



# Jackson County Brownfield Redevelopment Authority (JCBRA)

Staffed and Served by The Enterprise Group of Jackson, Inc.

The U.S. Environmental Protection Agency (EPA) selected Jackson County for a \$400,000 grant award for two brownfields assessment grants to deal with sites that have potential for redevelopment. The grant activity will be implemented and administered through the Jackson County Brownfield Redevelopment Authority (JCBRA), which is staffed and served by The Enterprise Group of Jackson, Inc. (EG). The grant award is one of only seven in Michigan, and one of 147 communities in the U.S. Community-wide hazardous substances and petroleum grant funds of \$200,000 each will be used to conduct Phase I and Phase II Environmental Site Assessments (ESAs), which include Baseline Environmental Assessments and due care plans. Both Grant funds will also be used to support cleanup planning and community outreach activities. The funds are a unique funding source The EG can offer for business site selection decisions as part of Jackson County's economic development toolbox.



**A Brownfield** is defined as: real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The 2002 Brownfields Law further defines the term to include a site that is: "contaminated by a controlled substance; contaminated by petroleum or a petroleum product excluded from the definition of 'hazardous substance'; or mine-scarred land."

**\$3.15 Million**

total of five EPA Assessment Grants and Revolving Loan Funds administered by the JCBRA/EG

**200**  
New jobs

**\$46 Million**

amount leveraged from the most recent EPA Assessment Grant of \$400,000

**128**  
Jobs retained/  
saved

Through an approved Brownfield Plan; the Brownfield Tax Increment Financing (TIF) Act 381 of 1996 allows a local governmental unit (LGU) to continue to receive the existing taxes on the property, capture the increased tax revenue resulting from a redevelopment project, and use that incremental tax capture to reimburse the authority and/or the developer to help offset the costs of environmental and non-environmental eligible activities.

### Jackson County Brownfield Projects

- \*221 Mill Street in the Village of Brooklyn/Columbia Township
- ACME Redevelopment Project in the City of Jackson
- ACQ Properties – 201-203 Horton Road in Hanover Township
- Billy White Roofing in the City of Jackson
- Consumers Energy HQ in the City of Jackson
- \*Fern Ventures - Great Lakes Industry in Blackman Charter Township
- Fifth-Third Bank in Leoni Township
- Former Consumers Energy in the City of Jackson
- \*Healing Farewell Center in Summit Township
- Independent Engineering Lab—General Products Bldg. in Leoni Township
- Jackson County Airport-Reynolds Field in Blackman Charter Township
- \*Klavon's Pizzeria & Pub in Summit Township
- L.J. Ross & Associates in Blackman Charter Township
- Micromatic Screw in the City of Jackson
- \*Northwest Refuse, Inc. (Granger) in Blackman Charter Township
- \*PT & T Machining (Yo Manufacturing Site) in Leoni Township
- RiverWalk Hotel in the City of Jackson
- \*Stone Village Condominiums in Summit Township
- Subway Restaurant in Summit and Napoleon Townships
- ZM Properties in Blackman Charter Township

*\*Active Brownfield Plan—LGU collecting TIF*

If you are interested in applying for grant funding assistance or for more information about the JCBRA, view the web site at <http://enterprisegroup.org/partners/jcbra>, or call JCBRA Staff at 517-788-4455.

## Brownfields making a Positive Impact in Jackson County



**Great Lakes Industry (GLI)-Fern Ventures** purchased the neighboring-former Harvard Industries building which ceased operations in 2002. GLI experienced business growth that required expansion of their manufacturing operations and outgrew their existing 48,000 square foot factory. Physical limitations of their existing parcel and building required acquisition of the adjacent 1999 Wildwood Avenue parcel in Blackman Charter Township to redevelop the idled, vacant 216,700 square foot industrial building. As a result, the company has invested over \$4 Million in an expansion program that will retain 62 jobs and create 10 new jobs. The site at 1999 Wildwood Avenue has been a high-priority, targeted Brownfield redevelopment site for many years. The JCBRA has provided funding for the preparation of a Brownfield Plan and an Act 381 Work Plan. The approved Brownfield Plan and Act 381 Plan are in place to assist with financing the project. In addition, a new industrial/ commercial three-acre parcel, adjacent to the redevelopment project is for sale for development.



Pipe Shed Before and After



Site Before and After

**Klavon's Pizzeria and Pub** opened a second restaurant, which is located in Vandercook Lake. To prepare the blighted site; an old, deteriorating building was demolished and a new 9,500 square foot restaurant, with a huge parking lot, was constructed on the property at 1359 and 1361 Old McDevitt in Summit Township. With the assistance of U.S. EPA Assessment Grant funds, the JCBRA Board provided funding for a Phase I Environmental Site Assessment, Due Care Plan, geophysical survey, asbestos survey, and building demolition costs. In addition, there is an approved Brownfield Plan in place. As a result, the company invested over \$2.5 Million, and created 150 new jobs.

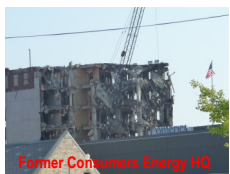
Grant funds, the JCBRA Board provided fund-Assessment (ESA), Baseline Environmental



**Stone Village Condominiums** on Probert Road in Summit Township was developed in the 1880s with construction of stone cattle barns on the 268-acre property as part of the original agricultural operation known as Bennett Farm. In the mid-1940s, the property was primarily industrial use, when Jaxon Wire Products operated at the site until 1982. In 2011, the property was acquired by Bennett Holdings, LLC who made significant improvements, preserving the unique and historic nature, and converted the buildings into residential condominiums. With the assistance of U.S. EPA Assessment Grant funds, the JCBRA Board provided funding for a Phase I and Phase II Environmental Site Assessment (ESA), and an asbestos survey. In addition, there is an approved Brownfield Plan in place. As a result, the estimated investment is \$1.7 Million, with one unit totaling 7,000 square feet, and another unit in progress. Over 160 construction jobs were created as a result of the project.



Remediation activities at Zimpro Metals



Former Consumers Energy HQ



Former Riverview Hotel



221 Mill Street in The Village of Brookline



ACME Sun