

Project Profile: **Dollar General**



711 E. MICHIGAN AVENUE, PAW PAW, MICHIGAN



Former Paw Paw Laundry before redevelopment



PROJECT OVERVIEW

Paw Paw Laundry operated as a laundry and dry cleaner from the early 1950s until 2006. Historic spilling of tetrachlorethylene, a chemical used to clean clothes during dry-cleaning operations, resulted in soil and groundwater contamination on the property. The laundry facility also used an underground storage tank to store gasoline that fueled delivery trucks, and gasoline from the tank had leaked into the soil and groundwater.

The developer purchased this property with the intent to redevelop it as a Dollar General store. Before redevelopment could occur, it was necessary to investigate the environmental conditions of the property and demolish the functionally obsolete structure (former Paw Paw Laundry) on site. This involved the completion of baseline environmental activities, an Asbestos Survey and abatement, and due care activities.

To remediate the property, the Van Buren County Brownfield Redevelopment Authority (VBCBRA) partnered with EGLE, which funded the excavation of approximately 1,000 tons of contaminated soils. The VBCBRA additionally received a \$174,225 EGLE loan to help fund other redevelopment activities, including the placement of a vapor barrier on site to mitigate vapor intrusion. In cooperation with the Downtown Development Authority, the VBCBRA also developed an Act 381 Combined Brownfield and Work Plan to reimburse the developer and VBCBRA for eligible environmental activities through tax capture, effectively setting up a plan to repay the EGLE loan.

PROJECT STATISTICS

Project Investment: ~\$1,000,000

Developer Reimbursement: ~\$27,450

Property Area: ~1.2 acres

New Jobs: ~10

Funding Sources:

EGLE Loan (\$174,225)

Act 381 Combined Brownfield and Work Plan

Private Investment

Project Partners:

Van Buren County Brownfield Redevelopment Authority (VBCBRA)

Michigan Department of Environment, Great Lakes and Energy (EGLE)



VAN BUREN COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

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