

2000 TOWNLEY

Jackson, Michigan
Assessment Grant

Brownfields Assessment Leads to Jobs

ADDRESS:	2000 Townley Avenue, Jackson, MI 49203
PROPERTY SIZE:	1 acre
FORMER USE:	From 1946 to 1965, the site was used as a machine shop. From 1967 to 2005, it was used for the assembly of Baker equipment.
CURRENT USE:	Hi-Tech Flexible Products, LLC operations
EPA GRANT RECIPIENT:	PROJECT PARTNERS:
The City of Jackson, Michigan received a \$200,000 EPA Brownfields Assessment grant in 2004.	US Environmental Protection Agency; City of Jackson; Hi-Tech Flexible Products, LLC



For additional data and geographic information for this and other Brownfields Grants, please visit EPA's **Cleanups in My Community:** <http://iaspub.epa.gov/Cleanups/>

PROJECT BACKGROUND:

The one-acre property in Jackson, Michigan, was first developed in 1946 by Production Products, Inc. The site was used as a machine shop until 1965. In 1967, Dawn Equipment Company occupied the site and used it for the assembly of Baker farming equipment. Dawn Equipment Company continued to use this property until 2005. In February 2005, Hi-Tech Flexible Products, LLC (HTFP) took ownership of the property. EPA awarded the City of Jackson a \$200,000 Brownfields Assessment grant in 2004. A total of \$15,000 of the grant was used by the city to conduct an assessment of the 2000 Townley property in early 2006. The assessment showed that the property became contaminated over the course of the half-century of use, resulting in the presence of low levels of lead and volatile organic compounds (VOCs) in the soil and ground water. However, the level of contamination was below the threshold that would require cleanup, given the uses of the property.

KEY ACCOMPLISHMENTS:

- Leveraged \$2,500 for Phase I and \$155,000 for redevelopment from HTFP.
- Leveraged six jobs.
- Property is currently occupied and actively in use.

OUTCOME:

The property, showing no need for cleanup, has been put back to productive use by HTFP. HTFP, which creates custom masks for the coating industry, moved its operations to the property in February 2005. The City of Jackson suffers from a poverty rate of 19.6 percent, almost double the state poverty rate. The grantee was able to successfully leverage the retention of six jobs, with the possibility of creating one to two new jobs. The \$157,000 investment from HTFP for the assessment and redevelopment in this poverty stricken area has helped to improve economic viability of the area. The property is currently operational, providing much needed economic support to the community.



The completed Hi-Tech Flexible Products building.