

Project Profile: **Meijer, Inc.**



1223 PHOENIX STREET, SOUTH HAVEN, MICHIGAN



Former residences on the subject property



PROJECT OVERVIEW

This 29-acre prime commercial location initially contained eight separate legal parcels that consisted of five residences, a commercial property, and vacant land historically occupied by commercial buildings. Because select parcels of the property were located in South Haven Township while others were in the City of South Haven, the two municipalities entered into a Conditional Land Use Transfer Agreement (PA 425), which allowed one of the municipalities to conditionally transfer land to the other. The use of the PA 425 provided a more coordinated, seamless redevelopment and approval process.

One of the parcels was designated a “facility” based on the presence of contamination in groundwater, attributable to historic site use activities including bulk petroleum storage and commercial construction company operations. The Van Buren County Brownfield Redevelopment Authority (VBCBRA) was thus able to use its U.S. EPA Brownfield Assessment Grant funds to conduct baseline environmental assessment and due care activities on behalf of Meijer, Inc. The completion of these activities was critical to support an evaluation of potential environmental concerns and provide Meijer, Inc. an exemption to remedial liability for pre-existing contaminant conditions. A Brownfield Plan was also prepared to reimburse the VBCBRA for eligible environmental activities paid for with grant funds.

Meijer, Inc. opened this location in 2014 as a 192, 214-square-foot retail store with a 2,640-square-foot gas station/convenience store. The property now has a taxable value of \$5,225,800 after redevelopment.

PROJECT STATISTICS

Project Investment: ~\$15,000,000

Property Area: ~23.5 acres

New Jobs: ~250–300

Funding Sources:

- EPA Brownfield Assessment Grant
- Brownfield Plan (to reimburse VBCBRA for eligible expenses)
- Private Investment

Project Partners:

- Van Buren County Brownfield Redevelopment Authority (VBCBRA)
- City of South Haven
- South Haven Township



VAN BUREN COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

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