

Anew Fuels Station

6398 96th Avenue, Ottawa County, MI

<https://www.facebook.com/Anew-Fuel-Station-173819499635755/>



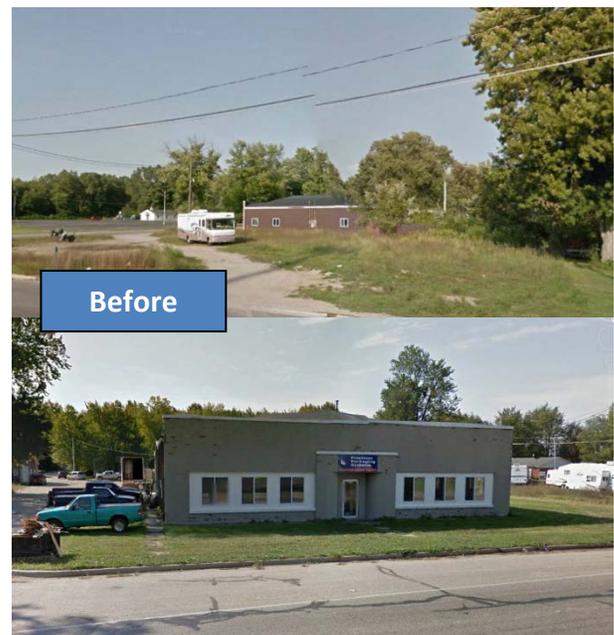
Summary:

The Ottawa County Brownfield Redevelopment Authority (BRA) received approval from the Michigan Department of Environmental Quality (DEQ) to use tax increment financing to remove contaminated soil and treat contaminated groundwater, facilitating the redevelopment of a former gas station in the community of Borculo. The approximately 2.0-acre site was contaminated with petroleum from leaking underground storage tanks. State and local taxes will be captured by the Ottawa County BRA and reimbursed to the developer for environmental costs at the site. The property has been redeveloped into *Anew Fuels Station*, a renewable fueling station that sells ethanol blends and gasoline.

Site Characteristics and History:

The project site includes four properties formerly occupied by two businesses. The former Borculo One Stop was a gasoline service station from the mid-1970s until 2002. The gas station building was demolished prior to purchase of the property and was being used for parking. Precision Packaging Systems, located at 9594 Port Sheldon Street to the east, was used for commercial packaging. This building was demolished in 2015.

- Two petroleum releases from underground storage tanks (USTs) at the gas station were closed in 2002 by the liable party, with the use of institutional controls.
- Ten USTs were removed from the old gas station, including used oil, gasoline, and diesel tanks in 1993 and 2002.



Environmental Issues and Remediation:

- State and local tax reimbursement was approved by the Ottawa County BRA and DEQ for dewatering and treating petroleum-contaminated groundwater, characterizing soils and groundwater, on-site soil management, and transportation and disposal of metals and petroleum-contaminated soils.

Anew Fuels Station, Borculo

- Local tax reimbursement covered development costs including demolition, removal of underground utilities, and sedimentation control activities.

Redevelopment:

The new Borculo Fuel Services/Anew gas station was completed in the fall of 2015. The station includes two fueling locations on the east and west sides of the building that are supplied by one 20,000-gallon gasoline tank and one 30,000-gallon gasoline/gasohol tank. In addition, prepared and packaged foods and beverages are sold from a new 3,070-square foot commercial building.

Funding and Incentives:

Borculo Fuel Services LLC conducted a Baseline Environmental Assessment (BEA) in August 2015 for all four parcels. The BEA protects the new owner from any previous historic contamination at the site. With DEQ concurrence, Ottawa County subsidized Phase 1 and 2 environmental site assessments using \$31,000 of its EPA petroleum brownfield assessment grant in 2014. .

The Ottawa County BRA submitted a request to the DEQ to use tax increment financing for environmental and site preparation activities in the amount of \$318,354, which included demolition and infrastructure costs. The DEQ approved \$284,854 in eligible environmental costs in August 2015.

Economic Impact:

Borculo, located south of Zeeland, has approximately 5,700 residents and is underserved by retail outlets. The Anew Fuel station provides township residents a place to fuel their vehicles and to purchase grocery and prepared food items.

Economic benefits included:

- An increase in the State Equalized Value from \$108,245 prior to redevelopment to \$297,000 in 2016.
- A private investment of \$2,435,000 by the owner, Borculo Fuel Services LLC.
- The creation of six new jobs.

Social Benefits:

Six new jobs were created by the development in a community that otherwise has limited employment opportunities. It also provides a convenient location for the surrounding community to purchase prepared foods and gas.

Environmental Benefits:

The project resulted in the carbon treatment of 28,000,000 gallons of impacted groundwater, and removal and disposal of approximately 5,625 tons of contaminated soil, thus allowing a vacant, contaminated area to be repurposed into a new alternative fuels station and market.

Additional Background on the Web:

http://www.mlive.com/business/west-michigan/index.ssf/2015/07/states_first_alternative_energ.html

<http://www.grbj.com/articles/83025-ottawa-approves-fueling-station>