

## Gregory's Laundromat LeRoy, MI

In the summer 2010, the Osceola County Brownfield Redevelopment Authority (OCBRA) was contacted by the Village of LeRoy and LeRoy Township requesting an environmental investigation be performed at the Former Gregory's Laundromat in the Village of LeRoy. The Village and Township are attempting to take advantage of an announced improvement to the White Pines Rails-to-Trail.

The White Pines Rails-to-Trails is the longest rails-to-trails in Michigan and one of the longest in the country. It was recently announced the trail will be paved from Reed City to Cadillac. The Village of LeRoy is located approximately halfway between these two cities. As a result the Village and Township included a rest area/warming station for users of the White Pines Rails-to-Trails as a potential project in their new 5-year Joint Recreation Plan.

The former Gregory Laundromat is an approximate 3,000 square foot building sitting on 5-acres. It is currently used as an appliance repair shop; however, from the mid-70s through 1998 it was a carwash and laundromat. The Village and Township are interested in the property because;

- The property is close enough to the trail to draw users into the Village thus creating economic opportunities.
- The building is large enough for both Village and Township offices thus allowing both to move out of their old, marginally acceptable buildings.
- The 5 acres provides plenty of space for recreational vehicles.

The OCBRA conducted a Phase I and Phase II Environmental Site Assessment at the site. This was deemed to be important as the Village and Township attempt to arrange financing through grants and/or other financing programs.



Former Gregory's Laundromat, LeRoy, Michigan

**Current Use:** Appliance Repair Shop

**Past Use(s):** Laundromat, Car Wash

**Brownfield Tools Used:**

Phase I Environmental Site Assessment  
Phase II Environmental Site Assessment

**Approximate # Jobs within 2 Years:** 0

**Approximate Private Investment within 2 Years:** None; property is being considered for sale to governmental entities.

**Benefits to the Public**

- Savings of local taxpayer dollars
- Potential to increase business for Village merchants.
- Potential improvement of White Pines Rails-to-Trails

**FOR MORE INFORMATION CONCERNING THE OSCEOLA COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY PLEASE CONTACT DAN MASSY AT 231-832-7397.**