

Dollar General Tustin, MI

In 2010 the Osceola County Brownfield Redevelopment Authority identified two adjoining parcels of property in the Village of Tustin that looked to be possible candidates for the Brownfield program. The property owners were invited to attend a Brownfield Board meeting. The property owners had purchased the property since it adjoined their business. They were interested in redeveloping the property, but saw many obstacles. The Brownfield Redevelopment program helped them overcome these perceived obstacles.

They began marketing the property and soon after completing a Phase I ESA the property owners were approached by a developer seeking to purchase the property, pending the results of a Phase II ESA. In order for the project to proceed the Osceola County Brownfield Redevelopment Authority completed a Phase II ESA on the property as well as a Phase I and II ESA on an adjoining property. The Phase II indicated the presence of contamination; however, a Baseline Environmental Assessment was completed and a Due Care Plan was developed to ensure the new owner was given liability protection. As a result, the project was able to proceed.

The developer is in the process of building a Dollar General store, the nation's largest small-box discount retailer. The project is significant as residents will no longer have to make trips to another town for a variety of items.

This project is an example of how a proactive Brownfield Board of Directors and an effective Outreach Program can lead to a project.



Blight Eliminated as result of Dollar General Project



Dollar General Store Under Construction
Tustin, Michigan

Current Use: Dollar General Store (retail)

Past Uses: Small Engine Repair Shop, Barber Shop, Antique Shop, Beauty Salon, Storage Facility, Art Studio, and AT&T Switchboard Building

Brownfield Tools Used:

Asbestos Survey
Phase I, Environmental Site Assessment
Phase II, Environmental Site Assessment
Baseline Environmental Assessment
Due Care Plan

Approximate # Jobs within 2 Years: 15

Approximate Private Investment within 2 Years: \$300,000

Benefits to the Public

- Removal of condemned building (blight elimination)
- New jobs
- Private investment in community
- Addition to tax roll

Learn More About Dollar General:

www.dollargeneral.com

FOR MORE INFORMATION CONTACT THE OSCEOLA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY AT (231) 832-7397.