

BROWNFIELDS



Brownfield Redevelopment Authorities

- Established under the Brownfield Redevelopment Financing Act (PA 381 of 1996, as amended)
- Powerful tool with broad powers
- Provide funding/financing of brownfield eligible activities through:
 - Brownfield Plans
 - State and Federal Grants and Loans
 - Other Incentives

Economic Development Resource

- Provides gap financing - TIF
- Supports traditional financing
- Levels the playing field by addressing brownfield conditions
- Encourages re-use of existing infrastructure
- Supports incentive funding
- Potential for establishing Local Brownfield Revolving Fund (LBRF)

What is a brownfield?

Facility – property contaminated above residential cleanup criteria; or

Blighted – determined by the local governing body to be:

- Public nuisance or attractive nuisance to children
- Fire hazard or dangerous
- Property with disconnected, removed or destroyed utilities
- Tax reverted property
- Property owned or under control of a Land Bank
- Property with buried demolition debris; or

Functionally Obsolete – property is unable to be used adequately for its intended use; or

Historic Resource – publicly or privately owned historic building or structure located within a historic district designated by a local, state or federal agency



Funding Sources

- EPA Brownfield Assessment, Cleanup and Multi-purpose Grants and Revolving Loan Fund
- EGLE Brownfield Redevelopment Assessments (Section 128a funds)
- EGLE Brownfield Grants and Loans
- MEDC Incentives: e.g., Business Development Program (BDP), Community Revitalization Program (CRP) and Transformational Brownfield Plans (TBP)
- MSHDA Incentives: e.g., Low-income Housing Tax Credits, Opportunity Zones
- State Land Bank Incentives: e.g., Blight Elimination Grants, Redevelopment Loans
- County Land Bank Incentives: Multi-site Brownfield Plans, 5/50 Specific Tax, Housing Support

Flexibility

- Ability to layer with other incentives:
 - Tax Abatements
 - Downtown Development Authority, Local Development Finance Authority, Corridor Improvement Authority, etc.
 - MEDC Programs

Acronyms

- EPA - Environmental Protection Agency
- EGLE - Michigan Department of Environment, Great Lakes and Energy (formerly MDEQ)
- MEDC - Michigan Economic Development Corporation
- MSHDA - Michigan State Housing Development Authority

Before & After



Barrel + Beam, Marquette



Teal Lake Senior Living, Negaunee

