



101 N. Phelps St., Decatur



Site Summary

The Developer is investing in redevelopment of a former restaurant located in the downtown district of the Village of Decatur. The redevelopment included the acquisition of a parcel of land to be utilized for parking. Privately funded due diligence activities indicated soil contamination and the continued presence of multiple underground storage tanks (USTs). Subsequent to removal of USTs through funding provided by the VBCBRA the Developer completed the installation of a concrete cover parking lot over the site.

Brownfield Facts

- ☞ Initial due diligence activities completed through private funding provided by the Developer identified the property as a “facility” based upon contaminant conditions in soil.
- ☞ Developer funded due diligence activities identified the continued presence of eight (8) underground storage tanks (USTs) on the property associated with historic automotive service and gasoline retail operations.
- ☞ The Van Buren County Brownfield Redevelopment Authority utilized the US EPA Brownfield Assessment Grant for the removal of eight (8) underground storage tanks and the completion of site assessment sampling activities. A total of \$28,730 in Grant funds were utilized in support of the redevelopment.
- ☞ Completion of a Section 7a Compliance Analysis using the US EPA Brownfield Assessment Grant funds in order to document compliance with “due care” obligations.

Investment: Approximately \$45,000

Jobs: Six new jobs anticipated



We want to hear from you! Please contact the Van Buren County Brownfield Redevelopment Authority (VCBRA) to learn more about the US EPA Assessment Grant and other tools / programs available to assist with redevelopment in Van Buren County.

On the Web: www.vbco.org—Department of Land Services/Brownfield Redevelopment

OR

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