

## **Cook Family Foods site in Hamtramck**

### **Statement of Problem**

The Cook Family Food site was a contaminated, abandoned industrial site already deeded to the state by the county Treasurer for non payment of property taxes.

### **The Process**

We determined that the site's primary reuse potential was as an industrial site. The first task was to use EPA Pilot Site Assessment funds to determine the extent of the contamination. In addition to performing the site assessments, we obtained a \$300,000 Clean Michigan Initiative commitment from the state to demolish buildings and to remediate the contamination. Marge Whittemore recruited 18<sup>th</sup> Street Deli to commit to acquiring the site for use as a production site for sandwiches delivered to factories throughout the metropolitan area. The state made an error in the notice they sent out during the tax reversion process. In order to accelerate ownership, the WCBRA initiated a proposal made by Bogdan to acquire the property through a zero price eminent domain proceeding to obtain property control. The property had a market value cleared of approximately \$200,000 with a \$300,000 a demolition estimate. It had a negative market value.

In addition, we established an important policy commitment from the Michigan Department of Environmental Quality. MDEQ agreed to place a deed restriction on the property that they would remove when the WCBRA obtained ownership. They agreed to allow the B.R.A. to sell the property at market value and place the net revenue in a revolving development fund to be used for Hamtramck projects only.

### **Result**

The sale of the property will close in 2004. EPA Pilot Site Assessment funds are being used to prepare the baseline environmental in anticipation of a closing.