

Brownfields + Land Banks

Envirologic provides an array of support services to County Treasurers and Land Bank Authorities related to Brownfield projects. 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 counties and other municipalities throughout the state to leverage local, state and federal resources to reclaim residential, commercial and industrial properties.



Ways We Can Help

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

- Brownfield Plans and Tax Increment Financing
- Post Brownfield Plan Implementation and Tracking
- Tax Reverted Property Specific Tax and Brownfield Plan Layering
- EPA Brownfield Grant Compliance and Program Management
- MDEQ Brownfield Grant and Loan Administration and Implementation
- Budgeting and Project Tracking
- Policy and Procedure Development
- Community Outreach
- Phase I and II Environmental Site Assessments, Baseline Environmental Assessments (BEAs) and the 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. The use of brownfield plans in concert with a land bank is a largely unexplored option for counties. However, doing so 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 qualify as blighted properties and are considered eligible brownfield sites. These sites can also allow additional eligible brownfield activities including site preparation and infrastructure improvements.

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

For more information on these programs, please contact Envirologic:



Economic Development through Brownfield Redevelopment

Brownfields can be a drain on the local economy. The uncertainty surrounding if and to what extent a brownfield is contaminated acts as a major disincentive for investment in communities. But Brownfields often have locational advantages. With the development of these sites, they can:

- Contribute to Smart Growth practices by reclaiming unused space and establishing new growth urban areas with existing infrastructure.
- Preserve historic and cultural icons important to community identity.
- Concentrate development which can support a variety of businesses and needs of the community while preventing further sprawl.
- Improve environmental health through remediation of degraded and contaminated buildings and land.
- Redevelopment converts areas that are a drain on taxes and municipal services into financial assets through improved property values, higher property taxes and often new sources of revenue.
- Produces job creation for local workers.
- Surrounding property often becomes more valuable and yields improved taxable values for the community.

Brownfield Redevelopment Financing Act – Act 381 Term Descriptions

Blighted - property that meets any of the following criteria as determined by the governing body.

- Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire or other related code or ordinance.
- Is an attractive nuisance to children because of physical condition, use or occupancy.
- Is a fire hazard or is otherwise dangerous to the safety of persons or property.
- Has had the utilities, plumbing, heating or sewerage permanently disconnected, destroyed, removed or rendered ineffective so that the property is unfit for its intended use.
- Is tax reverted property owned by a qualified local governmental unit, by a county or by this state.
- Is property owned or under the control of a land bank fast track authority, whether or not located within a qualified local governmental unit.
- Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended.

Facility - any area, place, parcel or parcels of property or portion of a parcel of property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of or otherwise comes to be located.

Functionally Obsolete - property which is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design or other similar factors that affect the property itself or the property's relationship with other surrounding property.

Historic Structure - a publicly or privately owned historic building, structure, site, object, feature or open space either manmade or natural, individually listed or located within and contributing to a historic district designated by the national register of historic places, the state register of historic sites or a local unit acting under the local historic districts act.

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