

# 19969 M-115 Highland Township (Osceola County), MI

In July 2018 Osceola County was awarded an \$83,000 Brownfield Site Assessment grant from the Michigan Department of Environmental Quality (now Michigan Department of Environment, Great Lakes, and Energy). The purpose of the grant was to provide site assessments at four sites, one of which was 19969 M-115, Marion.

19969 M-115 is an approximate one-acre parcel located in Highland Township. The site is the location of a 2,650 square-foot, two-story, office building and apartment with full basement. Fifty-five gallon drums, potential underground storage tanks, and other hazards existed.

19969 M-115 was selected as an assessment site in order to facilitate the sale of the property to the adjacent business owner. The alternative was for the property to tax revert to the County.

The owner of the property was not paying the property taxes. His intentions were to let the property go into tax foreclosure. The adjacent business owner wanted to obtain the property for use by his business; however, he would not purchase the property because he did not want to assume any of the liability. The Osceola County Brownfield Redevelopment (OCBRA) was able to facilitate a solution.

- A Phase I Environmental Site Assessment (ESA) was conducted. The Phase I ESA indicated the need for further evaluation.
- A Phase II ESA was completed.
- 55-gallon drums were removed from the site.



19969 M-115  
Marion, Michigan

**Current Use:** None; vacant property

**Past Uses of Property:**

- Restaurant
- Office
- Tanker Truck Refueling point

**Brownfield Tools Used:**

- Phase I Environmental Site Assessment
- Phase II Site Assessment
- Due Care Plan

**Proposed Use:** Addition to adjacent business

**Approximate # Jobs within 2 Years:** 0

**Approximate Private Investment within 2 Years:** \$0

**Benefits to the Public**

- Expansion of existing business
- Removal of hazardous materials
- Property kept on tax roll

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