

PROJECT PROFILE: CLARK LOGIC

1510 N. MAIN STREET, THREE RIVERS, MICHIGAN



Blighted Former Office Building Before Demolition



Newly Constructed Clark Logic Warehouse

PROJECT STATISTICS

Project Investment: ~\$1,500,000

Site Size: 7.14 Acres

Full-time Jobs Created: 4-6

Funding Resources: U.S. EPA Brownfield Assessment Grant Brownfield Plan

Project Partners: Clark Logic, St. Joseph County Brownfield Redevelopment Authority, and City of Three Rivers Brownfield Redevelopment Authority

PROJECT OVERVIEW

Clark Logic, a warehousing and logistics business, wanted to expand operations at their current site in Three Rivers through construction of a new 40,000 square foot warehouse. In order to clear space for the new warehouse, Clark Logic planned to demolish a blighted, former office building associated with historical operations at the site. Due to the building's blighted condition and prominent location on a main thoroughfare into downtown Three Rivers, the building had long been a concern and aesthetic nuisance for the local community.

To support this redevelopment opportunity and leverage an estimated \$1.5 million in private investment, the St. Joseph County Brownfield Redevelopment Authority (SJC BRA), in collaboration with the City of Three Rivers, used its U.S. EPA Brownfield Assessment Grant to fund development of a Brownfield Plan. The Brownfield Plan would capture tax increment revenue to reimburse Clark Logic and the SJC BRA for the cost of eligible activities, including site and building demolition, asbestos abatement, and preparation of the Brownfield Plan. The SJC BRA had additionally completed due diligence activities in 2014 to support Clark Logic's purchase of the property, which could also be reimbursed through the Brownfield Plan. The site was eligible for a Brownfield Plan due to the identification of environmental contamination, stemming from illicit discharges from floor drains and poor housekeeping practices by previous occupants, at concentrations above state cleanup criteria, designating the site as a "facility" (Part 201 of Public Act 451, 1994).

This redevelopment project supported the expansion of a local business, removed a blighted structure from a main thoroughfare to the downtown, and returned a previously underutilized portion of a property to productive use. Additionally, the Brownfield Plan provides for capture of five years of tax increment to be deposited into the City of Three Rivers' Local Brownfield Revolving Fund, which in the future can be used to conduct eligible activities at other properties throughout the city.

Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA

WHERE TO START:

For information regarding available funding contact:
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