

RELATED EXPERIENCE

CITY OF MONROE BROWNFIELD REDEVELOPMENT AUTHORITY ENVIRONMENTAL CLEANUP AND BUILDING DEMOLITION ON WAR OF 1812 BATTLEFIELD

Johnson & Anderson was contracted to provide civil engineering, contract administration and oversight services for cleanup and demolition activities performed on an approximately 30-acre piece

Location:	Monroe County, MI
Construction Date:	2006 - 2010
Construction Cost:	\$2.2 M
Client:	City of Monroe, Brownfield Redevelopment Authority
Contact:	Thomas A. Krzyston Chairman (734) 241-6480

of a former paper mill site located at 1205 East Elm Avenue, in the City of Monroe, Monroe County, Michigan. This Historic Parcel is the location of the former Frenchtown settlement and lies north of the Raisin River and south of Mason Run Drain in the northeast quadrant of the City.

By 1812, as the United States moved toward war with Britain, Frenchtown became a strategic outpost. The first and second battles of the River Raisin, and the subsequent

massacre of over 60 American prisoners occurred on January 18, 22, and 23, 1813, on and in the area of the property. Over 400 American soldiers were killed in these battles. The property became agricultural land after the War of 1812.

The River Raisin Paper Company built the first mill (West Mill) on the northwest corner of Dixie Highway and Elm Avenue in 1915. Between 1918 and 1920, the East Mill was constructed on the property. Additional expansion occurred at the site until 1995, when operations ceased. The vacant East Mill and adjoining properties were sold in 1997. The buildings associated with one of the mill complexes deteriorated significantly and were demolished in 2002. A fire destroyed most of the remaining East Mill structures in April 2004. Subsequent to the fire, the damaged structures were demolished to grade. Only the Pump House located on the north bank of the River Raisin, the Power House, and the Fibre Box Building remained standing.



The Fibre Box Building, With Pump House in the Background, Before Cleanup and Demolition



East Mill Before Cleanup and Demolition

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The City of Monroe, the Port of Monroe, and the Monroe County Historical Society, with support from the Michigan Department of Environmental Quality (MDEQ) and Michigan Department of History, Arts and Libraries, designed a preliminary historical preservation plan for this significant battlefield site. In 2006, the Port of Monroe and the City of Monroe Brownfield Redevelopment Authority (BRA) began the process of demolishing the remaining structures and basements on the property.



East Mill After Cleanup and Demolition

The site demolition and environmental cleanup of the property was undertaken with 8 separate demolition Bid Packages with contracts totaling in excess of \$2.2M. J&A's scope of services included the preparation of contract documents and demolition plans and specifications, and construction contract oversight and contract administration for each of the Bid Packages.

This assignment also involved significant coordination with the BRA environmental consultant, AKT Peerless Environmental & Energy Services.

The demolition was financed by four funding sources: Clean Michigan Initiative (CMI) grant; CMI loan; Environmental Protection Agency Revolving Loan Fund (RLF) loan; and, the City of Monroe BRA Revolving Fund.

The River Raisin Battlefield site was listed under the National Park Service registry of sites in October 2010. Johnson & Anderson also completed an ALTA survey for the property preparing for transfer of the property to the United States National Park Service.



The River Raisin Battlefield was selected as one of four recipients of the first-annual Brownfield Renewal Awards sponsored by Brownfield Renewal Magazine. Competing in the Social Impact category, the River Raisin Battlefield project was awarded the prize at the Brownfield Renewal Magazine's 2009 convention. The award described the project as a textbook example of a how a redevelopment can become a compelling success story while still preserving a local culture's storied history.