



Proposed Settlement of Liability and Cleanup Process

Former McLouth Steel Facility

Cities of Riverview and Trenton, Michigan

August 2018

Public meeting

EPA encourages you to attend the public meeting, **Wednesday, Sept. 5, 6-8 p.m.**, at St. Paul Lutheran Church Reception Hall, 2550 Edsel Dr., Trenton, Mich.

For more information

If you have questions or comments on the Former McLouth Steel facility, contact:

For technical questions:

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For general questions:

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Website

EPA Website:
www.epa.gov/superfund/mclouth-steel

The U.S. Environmental Protection Agency, U.S. Department of Justice and Michigan Department of Environmental Quality have negotiated a proposed legal agreement called a “Settlement Agreement and Covenant Not to Sue” with Crown Enterprises, Inc. and MSC Land Co., LLC. The public has an opportunity to comment and the agencies will finalize the settlement after considering comments received. Under the terms of the proposed settlement, MSC will do some cleanup on and assessment activities within the southern portion of the site. In exchange, MSC and Crown, parties not responsible for the contamination on the property, will receive covenants not to sue. The covenants will enable MSC to take title to 183 acres of the former McLouth Steel facility from the Wayne County Land Bank. The settlement will foster redevelopment by allowing MSC and Crown to clarify their cleanup responsibilities while EPA investigates and later fully addresses existing contamination within the property. The steps to be taken by MSC mark the first but not the final steps in addressing conditions at the property.

To secure the covenants not to sue, the settlement will require MSC to do the following work in the southern portion of the site (*see Site Map on Page 2*):

- Demolish about 45 structures.
- Remove asbestos-containing material, containerized wastes and materials containing PCBs from all structures prior to demolition.
- Install a fence around the property.
- Remove contaminated water and sludges from 23 subsurface structures (pits, basements and lagoons), clean or remove the structures and, if the structures remain, fill them with clean fill materials.
- Investigate five areas where PCBs may have been released.
- Assess and report on options for stormwater management to eliminate uncontrolled flow to the Trenton Channel of the Detroit River.

To address environmental issues not covered by the proposed settlement, EPA intends to propose the entire southern portion of the site consisting of approximately 197 acres for listing on the Superfund National Priorities List. Listing on the National Priorities List will make work within the southern portion eligible for federal funding.



A photograph showing much of the former McLouth Steel Trenton, Mich. plant.

Public review and comment

A 30-day public comment period on the proposed settlement will begin Aug. 14, 2018. *See the box at right on how to submit comments.*

On Sept. 5, 2018, there will be a public meeting where people can learn more about the settlement, ask questions, give oral comments and submit written comments.

Once EPA has reviewed the public comments, the Agency will determine if it will finalize the settlement. MSC, Crown, EPA, DOJ and MDEQ have already signed the settlement. The settlement will become final unless public comments persuade EPA, DOJ and MDEQ that the settlement is not in the public interest.

Northern portion

MDEQ and Riverview-Trenton Railroad Co., or RTRR, are entering into a Consent Order, called a "Corrective Action Consent Order," or CACO. Pursuant to the CACO, RTRR has committed to undertake certain corrective actions within the approximately 76 acres that comprise the northern portion of the former McLouth Steel facility.

RTRR has agreed to do the following:

- Perform the first phase of the corrective action (environmental investigation and response activities) that includes investigation of the five known waste management units, or WMUs, on the northern portion of the site.
- Clean up the WMUs if needed.
- Investigate groundwater contamination.
- Control dust.
- Evaluate stormwater management options to eliminate flow to the Trenton Channel of the Detroit River.

MDEQ will use the information collected during the first phase of the corrective action and other sources to help determine if additional phases of corrective action are necessary.

EPA will be signing a Memorandum of Understanding, or MOU, with MDEQ. In the MOU, MDEQ will commit to ensuring that RTRR performs a cleanup in the northern portion of the site in accordance with Superfund guidelines.

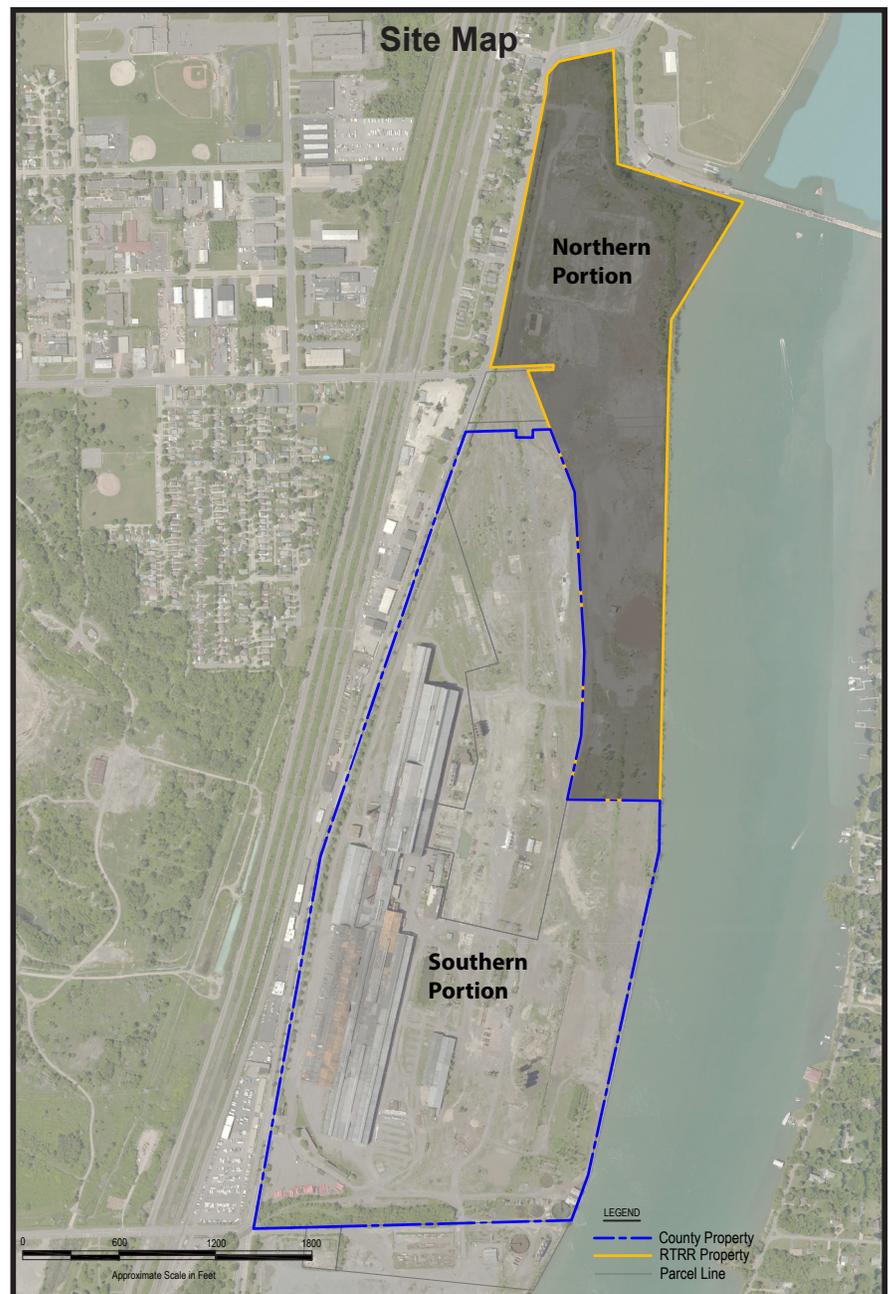
How to comment

EPA will receive all comments and share them with MDEQ. There are several different ways to submit comments on the proposed settlement:

- In writing at the Sept. 5 public meeting
- On the Web at www.epa.gov/superfund/mclouth-steel
- By Fax to 312-353-1263
- By Email to safakas.kirstin@epa.gov
- By Mail to Kirstin Safakas

U.S. EPA Region 5
Superfund Division (SI-6J)
77 W. Jackson Blvd.
Chicago, IL 60604-3590

All comments must be postmarked by Sept. 13, 2018.

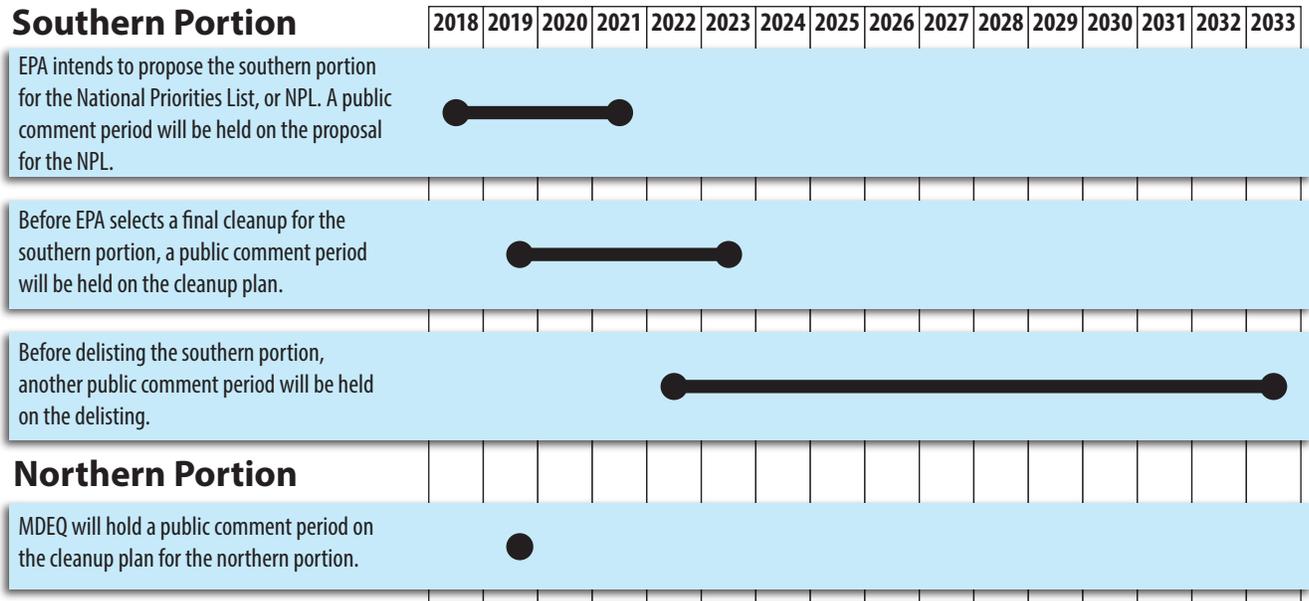


History of the McLouth Steel facility

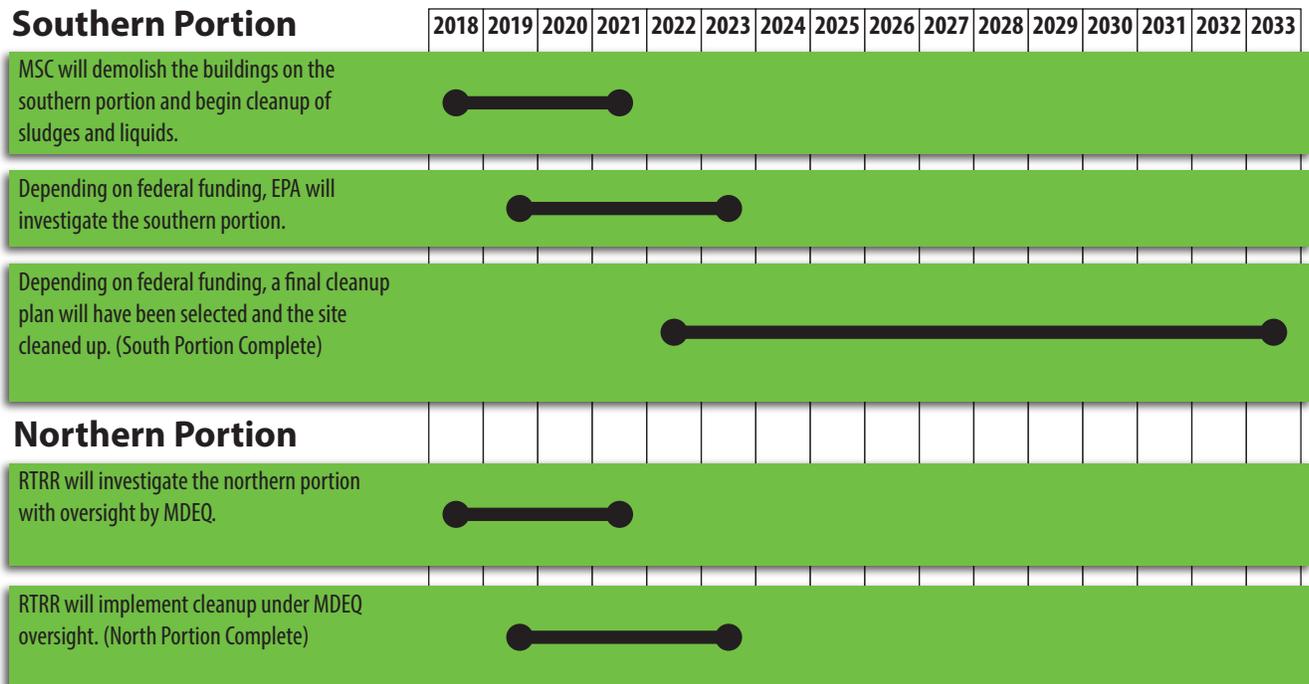
The former McLouth Steel facility originally consisted of approximately 273 acres and operated from about 1950 until 1995. In 1995, McLouth filed for bankruptcy. In 1996, the McLouth bankruptcy estate sold the entire McLouth facility to Hamlin Holdings, Inc., which transferred title to DSC, Ltd. DSC tried without success to restart steel operations.

In 2000, DSC sold the 76-acre northern portion of the facility to Manuel J. Maroun, who transferred title through Crown Enterprises, Inc. to Riverview-Trenton Railroad Co. In 2017, Wayne County acquired 183 acres of the 197-acre southern portion through tax foreclosure. Wayne County then entered into a Purchase and Development Agreement with Crown.

Community Engagement Opportunities



Investigation and Cleanup Activities



You're invited to a meeting about ...

EPA's Proposed Settlement for the Former McLouth Steel Facility

6-8 p.m. Wednesday, Sept. 5, 2018

EPA and MDEQ will present details about the proposed settlement negotiated with Crown Enterprises and MSC. The proposed settlement lays out a process for purchasing, evaluating and cleaning up the southern portion of the site. MDEQ will also explain an agreement it reached with Riverview-Trenton Railroad to clean up the northern portion of the site.

A question-and-answer session will follow the presentation. Comments on the proposed settlement with Crown Enterprises and MSC will also be accepted at the meeting.

**The meeting will be held at:
St. Paul Lutheran Church Reception Hall
2550 Edsel Dr.
Trenton, Mich.**

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Proposed Settlement for Superfund Cleanup Process

United States
Environmental Protection
Agency
Region 5
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