

What are Brownfields?

State of Michigan Definition

Facility:

Contaminated



Blighted:

Public nuisance, dangerous, eyesore, or property owned or under control of a Land Bank



Functionally Obsolete:

Can't be used for its original purpose



Historical Resource:

Historic building or structure



Other potential properties:

- Tax Reverted Property
- Targeted Redevelopment Area
- Adjacent and Contiguous
- Transit-Oriented Property or Development

Examples of Brownfields

- Landfills and dump sites
- Mine-scarred lands
- Industrial sites
- Commercial facilities
- Publicly owned/government buildings and land
- Vacant schools
- Former health care facilities
- Abandoned and vacant buildings
- Dry-cleaning facilities
- Gas stations
- Railroad yard
- Vacant land
- Distressed housing
- “Main Street” buildings



What is Brownfield Redevelopment?

Brownfield Redevelopment is the process of cleaning up and reinvesting in brownfield properties which protects the environment, protects health, reduces blight, and takes development pressures off greenspaces and agriculture land.

- According to the U.S. Government Accounting Office, there are an estimated 425,000 brownfields throughout the U.S.
- The State of Michigan has approximately 42,912 “brownfield sites.”



Site Redevelopment Challenges



- Apparent/obvious disinvestment
- Known or perceived environmental contamination (soil, groundwater, unknown)
- Lead and asbestos concerns
- Underground storage tanks
- Need for total or partial demolition
- Lack of infrastructure
- Corporate “moth-balled” sites
- Junk/debris

Benefits of Brownfield Redevelopment

- Increase investment, jobs, and revenue
- Opportunity for focused redevelopment, e.g., workforce housing
- Reuse existing infrastructure
- Encourage redevelopment
- Recovery of tax base
- Improve value of surrounding property
- Preserve historic and cultural community icons
- Conduct environmental cleanup
- Reduce sprawl



Contact

Find out more about brownfields at
www.envirologic.com/brownfields

Contact us:

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