



# Sites in Reuse

## Aircraft Components (D&L Sales) Superfund Site

671 North Shore Drive, Benton Harbor, Berrien County, Michigan 49022



A view of Hole 14 of the Harbor Shores Golf Course.

**Site Size:** 17 acres

**Current Site Uses:** Harbor Shores Golf Course is located on site

### INTRODUCTION

A dilapidated former manufacturing facility in Benton Harbor, Michigan, today hosts a top-tier golfing destination. The Aircraft Components (D&L Sales) Superfund site is now part of Harbor Shores Golf Course, a valuable recreation resource for area residents and visitors.

Cooperation among EPA, Michigan Department of Environmental Quality (MDEQ) and the site purchaser facilitated the development of the Harbor Shores Golf Course Hole 14 at the site. The course is a premier Midwest golf destination, and hosted the Senior PGA Championship in 2012, 2014 and 2016. The clubhouse campus at the course features a restaurant, locker rooms, a golf shop and an outdoor patio. Transformation and redevelopment continue with construction of a brewery expansion at the site.

### LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS

Several manufacturing companies operated on site from the 1910s to the 1950s. Facilities included a plating operation and aircraft parts manufacturing. Some of the aircraft parts made on site contained radioactive paint. Site investigations found that some of the aircraft parts had deteriorated, raising concerns about releases of radioactive paint and dust in the environment.

EPA led emergency cleanup activities in 1995, restricting site access, boarding up buildings, posting warning signs, covering piles of radioactive materials and consolidating waste materials. EPA placed the site on the Superfund program's National Priorities List in 1996. Cleanup included removal and disposal of radioactive materials and contaminated soil and sediment, cleanup and demolition of on-site buildings, and groundwater treatment.

In 2007, Harbor Shores BHBT Land Development, LLC redeveloped part of the site into the Harbor Shores Golf Course, a premier golf course that has hosted the Senior PGA Championship. To help support the area's redevelopment as a premier golf destination, EPA worked closely with MDEQ and the developer, which acquired the property after signing a Bona Fide Prospective Purchaser Agreement with EPA.

The golf course is at the heart of economic revitalization efforts in the area. Revenues from course operations fund educational and job training programs in the community. The course is also connected to the local arts community, and features sculptures at each hole created by area artists.



An aerial view of Harbor Shores Golf Course.

EPA continues to work with MDEQ and Harbor Shores BHT Land Development, LLC on other redevelopment efforts on site, including brewery expansion construction. To make sure all redevelopment remains compatible with the site's remedy, EPA reviews development plans and works with developers to address any modifications that may be needed.

This once-blighted property is now a vital commercial and recreational resource in the community. Site businesses employ community members and generate local and state tax revenues. EPA and MDEQ will continue to work with site stakeholders to support appropriate land uses and additional redevelopment opportunities across the site. Once the brewery expansion is completed, the site will be fully redeveloped.

#### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/aircraft-components](http://www.epa.gov/superfund/aircraft-components)

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.