



## Brownfield Redevelopment Grant and Loan Projects Projects Awarded Since Fiscal Year 2008 (Starting October 1, 2007) Updated October 16, 2009

### GRAND TRAVERSE COUNTY

**Project Name:** Grand Traverse Commons – Inn at the Commons

**Recipient:** Grand Traverse County Brownfield Redevelopment Authority (BRA)

**Award:** \$1,000,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Loan

**Project:** The Grand Traverse County BRA received a CMI Brownfield Redevelopment Loan to facilitate the redevelopment of the village at Grand Traverse Commons, part of the former Traverse City State Hospital campus. This is the third round of funding for this project. Previous funding assisted the developer in creating residential condominiums, offices, several retail businesses such as galleries, a day spa, a florist, clothing shops, and a restaurant. Office tenants include several doctors, consultants, the Michigan Land Use Institute, and other professionals.

The current CMI loan will pay for aboveground storage tank removal, environmental assessments, baseline environmental assessments, due care plans, contaminated soil removal, demolition, and lead and asbestos abatement. Three existing historic buildings (former patient cottages 22, 28, and 40) will be redeveloped as the Inn at the Commons, a hotel and conference center. A non-historic building (the former power plant) will be redeveloped as commercial and residential units. The taxable value of the site at the completion of the hotel in 2010 will increase from \$0 to approximately \$6.8 million. This project is anticipated to create 192 new jobs and leverage \$35,000,000 in private investment. **Contact:** Susan Wenzlick, 231-876-4422.

### INGHAM COUNTY

**Project Name:** City Market Redevelopment

**Recipient:** City of Lansing Brownfield Redevelopment Authority (BRA)

**Award:** \$1,000,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant

**Project:** The Lansing BRA received a CMI Brownfield Redevelopment Grant to facilitate the redevelopment of the Lansing City Market. The grant will be utilized to perform a site investigation, prepare a baseline environmental assessment and a due care plan for the property; transport and dispose of impacted soils; provide for treatment of impacted groundwater encountered during excavation; and provide for clean backfill within the impacted area. The City Market Redevelopment Project will be a mixed-use development that will include retail, dining, and residential. As part of the project, the current City Market will be updated and relocated to the adjacent Riverfront Park. The development is expected to leverage \$28 million in private investment and create 50 full-time and 20 part-time jobs.

**Contact:** Carrie Geyer, 517-335-6871.

### IRON COUNTY

**Project Name:** Central School Redevelopment

**Recipient:** City of Iron River Downtown Development Authority (DDA)

**Award:** \$734,648 Clean Michigan Initiative (CMI) Brownfield Redevelopment Loan

**Project:** The City of Iron River DDA received a CMI Brownfield Redevelopment Loan to facilitate the redevelopment of the historic Central School Building in downtown Iron River. The loan will be utilized to perform additional investigation, prepare a baseline environmental assessment and due care plan, the removal of underground storage tanks, and impacted soils under the boiler house. The school is being redeveloped into a mixed-use development with commercial space in the basement and residential on the first and second floors. The project is anticipated to create 20 jobs and leverage \$2,900,000 in private investment.

**Contact:** Jeff Hukill, 517-335-2960.



Central School front view (Before)



Gymnasium with collapsed roof and floor (Before)

**KALAMAZOO COUNTY**

**Project Name:** Riverreach Development – Former Crown Vantage Plant

**Recipient:** City of Parchment

**Award:** \$1,000,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Loan  
\$1,000,000 Site Reclamation Grant

**Project:** The City of Parchment received brownfield grant and loan funds to facilitate the redevelopment of the former Crown Vantage Paper Mill site located along the Kalamazoo River. The grant and loan funds will be utilized for assessment activities, demolition, and remedial actions necessary for redevelopment. The proposed economic redevelopment for the project site will be a mixed-use residential, retail, and office development. The development will incorporate parks, open space, and trails, as well as a blend of new urbanism, smart growth principals, and green sustainable development. This project is anticipated to create approximately 200 jobs and leverage approximately \$100,000,000 in private investment.

**Contact:** Carrie Geyer, 517-335-6871.



Building 2 was used for papermaking, dyeing, coating, and cutting. (Before)



The mill's power plant (Before)

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**Project Name:** Leelanau Residential Development

**Recipient:** Leelanau County Brownfield Redevelopment Authority (BRA)

**Award:** \$1,000,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Loan  
\$193,125 Revitalization Revolving Loan

**Project:** The Leelanau County BRA received two loans to facilitate the redevelopment of the former Leelanau County offices. The loan funds will be utilized for demolition, investigations, due care planning and implementation, and possibly assistance with a water supply. The groundwater is contaminated, and the village of Leland does not have a public water supply. A developer is planning on building a residential development there and investing \$10 million in the project. **Contact:** Susan Wenzlick, 231-876-4422.

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**Project Name:** West Shores Crossings Project  
**Recipient:** Leelanau County  
**Award:** \$589,375 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant  
\$589,375 CMI Brownfield Redevelopment Loan

**Project:** Leelanau County received a CMI Brownfield Redevelopment Grant and Loan to facilitate the redevelopment of the former Zephyr Oil property and adjacent residential property in Elmwood Township. The grant and loan funds will be utilized to conduct a baseline environmental assessment and the due care planning and implementation for the new purchaser. The site will be redeveloped into a mixed-use development, leveraging over \$8 million in private investment and creating an estimated 100 jobs.

**Contact:** Susan Wenzlick, 231-876-4422.

## **KENT COUNTY**

**Project Name:** Grand Rapids Christian Schools  
**Recipient:** City of Grand Rapids  
**Award:** \$712,996 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant

**Project:** The City of Grand Rapids received a CMI Brownfield Redevelopment Grant to facilitate the reuse of a former public school building. The property is contaminated with metals that exceed direct contact criteria on a cinder running track and adjacent filled areas. The potential for exposure to the contamination is very high. Grand Rapids Christian Schools will address the contamination and eliminate the direct contact hazard on and around the track by excavating the cinders and contaminated fill and disposing of the contaminated waste at an appropriate landfill. The project will result in the removal of the contaminated track and the old school building will be replaced by a new state of the art facility. This project will leverage approximately \$12,500,000 in private investment.

**Contact:** Susan Wenzlick, 231-876-4422.

## **MANISTEE COUNTY**

**Project Name:** American Materials LLC  
**Recipient:** City of Manistee Brownfield Redevelopment Authority (BRA)  
**Award:** \$589,704 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant  
\$228,609 CMI Brownfield Redevelopment Loan

**Project:** The City of Manistee BRA received a CMI Brownfield Redevelopment Grant and Loan to facilitate the reuse of a former industrial site. The grant is being utilized to pay for due care activities such as an asphalt impervious barrier, a storm water retention basin, monitoring well abandonment, and demolition. The loan is being utilized for the removal of contaminated soil and a pile of calcium sulfate. The redevelopment is a liquid asphalt depot and materials transfer station. This project will create 8 new jobs, retain 8 jobs, and leverage \$19.5 million in private investment. **Contact:** Jeff Hukill, 517-335-2960.



Aggregate Storage Area (Before)



Aggregate Storage Area (After)

## MONROE COUNTY

**Project Name:** Great Lakes Towers LLC

**Recipient:** City of Monroe Brownfield Redevelopment Authority (BRA)

**Award:** \$1,000,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant  
\$1,000,000 CMI Brownfield Redevelopment Loan  
\$70,000 Site Assessment Fund (SAF) Grant

**Project:** The City of Monroe BRA received a CMI Brownfield Redevelopment Grant and Loan, along with a SAF Grant to facilitate the reuse of a former municipal landfill. Funds will be used for site investigation, the creation of an isolation zone, and the installation of a liner for a storm water retention basin. Great Lakes Towers LLC is proposing to construct a 100,000-square foot heavy industrial manufacturing facility that will manufacture support towers for large scale electricity generating wind turbines. The towers will stand 300 feet tall and will be constructed by rolling sheets of steel plate into cylinders and welding the cylinders together to complete the entire structure. Steel will be shipped in to the Great Lakes Towers facility by boat or train. Constructed towers will be moved off site by boat. This project is anticipated to create an estimated 150 new manufacturing, support, and management positions and will leverage approximately \$19,000,000 in private investment. **Contact:** Bruce Moore, 517-373-6413.

## MUSKEGON COUNTY

**Project Name:** Silver Creek New Energy Development

**Recipient:** Whitehall Township

**Award:** \$999,700 Clean Michigan Initiative (CMI) Brownfield Redevelopment Loan

**Project:** Whitehall Township received a CMI Brownfield Redevelopment Loan to facilitate the reuse of a former Muskegon County Wastewater Treatment Plant. The loan will be utilized to pay for investigation, a baseline environmental assessment, engineering controls, due care, and demolition. The developer will create a biomass energy generator. The generator will accept organic wastes from local sources and will grow crops for fuel on site. This project is anticipated to create approximately 150 jobs and leverage approximately \$54 million in private investment. **Contact:** Susan Wenzlick, 231-876-4422.

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**Project Name:** Muskegon Heights Downtown Development Authority (DDA)

**Recipient:** Muskegon Heights DDA

**Award:** \$80,000 Site Assessment Fund Grant

**Project:** The Muskegon Heights DDA received an \$80,000 Site Assessment Fund Grant to complete environmental investigations on multiple parcels in the downtown area. These assessments will aid developers in the future development of the selected parcels. **Contact:** Susan Wenzlick, 231-876-4422.

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**Project Name:** Muskegon Family Care Expansion

**Recipient:** City of Muskegon Heights

**Award:** \$200,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant

**Project:** The City of Muskegon Heights received a CMI Brownfield Redevelopment Grant to facilitate the expansion of Muskegon Family Care, Inc. (MFC). The grant will be utilized to pay for investigations, a baseline environmental assessment, removal of contaminated soil, underground storage tanks, and building demolition. The MFC currently employs 69 full-time and 4 part-time staff. The grant will allow the MFC to construct a 15,000-square foot multi-use community center. This project is anticipated to create five new positions.

**Contact:** Susan Wenzlick, 231-876-4422.

## OTSEGO COUNTY

**Project Name:** Elmer's Gaylord Redevelopment

**Recipient:** Otsego County Brownfield Redevelopment Authority (BRA)

**Award:** \$492,550 Clean Michigan Initiative (CMI) Brownfield Redevelopment Loan

**Project:** The Otsego County BRA received a CMI Brownfield Redevelopment Loan to redevelop a former landfill in the city of Gaylord. The loan will pay for investigation and a baseline environmental assessment. The loan will also cover a landfill waste characterization study, a soil-gas investigation, and the due care activities that are necessary to reuse the site. When the landfill was in operation, the waste was stored in trenches and incinerated, thus making the likelihood for methane relatively low. The developer, Elmer's Crane and Dozer, is

planning on reusing the site as an aggregate-material storage and concrete crushing center. The project is expected to create 10 new jobs, leverage \$1.3 million in private investment, and generate \$50,000 per year in tax revenue.

**Contact:** Jeff Hukill, 517-335-2960.

## **ST. JOSEPH COUNTY**

**Project Name:** Kirsch Lofts

**Recipient:** City of Sturgis

**Award:** \$1,000,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant  
\$1,000,000 CMI Brownfield Redevelopment Loan

**Project:** The City of Sturgis received a CMI Brownfield Redevelopment Grant and Loan to redevelop an old manufacturing facility. The grant and loan funds will be used to conduct assessment activities, demolition, and due care activities necessary for reuse of the property. The proposed redevelopment will be a mixed-use residential and retail development that will incorporate both smart growth principals as well as green/sustainable development including: energy efficient lighting, heat island effect reduction, water efficient landscaping, and integrated pest management. The new use will include approximately 30,000 square feet of retail/commercial space and 35-55 residential condominiums and related parking areas. The project is expected to create approximately 100 jobs and leverage over \$8,500,000 in private investment.

**Contact:** Carrie Geyer, 517-335-6871.



Kirsch Lofts (Before)

## **WASHTENAW COUNTY**

**Project Name:** The Banks of Saline

**Recipient:** Washtenaw County

**Award:** \$400,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant  
\$600,000 CMI Brownfield Redevelopment Loan

**Project:** Washtenaw County received a CMI Brownfield Redevelopment Grant and Loan to facilitate the reuse of a manufacturing facility and former hazardous materials storage center. The grant and loan funds will be utilized to remove and dispose of an estimated 27,000 tons of contaminated soil. The redevelopment will be residential condominiums with underground parking. The project will incorporate smart growth and new urbanism concepts that include open space, walkable neighborhoods, and public access to the Saline River. This project is anticipated to create 5 new jobs and leverage approximately \$24 million in private investment.

**Contact:** Bruce Moore, 517-373-6413.



(Note: Demolition not funded by the DEQ.)

The nine-acre site was used to manufacture die cast parts.

**WAYNE COUNTY**

**Project Name:** Piquette Square

**Recipient:** Detroit/Wayne County Port Authority

**Award:** \$480,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant

**Project:** The Detroit/Wayne County Port Authority received a CMI Brownfield Redevelopment Grant to facilitate the construction of a large mixed-use development. The 3.5 acre site is the former home of Studebaker among various other industrial entities. The grant funds will be used to dispose of contaminated soils that were excavated during construction of the new development and as needed for the installation of a geothermal heating and cooling system.

The Piquette Square Project will consist of a mixed-use residential and commercial/office development with 150 one-bedroom apartments and 11,000 square feet of first-floor common area and commercial space. One hundred thirty-five (135) units are set aside for the chronically homeless veteran population and another 15 units will be used for special-needs residents. The 11,000 square feet of common area will be divided into 6,000 square feet of space for the delivery of tenant services and programming, including job training, computer training, counseling, a library, recreation area, administration, and reading rooms. Another 5,000 square feet will be available for commercial activity that may be rented as market-rate office or retail space. This project will leverage approximately \$21.5 million in private investment and is expected to create 8 full time jobs.

**Contact:** Bruce Moore, 517-373-6413.

**WEXFORD COUNTY**

**Project Name:** Chemical Bank

**Recipient:** City of Cadillac

**Award:** \$849,275 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant  
\$280,025 CMI Brownfield Redevelopment Loan

**Project:** The City of Cadillac received a CMI Brownfield Redevelopment Grant and Loan to facilitate the construction of a new Chemical Bank branch office in downtown Cadillac. The grant and loan funds will be used to prepare a baseline environmental assessment and implement the due care activities required for safe reuse of the property. The site was the home of a milling operation. Chemical Bank will construct a new 5,000-square foot branch office, creating two new jobs, retaining seven current jobs, and investing \$1 million.

**Contact:** Susan Wenzlick, 231-876-4422.



The one-half acre former Harris Milling site was a grain supply and distribution center and grain elevator.

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**Project Name:** Cadillac Site Assessment

**Recipient:** City of Cadillac

**Award:** \$33,688 Site Assessment Fund (SAF) Grant

**Project:** The city of Cadillac received a SAF Grant to fund investigations for three properties in downtown Cadillac: the former Four Seasons Ford dealership, the former Glen's-Prevo's shopping center, and the historic Cobbs & Mitchell building, which was the former Michigan Department of Transportation service center in Cadillac. The SAF would be used to investigate potential contamination at the sites in order to assist in marketing these sites to potential developers.

**Contact:** Susan Wenzlick, 231-876-4422.