

# Brownfields + Land Banks

Envirologic, an Associate Member of the Michigan Association of Land Banks, provides an array of support services to County Treasurers and Land Bank Authorities. Our seasoned staff is equipped with the necessary expertise to maximize and combine local brownfield and land bank activities as powerful redevelopment tools. Envirologic has worked closely with municipalities throughout the state to leverage local, state, and federal resources to reclaim residential, commercial, and industrial properties.

## Ways We Can Help

Our experienced team offers staff support and management assistance with the following related redevelopment services:

- Brownfield Plans and Tax Increment Financing (TIF)
  - Multi-site Brownfield Plans
  - TIF Financing for Unfunded Gap
- Post Brownfield Plan Implementation and Tracking
- Tax Reverted Property Specific Tax and Brownfield Plan Layering
- EPA Brownfield Grant Compliance and Program Management
- EGLE Brownfield Grant and Loan Administration and Implementation
- Budgeting and Project Tracking
- Policy and Procedure Development
- Demolition Management and Oversight
- Community Outreach
- Phase I and II ESAs, BEAs, and Due Care Plans
- Services Beyond Due Diligence

## Keep It Local

For many communities, misconceptions exist about the ability to layer or mix sources of redevelopment funding and incentives. However, using Brownfield Plans (i.e., tax increment financing) in concert with a land bank often proves to be one of the most powerful economic development tools available to repurpose vacant, blighted, abandoned, and foreclosed properties. It is also a way to keep project financing local and maintain more local control, which is especially valuable as state and federal funding sources continue to decline and become more competitive. Land bank properties also qualify as blighted properties and are considered eligible brownfield sites; therefore, these sites can allow additional eligible brownfield activities, including site preparation and infrastructure improvements.



## Services

- Regulatory Compliance
- Due Diligence
- Brownfield Redevelopment
- Hydrogeological Investigations
- Remediation Services
- Ecological Services
- Wetland Services
- CADD and Data Management
- Comprehensive Field Services

## Diverse Sites

- Metal Finishing
- Foundries
- Petroleum
- Waste Disposal
- Manufacturing
- Commercial
- Residential
- Warehousing
- Energy



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Using both tools to address contaminated and blighted properties expands project eligibility, the status of many properties, and the number of eligible activities. It also allows tax increment capture to be used on other portfolio properties to conduct eligible site activities, such as demolition and lead/asbestos abatement.

### Economic Development through Brownfield Redevelopment

Brownfield sites can be a drain on the local economy. The uncertainty surrounding whether a brownfield is contaminated (and to what extent) acts as a major disincentive for investment in communities. However, brownfields often have locational advantages. With the development of these sites, communities can:

- Contribute to Smart Growth practices by reclaiming unused space and establishing new growth in areas that have existing infrastructure;
- Preserve historic and cultural icons important to community identity;
- Concentrate development, which can support a variety of businesses and community needs while preventing further sprawl;
- Improve environmental health through remediation of degraded, blighted, and contaminated buildings and land;
- Convert areas that are a drain on taxes and municipal services into financial assets through improved property values, higher property taxes, and new sources of revenue;
- Produce job creation for local workers; and
- Improve taxable values for the surrounding properties.



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