

# Hersey Roller Mills

## Hersey, MI

In 2010 a local entrepreneur approached the Osceola County Brownfield Redevelopment Authority (OCBRA) stating he was refurbishing the old Hersey Roller Mills on Main Street in the Village of Hersey. He was advised the OCBRA would perform Environmental Site Assessments if he desired.

The Hersey Roller Mills was built in the late 1890s. Local farmers brought their wheat, rye, and corn to be ground. From 1904 to 1942 the fully functional mill produced enough electricity to both run its equipment and power the Village of Hersey. The mill was powered by water from a nearby millpond. In 1942 a heavy rain washed out the dam that supplied the water. As a result the Hersey Roller Mills was sold several times during the 1940s-50s until it became permanently vacant in the late 50s.

The Hersey Roller Mills is no longer an old, vacant, blighted structure sitting on Main Street in the center of the Village. The new owner transformed it into a general store, artesian shop, and seasonal farmers' market while at the same time ensured it retained its "ties to the past."

The OCBRA played a significant role in helping turn this old structure into a new business. Phase I and Phase II Environmental Site Assessments (ESAs) were conducted in order to determine the presence of contamination. During this process an Underground Storage Tank was discovered and removed. A Baseline Environmental Assessment was completed and a Due Care Plan was developed to ensure the new owner was given liability protection. Lastly, local funding was leveraged in the form of Tax Increment Financing. This was accomplished through development of a Brownfield Plan that will help the new business owner and the OCBRA capture some of the eligible environmental expenses that were incurred.



Hersey Roller Mills, Hersey, Michigan  
Customers arrive in style for ice cream and shopping.

**Current Use:** General Store

**Past Uses:**

Vacant Since 1950s  
Wheat, Rye, and Corn Mill  
Electricity Generation Facility

**Brownfield Tools Used:**

Phase I, Environmental Site Assessment  
Phase II, Environmental Site Assessment  
Underground Storage Tank Removal  
Baseline Environmental Assessment  
Due Care Plan  
Brownfield Plan

**Approximate # Jobs within 2 Years:** 6

**Approximate Private Investment within 2 Years:** \$50,000

**Leveraged Local Funding:** \$83,386

**Benefits to the Public:**

- Reuse of vacant building
- Removal of blight
- New jobs
- Private investment in community

**Learn More About Hersey Roller Mills:**

<http://www.facebook.com/pages/Hersey-Roller-Mills-Store/175705119141262?sk=info>

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