

MICHIGAN BROWNFIELD REDEVELOPMENT PROGRAM

Three Rivers Sheffield Industrial Site

705 Fourth Street
Three Rivers, Michigan
[Central Manufacturing Services](#)



A former wire manufacturing plant in Three Rivers was redeveloped into a truck maintenance and wash facility with brownfield redevelopment incentives from the Department of Environmental Quality (DEQ). In 2011, local, state, and federal partners worked together to realize a long-term redevelopment goal for the City of Three Rivers, allowing a local company to diversify and expand into a regional business.

SITE CHARACTERISTICS AND HISTORY

The former Essex Wire property was used for industrial and manufacturing purposes as early as the 1870s. Through its long history, the site was a foundry and used for manufacturing cars, water pumps, railroad cars, diesel engines, and copper wire. The vacant property was tax-reverted to Three Rivers in 1995.

ENVIRONMENTAL ISSUES AND REMEDIATION

Between 1995 and 2008, Three Rivers partnered with the US EPA and MDEQ to clean up the property for redevelopment. Soil was contaminated with metal and gasoline products. Asbestos and demolition debris was left in piles. State and federal funds paid for additional investigations to determine the extent of contamination. The DEQ grant paid for removal of underground storage tanks, in-ground pits, and oil/water separators; building demolition; and for disposal of contaminated soil and debris. The DEQ loan paid to abandon a water production well and build a system to control stormwater so it does not exacerbate contamination left on site.

REDEVELOPMENT

Central Manufacturing Services (CMS), a local warehousing company, redeveloped the former Essex Wire property into a truck maintenance and

wash facility. CMS expanded into a midwest United States transportation and logistics company, putting down permanent roots in southwest Michigan. The city of Three Rivers hopes to use tax increment revenue from this development to expand its riverwalk along the adjacent St. Joseph River.

FUNDING AND INCENTIVES

- \$483,877.39 DEQ Brownfield Grant
- \$196,037.89 DEQ Brownfield Loan
- \$171,750 DEQ Act 381 TIF
- \$33,143 EPA Assessment Grant
- \$200,000 EPA Cleanup Grant
- \$149,200 cost share from City of Three Rivers

OUTCOMES

- State Equalized Value increased from \$0 (2011) to \$209,300 (2016)
- \$780,000 in private investment
- 9 new jobs
- 3 underground storage tanks removed
- Sealed 40 catch basins

ADDITIONAL INFORMATION

[Local news coverage](#)