



Brownfield Redevelopment Grant and Loan Projects Projects Awarded Since Fiscal Year 2008 (Starting October 1, 2007) Updated June 29, 2011

ALLEGAN COUNTY

Project Name: Plainwell Paper Mill

Recipient: City of Plainwell

Award: \$1,000,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant
\$300,000 Site Reclamation Grant

Project: The City of Plainwell received a CMI Brownfield Redevelopment Grant and a Site Reclamation Grant to facilitate the redevelopment of a former paper mill. The grants will be used to demolish a number of dilapidated structures that exist on the 36-acre parcel. Significant environmental work is being done by the potentially liable party. The site will be redeveloped into a mixed-use neighborhood consisting of commercial (offices and retail), light industrial or technical, and residential uses (apartments and/or condominium style). The development will incorporate parks, open space, and trails, as well as a blend of new urbanism, smart growth principals, and green sustainable development.

Contact: Carrie Geyer, 517-335-6871.



Current photo of site as of 7/2010

BERRIEN COUNTY

Project Name: Meijer Lincoln Township Site

Recipient: Lincoln Township

Award: \$1,500,000 Revitalization Revolving Loan (RRL)

Project: Lincoln Township received a RRL Loan to facilitate the redevelopment of an old industrial site. The loan will be utilized to remove polychlorinated biphenyl-impacted soils from the site in accordance with an approved U.S. Environmental Protection Agency (U.S. EPA) self implemented clean up. The site has had a long history of environmental contamination since industrial operations began in 1940. The site will be redeveloped into a Meijer retail store with an associated gasoline service station. The retail store will be approximately 192,000 square feet in size and will be Leadership in Energy and Environmental Design (LEED) compliant. The project is expected to create approximately 100 full time jobs and 200 part-time jobs while leveraging approximately \$20 million in private investment.

Contact: Carrie Geyer, 517-335-6871.

CASS COUNTY

Project Name: Brownfield Premier Improvements

Recipient: Dowagiac Brownfield Redevelopment Authority

Award: \$342,807 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant
\$67,193 Site Reclamation Grant

Project: The Dowagiac Brownfield Redevelopment Authority received a CMI Brownfield Redevelopment Grant and a Site Reclamation Grant to facilitate the redevelopment of a former metal casting plant. Grant funds will be utilized to perform environmental assessments for the property, the removal oil-saturated debris, the installation of engineering controls, and the demolition of a structurally unsafe portion of the building. The property will be reused as an aluminum die casting facility. The project is anticipated to create approximately 100 jobs and leverage over \$5,000,000 in private investment.

Contact: Susan Wenzlick, 231-876-4422.

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)

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.

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 eight new jobs, retain eight jobs, and leverage \$19.5 million in private investment.

Contact: Jeff Hukill, 517-335-2960.



Aggregate Storage Area (Before)



Aggregate Storage Area (After)

Project Name: 334 River Street
Recipient: City of Manistee Brownfield Redevelopment Authority (BRA)
Award: \$289,823 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant
Project: The City of Manistee BRA received a CMI Brownfield Redevelopment Grant to facilitate the reuse of a former downtown storefront. The grant is being utilized to remove and properly dispose of coal ash that was deposited there, hoists associated with an auto repair facility that operated there, and wood flooring that is contaminated with petroleum products. The building will be renovated to include two residential units and up to three commercial units. The project is expected to create 26 new jobs and leverage approximately \$1.6 million in private investment.
Contact: Susan Wenzlick, 231-876-4422.



334 River Street Basement (before)

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: Carrie Geyer, 517-335-6871.

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.

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.

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.

Project Name: Northern Michigan Eco-Industrial Park

Recipient: Otsego County Brownfield Redevelopment Authority (BRA)

Award: \$743,750 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant

Project: The Otsego County Brownfield Redevelopment Authority received a \$743,750 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant to assist in the redevelopment of an abandoned 933 acre, former industrial site. The grant funds will be used to conduct a phase I and II assessment of the property, prepare a category "S" Baseline Environmental Assessment (BEA) and due care planning for the new purchaser. The developer, Eco Park Partners LLC, plan on developing an eco-industrial park that uses waste streams from one tenant of the park for raw materials for another tenant of the park. The developer plans to lease land for a lumber yard, a torrefied wood pellet mill and a 30-50 kw bio-mass power plant. The project is expected to create 170 jobs during the first phase and leverage over \$150 million in private investment.

Contact: Jeff Hukill, 517-335-2960

OTTAWA COUNTY

Project Name: Lemon Creek Winery Redevelopment

Recipient: City of Grand Haven

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

Project: The City of Grand Haven received a CMI Brownfield Redevelopment Grant to redevelop a vacant and dilapidated gas station. The grant funds will be used to remove and dispose of contaminated soil, soil capping, limited demolition, a passive ventilation system, and a vapor barrier to protect against vapor intrusion from groundwater. Lemon Creek Winery has purchased a vacant gas station in Grand Haven and plans to turn it into a wine tasting and wine retail business. The project will create 3-4 full time and 4-6 part time jobs. Lemon Creek Winery will invest \$500,000 into remodeling and additions to the existing building.

Contact: Susan Wenzlick, 231-876-4422.

Project Name: Columbus Avenue

Recipient: City of Grand Haven Brownfield Redevelopment Authority (BRA)

Award: \$220,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant

Project: The City of Grand Haven BRA received a CMI Brownfield Redevelopment Grant to redevelop an abandoned commercial building that was built on contaminated fill material. Grant funds will be used to complete a Baseline Environmental Assessment (BEA) for the developer, due care planning and implementation, soil removal and disposal, and demolition. The developer is going to construct an 11,000-12,000 square foot, multiple story commercial office building on the site. A marketing firm called Gazillion & One will occupy the building upon its completion. The project will result in the retention of 12 full-time jobs, the creation of 2-4 full-time jobs and 1-3 part-time jobs, and the leveraging of approximately \$1,740,000 in private investment.

Contact: Susan Wenzlick, 231-876-4422.

PRESQUE ISLE COUNTY

Project Name: Onaway Dollar General

Recipient: City of Onaway

Award: \$300,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant

Project: The City of Onaway received a \$300,000 CMI Brownfield Redevelopment grant to redevelop a former gasoline station along its downtown corridor. The grant will pay for due care planning and implementation, demolition, dewatering, and hoist removal. The developer, Midwest DG Properties, LLC will construct a new 9,000 square foot Dollar General Retail Store. The project is expected to create 7 full-time jobs, 3 part-time jobs and leverage approximately \$800,000 in private investment.



Onaway Dollar General (Before)

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: Carrie Geyer, 517-335-6871.



Pre-demolition June 2006



Post-demolition December 2006

(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: Carrie Geyer, 517-335-6871.

Project Name: Detroit Creative Arts Center
Recipient: Detroit/Wayne County Port Authority
Award: \$160,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant
Project: The Detroit/Wayne County Port Authority received a CMI Brownfield Redevelopment Grant to facilitate the redevelopment of a former gasoline station. The grant funds will be used to conduct due care activities associated with underground storage tanks located on the property. The building will be redeveloped into a neighborhood arts center. The center will feature classroom, studio space, and performance venues that will be accessible to the public. This project will leverage approximately \$1.2 million in private investment and is expected to create 20 full time jobs.
Contact: Carrie Geyer, 517-335-6871.

Project Name: Abercrombie Southgate Redevelopment Project
Recipient: City of Southgate
Award: \$595,000 Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant
Project: The City of Southgate received a CMI Brownfield Redevelopment Grant to facilitate the redevelopment of a former dry cleaning operation. The soil beneath the building is heavily impacted with tetrachloroethene, which poses an indoor inhalation risk for anyone occupying the building. The grant funds will be used to remove the existing concrete floor in the building, to enable access to the source materials and for the installation of a passive ventilation system. In addition, highly impacted soils within a small area in the alley behind the building will be excavated, transported, and disposed at an appropriate licensed disposal facility. The currently vacant property will be redeveloped as a multi-tenant retail / commercial center. The building consists of five commercial suites. Two of the suites will be occupied by the developer, who plans to expand his existing construction company and open a construction showroom. An additional suite will be occupied by a job placement agency. The project will leverage over \$975,000 in private investment and is expected to create 35 jobs.
Contact: Carrie Geyer, 517-335-6871.

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 (above) was a grain supply and distribution center and grain elevator.

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.