

Project Profile: **Nightmare Realm, LLC**



23492 RED ARROW HIGHWAY, MATTAWAN, MICHIGAN



Aerial photo of former auto salvage yard (1967)



Former auto salvage yard (Marquis Auto Parts)

PROJECT OVERVIEW

Nightmare Realm, LLC planned to purchase this property to create a seasonal haunted house/event attraction. The historic use of the site as an auto salvage yard created uncertainty regarding potential contamination that represented a hindrance to financing the redevelopment. Nightmare Realm, LLC therefore requested support from the Van Buren County Brownfield Redevelopment Authority (VBCBRA) for the completion of environmental activities to support acquisition and redevelopment of the site.

The VBCBRA utilized its U.S. EPA Brownfield Assessment Grant funds to conduct Phase I and II investigations, which evaluated the potential for impacts associated with the former auto salvage operations on site. Lead was identified in shallow soils above cleanup criteria, thus classifying the property as a “facility.” Based on the site’s “facility” designation, the VBCBRA also prepared a Baseline Environmental Assessment and Documentation of Due Care Compliance on behalf of Nightmare Realm, LLC in order to obtain an exemption to remedial liability for pre-existing conditions and to demonstrate compliance with due care obligations. This successful project was completely funded by the VBCBRA’s U.S. EPA Grant.

Nightmare Realm, LLC has now completed acquisition of the site, and redevelopment activities are expected to begin in the summer of 2019.

PROJECT STATISTICS

Project Investment: \$350,000-\$400,000

Property Area: 10 acres

New Jobs: 50–80

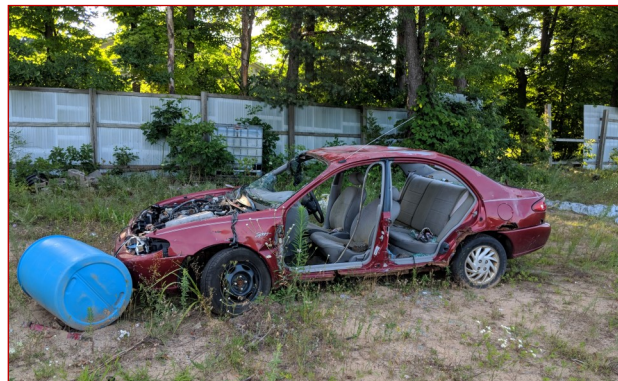
Funding Sources:

EPA Brownfield Assessment Grant

Project Partners:

Van Buren County Brownfield
Redevelopment Authority (VBCBRA)

Nightmare Realm, LLC



VAN BUREN COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Lisa Phillips | VBCBRA Chair

Phone: (269) 624-4211

Email: lphillips@phillipsenv.com

Website: www.vbco.org/brownfield_more.asp