

## Hersey Party Store Hersey, MI

In 2010 a small group of local entrepreneurs contacted the Osceola County Brownfield Redevelopment Authority (OCBRA). This small group of investors was interested in purchasing and reopening the Hersey Party Store located on Main Street in the Village of Hersey. Later in the year, with assistance from the Brownfield Program, the business reopened.

The reopening of the Hersey Party Store was significant to the small Village of Hersey. The closing of the Hersey Party Store, coupled with a fire a few years earlier that destroyed another store, left no place within the village for residents and campers to purchase gas or pick-up convenience items. This was a minor inconvenience for local residents who picked-up items while outside of the village; however, it was having a more significant impact at the community operated campground. Campers did not like having to leave the community to pick-up just one or two items such as a loaf of bread or a gallon of milk. There was concern on the impact this would have on camping site occupancy rates.

The Brownfield Program was instrumental in this project. Phase I and Phase II Environmental Site Assessments (ESAs) were conducted in order to determine if contamination was present. Contamination was found and a Baseline Environmental Assessment (BEA) was completed so any possible future contamination can be distinguished from what is already present. This was extremely important since the new owners will be operating the same type of business that was previously on site. As a result of the ESAs and BEA the new owners now have liability protection from any pre-existing environmental conditions.



Hersey Party Store, Hersey, Michigan

**Current Use:** Gas Station & Convenience Store

**Past Use(s):** Gas Station, Convenience Store

**Previous Status:** Vacant since 2009

**Brownfield Tools Used:**

Phase I Environmental Site Assessment  
Phase II Environmental Site Assessment  
Baseline Environmental Assessment

**Approximate # Jobs within 2 Years:** 7

**Approximate Private Investment within 2 Years:** \$70,000

**Benefits to the Public**

- Reuse of vacant building
- New jobs
- Private investment in community
- Addition to tax roll
- Fulfillment of significant community need

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