

**MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM**

**R&B Electronics Building Project**

1520 Industrial Park Drive  
Sault Ste. Marie, Michigan  
[R&B Electronics website](#)



An underutilized industrial park building in Sault Ste. Marie was redeveloped into a new home for R&B Electronics, a producer of electro-magnetic aircraft components, with brownfield redevelopment incentives from the Department of Environmental Quality (DEQ). A Brownfield Redevelopment Grant helped determine the extent of soil contamination and remove the contaminated soils.

**SITE CHARACTERISTICS AND HISTORY**

The 4.76-acre site was historically occupied by Cadillac-Soo Lumber Company and a metallurgical fabrication facility.

**ENVIRONMENTAL ISSUES AND REMEDIATION**

The DEQ partnered with Sault Ste. Marie to investigate environmental conditions in the city's industrial park and facilitate its reuse. When creosote and metals contamination was found, the city was awarded a DEQ Brownfield Redevelopment Grant award to dispose of contaminated soil and return the site to productive use.

**REDEVELOPMENT**

R&B Electronics Company is a specialist manufacturer of electro-mechanical assemblies used in the commercial and military aerospace industry. Due to increased business, the company was needed to expand to a larger production facility. R&B could stay in Sault Ste. Marie, or send production to a sister facility in Grand Prairie, Texas. The company's decision to expand and later relocate its headquarters to Michigan, allowed R&B Electronics to move from a 7,500 square foot building to this 12,000 square foot manufacturing facility. The city awarded the company a grant and tax abatements to offset its \$500,000 investment in building redevelopment.

**FUNDING AND INCENTIVES**

- \$155,000 DEQ Brownfield Grant
- Local 12-year personal property tax abatement
- Local 6-year industrial facilities tax exemption
- \$190,000 Michigan Economic Development Corporation (MEDC) Community Development Block Grant
- \$220,000 Sault Ste. Marie Economic Development Corporation grant for building renovation and expansion
- DEQ Site Assessment Grant for Sault Industrial Park assessment

**OUTCOMES**

- State Equalized Value increased from \$0 in 1994 to \$134,100 in 2017
- \$1.8 million in private investment
- 33 new jobs
- Delineated, excavated and disposed of contaminated soil

**ADDITIONAL INFORMATION**

[MEDC Supports Job Creation Project in Sault Ste. Marie](#)  
[Sault EDC Success Stories](#)