

Project Profile: Teal Lake Senior Living Community



200 US 41 WEST STREET, NEGAUNEE, MICHIGAN



PROJECT OVERVIEW

The Teal Lake Senior Living Community served as the catalyst for the revitalization of a 32-acre vacant brownfield site that had remained idle since historic mining operations ceased. Data sources indicate this property was utilized in support of iron ore mining dating back to at least the 1920s and likely beginning as early as the mid-1850s associated with the former Cambria-Jackson mine.

This project is a great example of a public/private partnership involving the City of Negaunee, the City of Negaunee Electric Utility, the Marquette County Brownfield Redevelopment Authority (MCBRA), the Marquette County Land Bank Authority (MCLBA), and a private developer. The developer paid to extend the municipal street, sewer, and water; the City paid to extend the electric utility; and the MCBRA/MCLBA used their resources to assist with project financing through a Brownfield Plan. Approximately \$47,000 in U.S. EPA Brownfield Assessment Grant funds were used for Phase I and II investigations. A strategy was developed allowing the MCLBA's participation in this project, qualifying the parcels for eligible activities through a Brownfield Plan to finance infrastructure improvements and site preparation. This allowed the Brownfield Plan to reimburse the developer for the infrastructure and environmental costs; the City for the extension of electricity to the site; the MCLBA for their Eligible Tax Reverted Property Specific Tax, which was partially used to support the developer; and the MCBRA for the use of EPA Brownfield Assessment Grant funds.

PROJECT STATISTICS

Project Investment: ~\$5,572,000

Developer Reimbursement: ~\$1,500,000

Property Area: 6.4 acres

New Jobs: 26

Funding Sources:

EPA Assessment Grant/Brownfield Plan

City of Negaunee

Hinkson Negaunee Properties LLC

Marquette County Land Bank Authority

Project Partners:

City of Negaunee

Hinkson Negaunee Properties LLC

Marquette County Brownfield
Redevelopment Authority

Marquette County Land Bank Authority



MARQUETTE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

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