

# Sears Site in Highland Park

## Statement of Problem

Sears closed their long term store in the City of Highland Park. Through a complex mechanism, it was purchased by HPDevco in order to redevelop it for a much higher use.

## The Process

HPDevco approached Wayne County to determine the kind of assistance it could obtain from the county. We initiated environmental site assessments using the EPA Pilot Environmental Assessment program. We performed the initial environmental site assessments for HPDevco and then obtained one of the first Clean Michigan Initiative commitments for demolition. The total demolition cost came in at approximately \$1.7 million. Even with those costs more work remains. A fiber optic line crosses the property and must be removed, abandoned underground plumbing must be removed, and a part of the site has contamination greater than residential standards. In addition, the contractor did not compact the soil as it should have been done.

HPDeco attracted a major residential developer and negotiated a development agreement. The site is being prepared for a mixed use development of condominiums and some commercial on Woodward Avenue. We encouraged the nonprofit to prepare a brownfield plan and to maximize the use of both the single business tax credit and tax increment financing.

Wayne County is supporting the project with an HUD 108 loan, a brownfield plan containing tax increment financing, a 10% single business tax credit, additional site assessment review to determine cost of bringing the site to residential standards, and with some HOME funding to make some of the units affordable.

## Results

This is still in process.