

# City of Fenton

## Development Opportunity

*Two Parcels located in Fenton Michigan, the fastest growing municipality in Michigan (U.S. Census), 2002 est. pop 12,000.*



*The City of Fenton is seeking one or more developers interested in developing two pieces of prime real estate identified as "Brownfield Sites" under EPA Guidelines. The properties are:*

- *Tipsico Lake Road Project – A 56 acre site in a rural setting*
- *Oak Street Project – A 10 acre site in the heart of a residential neighborhood*

## Goal of these developments

The City of Fenton, Michigan is seeking one or more developers interested in working with the City to develop two pieces of property identified as "Brownfield Sites" under EPA Guidelines. The sites include:

- **Tipsico Lake Road Project** – a 56+ acre site on the south end of the City. The site includes a 3-acre landfill active in the 30's and 40's. The area is mostly rural with large parcels adjoining the property.
- **Oak Street Project** – A 10 acre site in the City itself, was a landfill, active as late as the 60's. The area is in the midst of an existing residential neighborhood.

Both sites are available immediately for development.

## Description and Intent of the Project

It is the intent of the City and its Brownfield Redevelopment Authority to work closely with the developer of one or both of these sites to mitigate them, satisfying Michigan Department of Environmental Quality (MDEQ) standards and provide an environmentally sound site for residential development.

The **Tipsico Lake Road Project** is a 56-acre parcel of rolling terrain in a rural setting. It is immediately adjacent to the other urban homes in the City. Part of Livingston County, the parcel has been annexed to the City of Fenton. The City expects low to medium density planned unit residential development.



The **Oak Street Project** is located on the north end of the City less than one mile and easy walking distance from the downtown area. The property was used as a landfill in the 50's and 60's. It is approximately 10 acres and is located in a residential neighborhood with moderately priced homes. There is property adjacent to this parcel, not owned by the City, which is zoned for future residential development. The City envisions a Medium Density Residential Development in this project.



In both cases the City is willing to work closely with the Developer to insure a speedy development process, one that quickly develops returns for the developer and restores the parcels to a useful purpose

### **Development Meeting**

The City of Fenton Department of Economic Development is eager to meet with prospective developers regarding one or both parcels. Be prepared to discuss your qualifications for a project, relevant Brownfield experience, and conceptual project design.

To schedule a development Meeting please contact:

Brent D. Morgan  
Director of Economic Development  
Phone: (810 714-6031

