

MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM

Nestledown Bed and Breakfast

975 North Lakeshore Boulevard

Marquette, Michigan

[Nestle Down Inn website](#)



A vacant former foundry, machining, and assembly facility in Marquette was redeveloped into a Scandinavian-style bed and breakfast with brownfield redevelopment incentives from the Department of Environmental Quality (DEQ). Brownfield Tax Increment Financing paid for management and disposal of contaminated soils and a protective soil barrier. The lakefront property is now home to multi-family residential buildings and Marquette's first bed and breakfast.

SITE CHARACTERISTICS AND HISTORY

After nearly a hundred years as a foundry, machining, and assembly facility, this lakefront property was left vacant in 1990. The large parcel was split into multiple lots after its industrial use ended, and is now redeveloped with multi-family homes and a bed and breakfast inn.

ENVIRONMENTAL ISSUES AND REMEDIATION

Developers worked with the City of Marquette's Brownfield Redevelopment Authority to use tax increment financing for environmental costs. Contaminated waste sand from the foundry was dumped on the property. Removal was not cost-effective, so a protective soil barrier was installed to prevent exposure to the contamination. A large disposal pit used for waste solvents, paint sludge, household waste, hazardous dust, and acid and two leaking fuel storage tanks were excavated to remove the worst environmental and health threats.

REDEVELOPMENT

Nestledown Bed and Breakfast, LLC transformed the vacant, underutilized property on the Lake Superior shoreline into a Scandinavian-style bed and breakfast. Marquette's first bed and breakfast is a 9,056-square foot inn with guest rooms, common areas, and the

owner's quarters nestled along Lakeshore Drive and the non-motorized North Country Trail.

FUNDING AND INCENTIVES

- \$69,990 local and state tax increment financing
- \$306,000 Michigan Certified Development Corporation / Small Business Administration Loan

OUTCOMES

- Taxable Value increased from \$61,500 to \$405,000
- \$984,411 in private investment
- 2 new jobs
- A 2,000-gallon fuel oil and a 12,000-gallon heating oil tank removed
- Contents of a disposal pit full of contaminated foundry fill was removed
- 815 cubic yards of clean fill make a protective barrier

ADDITIONAL INFORMATION

- [Nestledown B&B Celebrates Opening](#)
- [BuildBlock News](#)
- [Pure Michigan](#)