

L & K Auto Repair, LLC Richmond Township, Osceola County, MI

Early in 2010 the former owner of several gas stations approached the Osceola County Brownfield Redevelopment Authority (OCBRA) seeking assistance in preparing a former fuel distribution site in Richmond Township, just outside of Reed City, for a potential sale. The owner stated there were several interested parties, but the possible presence of contamination could be an issue. Soon after two local entrepreneurs purchased the former Tiel Oil property with the understanding the OCBRA would perform the environmental work on their behalf. Later that year L & K Auto Repair, LLC opened.

The OCBRA played a significant role in the redevelopment of this property. First, a Phase I and Phase II Environmental Site Assessment (ESA) was conducted in order to determine if contamination was present. Contamination was found and, as a result, a Baseline Environmental Assessment was completed in order to distinguish any future contamination from what is already present. This step was extremely important since the new owners will be using some of the same products as the business that was previously on site. Lastly, a Due Care Plan was completed. The Due Care Plan helps ensure the new owners do not disturb any contamination that is already on-site. As a result of the environmental work done through the Brownfield Program the new owners now have liability protection from any pre-existing environmental conditions.

In addition to typical brownfield redevelopment benefits such as reuse of vacant buildings, new jobs, private investment in the community, and addition to the tax role this project had an added significance. The formerly vacant Tiel Oil building was located just outside of Reed City's southern border. It was the first thing visitors saw as they entered the city from the south. Having a business operating from the building gives a much better impression.



L & K Auto Repair, LLC, Richmond Township,
Osceola County Michigan

Current Use: Auto Repair

Past Use(s): Bulk Oil Station, Auto Repair, Gas Station, Pool & Spa Sales

Previous Status: Vacant since mid-2000s

Brownfield Tools Used:

Phase I Environmental Site Assessment
Phase II Environmental Site Assessment
Baseline Environmental Assessment
Due Care Plan

Approximate # Jobs within 2 Years: 2

Approximate Private Investment within 2 Years: \$133,000

Benefits to the Public

- Reuse of vacant building
- New jobs
- Private investment in community
- Addition to tax roll

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