
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20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a

Printed/Typed Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Month: \_\_\_\_\_ Day: \_\_\_\_\_ Year: \_\_\_\_\_





# NON-HAZARDOUS SPECIAL WASTE & ASBESTOS MANIFEST

If waste is asbestos waste, complete Sections I, II, III and IV  
If waste is **NOT** asbestos waste, complete Sections I, II and III

## I. GENERATOR (Generator completes Ia-r)

a. Generator's US EPA ID Number		b. Manifest Document Number 122024122		c. Page 1 of	
d. Generator's Name and Location: TBD Construction 215 S Broadway Street Lake Orion, MI 48362 f. Phone: 616-401-7373		e. Generator's Mailing Address: TBD Construction 3714 Roger B Chaffee Street SE Suite 311 Wyoming, MI 49548 g. Phone:			
If owner of the generating facility differs from the generator, provide:					
h. Owner's Name:		i. Owner's Phone No.:			
j. Waste Profile #	k. Exp. Date	l. Waste Shipping Name and Description	m. Containers No.	n. Total Quantity	o. Unit Wt/Vol
4238/24/18880	12/18/2025	Friable Asbestos	13	Industrial Bags	
4238/24/18881	12/18/2025	Non-Friable Asbestos			
GENERATOR'S CERTIFICATION: I hereby certify that the above named material is not a hazardous waste as defined by 40 CFR 261 or any applicable state law, has been properly described, classified and packaged, and is in proper condition for transportation according to applicable regulations; AND, if this waste is a treatment residue of a previously restricted hazardous waste subject to the Land Disposal Restrictions. I certify and warrant that the waste has been treated in accordance with the requirements of 40 CFR 268 and is no longer a hazardous waste as defined by 40 CFR 261.					
p. Generator Authorized Agent Name (Print) Keith Schuelke		q. Signature <i>Keith Schuelke</i>		r. Date 12/20/24	

## II. TRANSPORTER (Generator completes IIa-b and Transporter completes IIc-e)

a. Transporter's Name and Address: TBD Construction 3714 Roger B Chaffee Street SE Suite 311 Wyoming MI 49548 b. Phone: 616-401-7373		c. Driver Name (Print) Keith Schuelke	d. Signature <i>Keith Schuelke</i>	e. Date 12/20/24
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## III. DESTINATION (Generator complete IIIa-c and Destination Site completes IIId-g)

a. Disposal Facility and Site Address: Citizens Disposal Inc 2361 West Grand Blanc Road Grand Blanc MI b. Phone: 810-344-8270		c. US EPA Number	d. Discrepancy Indication Space:
I hereby certify that the above named material has been accepted and to the best of my knowledge the foregoing is true and accurate.			
e. Name of Authorized Agent (Print) 15300-69	f. Signature <i>15300-69</i>	g. Date 12-20-24	

## IV. ASBESTOS (Generator completes IVa-f and Operator complete IVg-i)

a. Operator's Name and Address: TBD Construction Services, INC 3714 Roger B Chaffee Street SE Suite 311 Wyoming, MI 49548 b. Phone: 616-401-7373		c. Responsible Agency Name and Address: EGLE	
e. Special Handling Instructions and Additional Information:		d. Phone:	
f. <input checked="" type="checkbox"/> Friable <input type="checkbox"/> Non-Friable <input type="checkbox"/> Both % Friable % Non-Friable			
OPERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked and labeled and are in all respects in proper condition for transport by highway according to applicable international and national governmental regulations.			
Keith Schuelke			