

Reed City Self Storage Reed City, MI

In the summer of 2010 two individuals approached the Osceola County Brownfield Redevelopment Authority (OCBRA) about a possible property transaction. The OCBRA worked with both parties and as a result a restaurant is scheduled to open in the fall 2011.

When considering the value of the Brownfield Assessment program the first thing that comes to mind is site assessments; however, the value of education is often forgotten. This project first started when the buyer and seller came into the Brownfield office together with “what if type questions” related to potentially contaminated property. It was obvious both parties wanted to “get a deal done”, but had some concerns. Both parties questions and concerns were addressed and once both parties felt comfortable the project was ready to move forward.

The Brownfield Program was instrumental in this project. In order to make the project happen the potential restaurant owner needed off-street parking. The lot at 101 S. Main Street was the only option. Without the lot the restaurant project was not going to proceed.

A Phase I and Phase II Environmental Site Assessment (ESA) was completed in order to determine if contamination was present. A Baseline Environmental Assessment was then completed in order to determine the extent of the contamination. As a result, the new property owner now has liability protection from any pre-existing environmental conditions.

The Brownfield Program has made a significant impact in the Village of Hersey. The Village is a small community of 374 residents. This is the fourth Village of Hersey redevelopment project the OCBRA has been involved in.

101 S. Main Street, Hersey, Michigan

Current Use: Restaurant Parking Lot

Past Uses:

Vacant Lot
Gas Station
Dwelling
Carriage House

Brownfield Tools Used:

Phase I Environmental Site Assessment
Phase II Environmental Site Assessment
Baseline Environmental Assessment

Approximate # Jobs within 2 Years:

Approximate Private Investment within 2 Years:

Benefits to the Public:

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

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