

The background of the slide is a photograph of a brick building with a large, colorful mural. The mural depicts a person in a green shirt and white apron, possibly a chef or baker, surrounded by various colorful shapes and patterns. In the foreground, there are orange and white striped traffic barriers, a person standing near a bicycle, and some greenery.

Brownfields: Contaminated Site Redevelopment in Michigan

Today's Presentation



Brownfield Overview



Incentives



Project Examples



Tools, Resources, Tips



Q & A

What is an EGLE Brownfield?



Property that is KNOWN or SUSPECTED to be contaminated and redevelopment is complicated by the past use of property

Says Who?

Part 196 – Brownfield Redevelopment Grants and Loans

Part 201 – Cleanup program

Part 213 – Underground Storage Tank program

Act 381 – Brownfield Redevelopment Financing Act

Purpose of Michigan's Brownfield Program

Reduce Sprawl

Address Contamination

Revitalize Communities



Photo Credit: Genesee County Parks

We ALL Share a Common Goal



Why is it so tough?

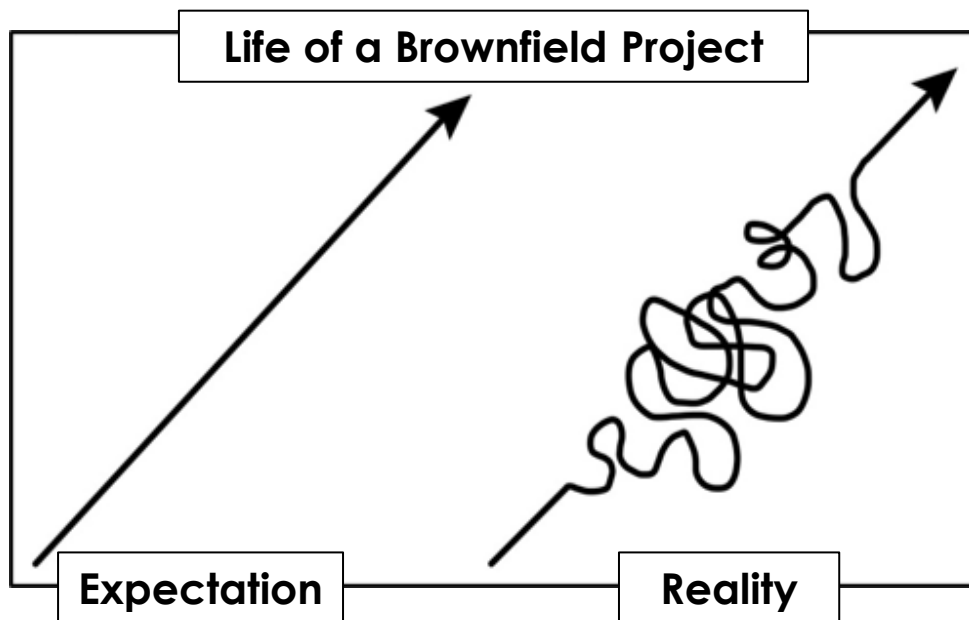
Developer

- Spend as little as possible
- Work as fast as possible

EGLE

- Usually need more info
- Takes more time and money

The Challenges



Common Issues at Brownfield Redevelopment Sites



Time

Money

Urban Fill

Hg

VIAP

Additional Challenges

There are a LOT of Players on the Team

EGL (brownfield and district staff)

Local government (needs to be all in)

Brownfield redevelopment authority (sometimes)

Developer

Consultant(s)

MEDC (sometimes)

MSHDA (sometimes)



Brownfield Project Goals

What are we looking for?



Environmental benefit



Economic benefit



Social benefit



Chevy Commons / "Chevy in the Hole" - Flint

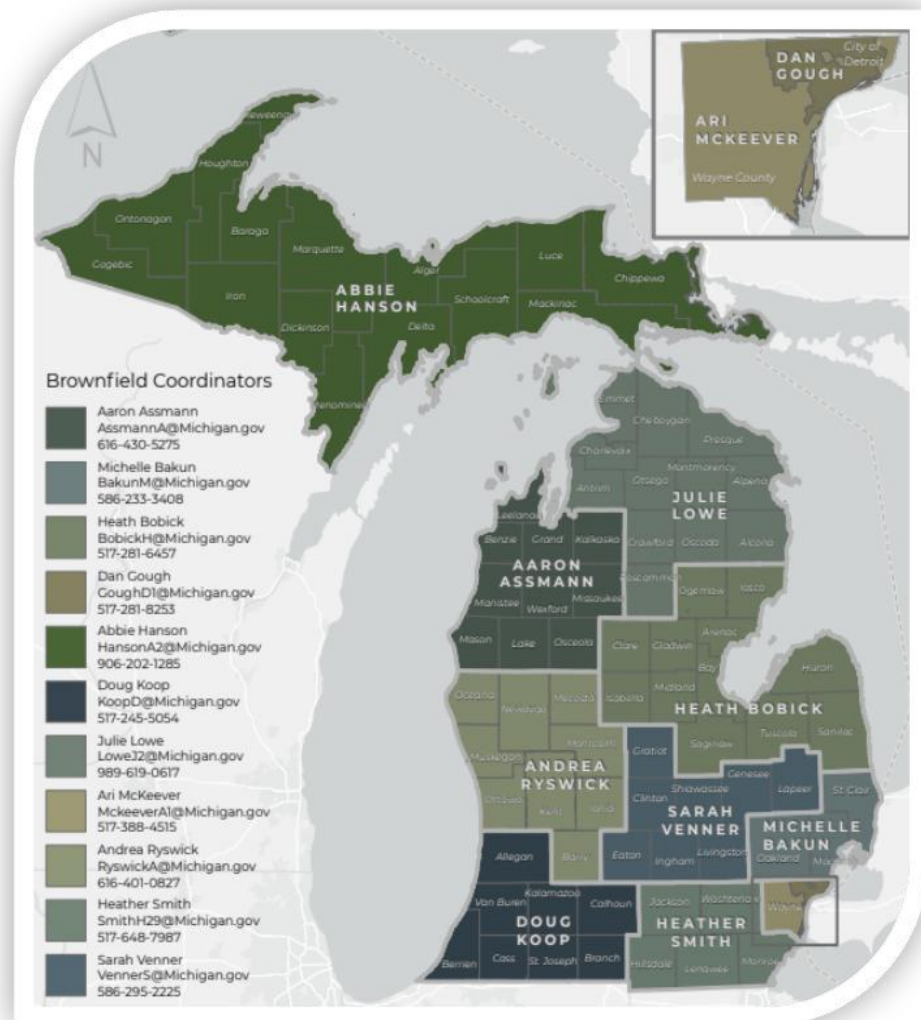
EGLE's Brownfield Program

Brownfield Coordinators

Projects

- Bring In
- Manage

Outreach & Facilitate



EGLE's Brownfield Incentive Programs



Brownfield Site Assessment Program



Brownfield Grants + Loans



Brownfield Tax Increment Financing (TIF)

Purpose of BSA Program



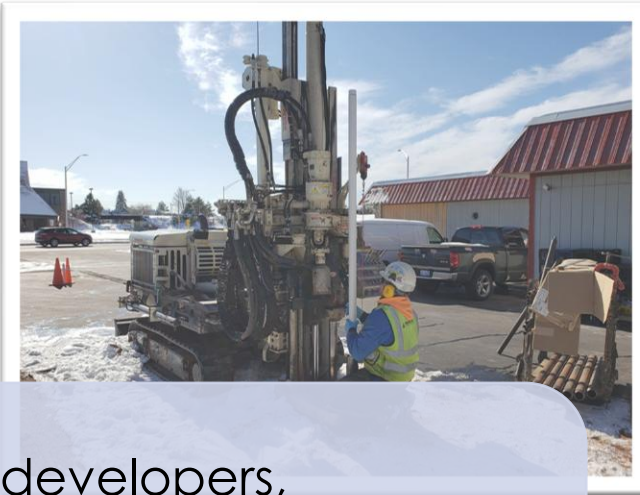
Liability
protection
(in some
cases)

Market
underutilized
properties

Data to
support
projects

Facilitate
real-estate
transactions
for
redevelop.
projects

Brownfield Site Assessment (BSA) Program



Who's Eligible?

- LUGs, non-profits, developers, prospective purchasers, property owners, tribes (federal funds)
- Public and privately owned sites

What Does it Pay For?

- Asbestos / Haz. Materials Surveys
- Phase I/II Env. Site Assessments
- BEAs
- Due Care Investigations
- Due Care Planning
- Incremental Sampling

It's Free!

BROWNFIELD SITE ASSESSMENT TYPICAL TIMELINE



PROPOSE PROJECT

- Contact BF Coordinator
- Vetting & eligibility
- Develop application

PROJECT APPROVAL

- Application submittal
- EGLE application review
- Assign contractor

PERFORM ASSESSMENT

- Phase I: 2 months
- Phase II/BEA: 2-3 months
- Hazardous Material Survey: 2 months
- Plans for Due Care: 1 month



1 MONTH

1 MONTH

2-6 MONTHS

4-8 MONTHS

Process and timeframes vary by project and community

Brownfield Grants & Loans

Overview:

1 project/year, up to \$1M grant

Contaminated (Facility)

Previously Developed

Redevelopment Planned

Loan Terms: Up to \$1M, 15 yrs; 5 yrs
payment/interest free; 1.5% thereafter



Allen Neighborhood Center – Lansing

Projects That Don't Work for Brownfield

- No redevelopment
- Investment < grant amount
- LUG already had a grant this year (only get 1 project/yr)
- Project is not a facility
- Developer caused the release
- Not previously developed (farm field)
- Not supported by the LUG



Brownfield Grants & Loans Eligibility

Who

- LUGS

Activities

- Assessment
- Due Care (make it safe)
- Response Activities (clean it up)
- UST Removal & Closure
- Demo & Abatement*

*May be subject to "50/50 rule"

GRANT/LOAN TYPICAL TIMELINE



PROPOSE PROJECT

- Select consultant
- Consult LUG
- Obtain LUG support
- Develop proposal

PROJECT PROPOSAL

- Submit proposal
- EGLE review & vetting
- Invitation to apply

APPLICATION

- Prepare application
- Local board approval
- Submit application

EGLE REVIEW & AWARD

- Application review
- Recommendation package
- EGLE approval
- Agreement signed

START OF WORK

- Kick off meeting
- Bids complete
- Work Plan developed & approved



2-4 MONTHS

1 MONTH

2 MONTHS

3 MONTHS

2 MONTHS

8-12 MONTHS

Process and timeframes vary by project and community

Overview of EGLE Brownfield TIF

Must be facility

Approved locally

Reimbursed over time (up to 30 yrs)

Based on increased property value

Works great with loans

EGLE Brownfield TIF

HOW IT WORKS:



EGLE Brownfield TIF

Who is Eligible?

- LUGs → BRAs



Activities

- Assessment
- Due Care (make it safe)
- Response Activities (clean it up)
- UST Removal & Closure
- Demo & Abatement



1601 Madison Ave. – Former Dexter Lock

ACT 381 TAX INCREMENT FINANCING TYPICAL TIMELINE

PROPOSE PROJECT



- Discuss Project with LUG/BRA
- Obtain LUG support
- Select consultant

LOCAL PROJECT APPROVAL

- Develop Brownfield Plan
- LUG approves Brownfield Plan

PREPARE & SUBMIT WORK PLAN

- Consultant develops Work Plan
- Submit draft work plan to EGLE for review
- Submit Work Plan to EGLE for review

EGLE REVIEW

- Work Plan must be complete
- EGLE has 60-days to review
- Drafts can help expedite the process

2 MONTHS

3 MONTHS

3 MONTHS

2 MONTHS

7-10 MONTHS



Process and timeframes vary by project and community

Brownfield Success

Former Cadillac Stamping Plant – Detroit



BEFORE

- Automotive stamping
- Vacant since 2015
- Contaminated – solvents, petroleum, metals, PCBs



Brownfield Success

Former Cadillac Stamping Plant – Detroit

AFTER

- \$1,000,000 BF Grant, \$8.3 MM TIF
 - VMS, Soil and water management, gasketing
- \$47.8M investment, 195 new jobs
- \$13.4M Taxable value increase

Brownfield Success

Allen Place - Lansing

BEFORE

- Former gas & auto service, dry cleaner
- Contaminated – petroleum, solvents, metals

South East Before

Brownfield Success

Allen Place- Lansing



AFTER

- \$850,000 EGLE BF Grant
- VMS, demo, soil management removal of USTs
- \$11.3 capital investment, 15 jobs
- Mixed-income rental housing units, health clinic, food co-op, and accelerator kitchen

South East After

Brownfield Success

Royal Oak Cottages – Royal Oak Township

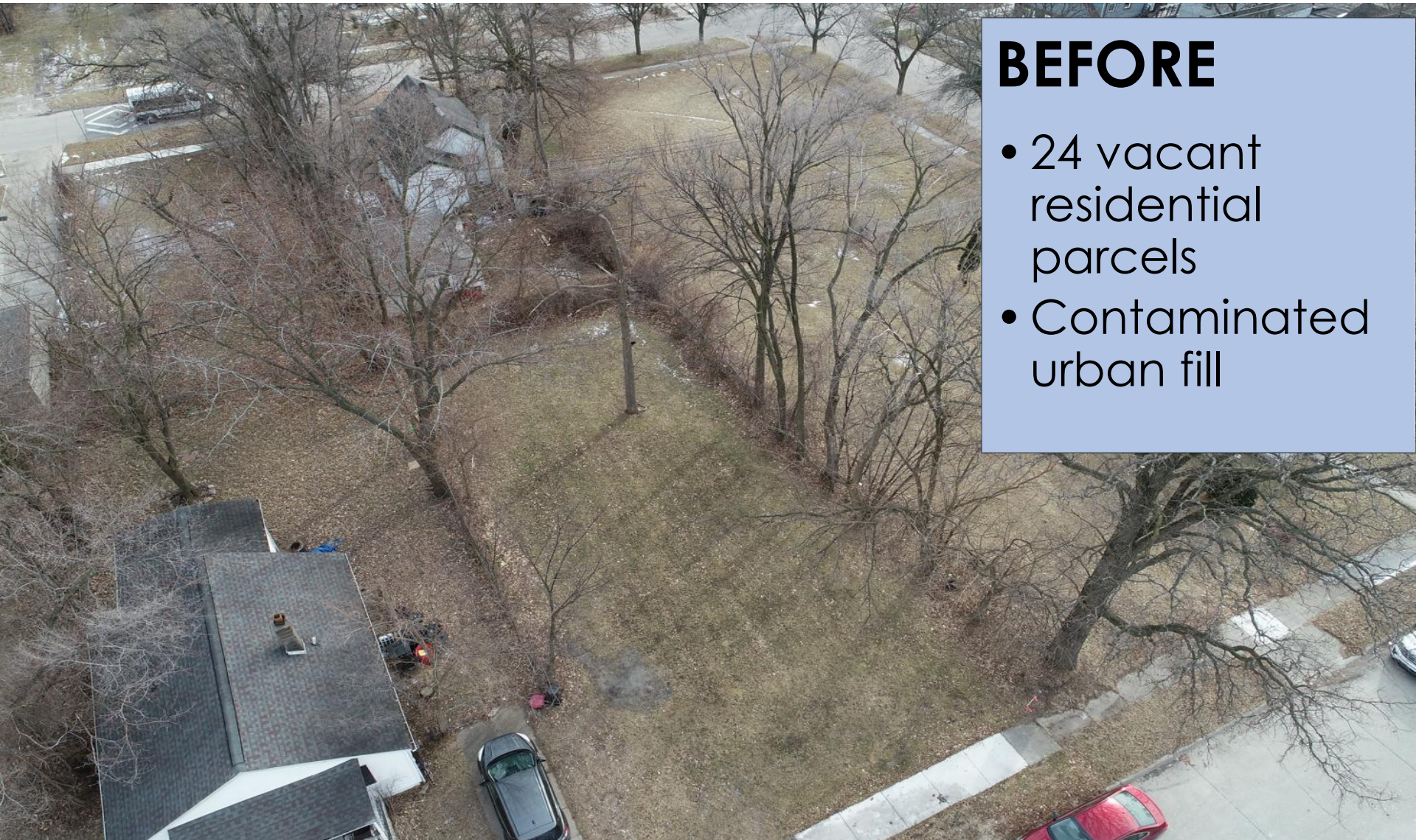


Brownfield Success

Royal Oak Cottages – Royal Oak Township

BEFORE

- 24 vacant residential parcels
- Contaminated urban fill



Brownfield Success

Royal Oak Cottages – Royal Oak Township



AFTER

- \$410,000 BF Grant
- \$16M investment
- 24 single family affordable homes

Royal Oak Cottages I, LDHA LLC
Single Family Homes

Tools, Resources and Tips



Department of Environment, Great Lakes, and Energy



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Brownfield Redevelopment



[Home](#) > [About](#) > [Divisions and Offices](#) > [Remediation and Redevelopment](#) > [Brownfields](#)

EGLE's Brownfield Program collaborates within communities to create economic opportunities by putting contaminated properties back into productive use while protecting human health and the environment.

The safe reuse of previously developed and contaminated properties helps to address contamination in the environment, minimize urban sprawl, and revitalize communities through investment, increased tax base, and job creation.

The program provides technical guidance and financial incentives to evaluate and mitigate environmental risks, relying on scientific data to ensure the best long-term outcomes and



Guidance and Templates

- We got 'em
- Follow 'em
- Let us help you help yourself



EGLE'S RIDE MAPPER

**RIDE Mapper**
Michigan Department of Environment, Great Lakes, and Energy

About the Map

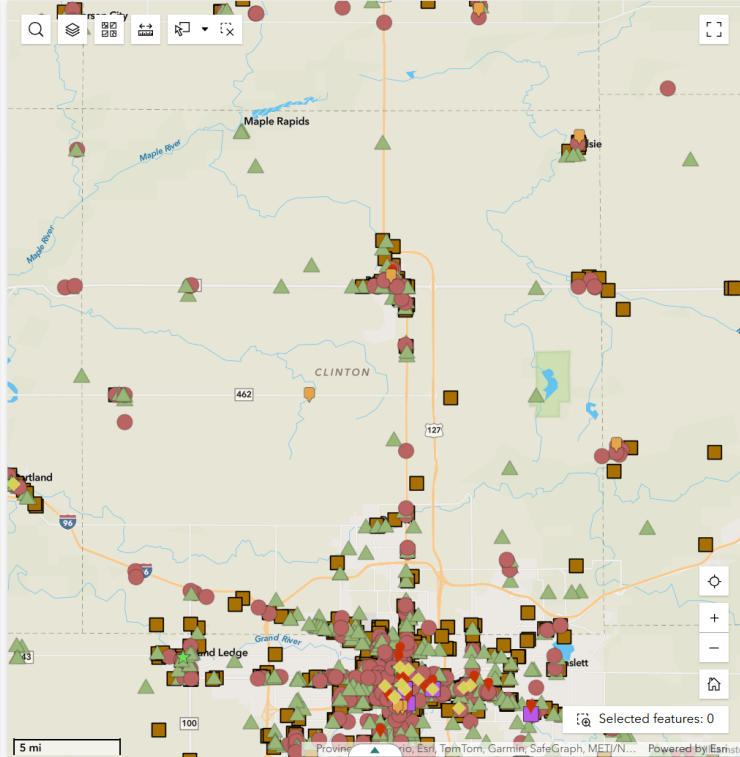
The RIDE Mapper is an online application that allows users to view sites of environmental contamination under Part 201, leaking underground storage tank sites (both open and closed) regulated under Part 213, and underground storage tank facilities (both active and closed) regulated under Part 211.

In addition, users can view any land use or resource use restrictions imposed on a property that has been provided to EGLE. Users can search and display sites based on city, county, EGLE district, and/or Michigan legislative districts. Internal map functions allow the user to view and search for sites within a certain distance, lot of land, or stream segments.

As the name indicates, RIDE Mapper has strong connections to the [Remediation Information Data Exchange](#). RIDE Mapper shows the locations of facilities regulated by RRD. Basic site information and attributes about facility locations are available in RIDE Mapper, but more detailed site information is available in RIDE.

Help

- Visit our [How to Use Guide](#) for help using this application.
- Email EGLE-RRD-RIDE-Mapper@Michigan.gov for questions about map content.
- Email EGLE-Maps@Michigan.gov for map feedback.



Layers and Legend

☒ Environmental Management ...

☒ Part 213 Leaking Underground Storage Tanks ...

☐ Part 211 Underground Storage Tanks ...

☒ Part 201 Environmental Contamination Sites ...

☒ NPL Superfund Site Boundaries (EPA Public) ...

☒ Land or Resource Use Restriction ...

Environmental Management

Part 213 Leaking Underground Storage Tanks

 Closed

 Open

Part 201 Environmental Contamination Sites



NPL Superfund Site Boundaries (EPA Public)



View Legend

About the Data

Add More Data

Print Map

Can help locate **known** sites of environmental contamination in your community

EGLE'S RIDE Database

EGLE Remediation Information Data Exchange
Michigan Department of Environment, Great Lakes, and Energy

Welcome: F

Inventory of Facilities

Inventory of Facilities | Become a RIDE User | Project Managers | Project Managers by County

Facilities

Inventory of Residential Closures
Show ☒ Hide

All existing filters will be cleared when changing this value

My Facilities Only
Yes ☒ No

Display: Export Views

The current View has unsaved changes

Facility ID ↓	EPA ID	Facility Name	LUST Name	Regulatory Program	Full Address	City	County
Facility ID:	EPA	Facility Name:	LUST Name:	Regul	Full Address:	City:	County: Clinton
50005911		Former Bills Union 76	Former Bills Union 76	213	510 E STATE ST, SAINT JOHNS, MI, 48879	SAINT JOHNS	Clinton
50005794		Eagle Inn	Eagle Inn	213	13490 W GRAND RIVER HWY, EAGLE, MI, 48822	EAGLE	Clinton
50005117		Former Marrah Carpet Building	Former Marrah Carpet Building	213	407 N LANSING ST, SAINT JOHNS, MI, 48879	SAINT JOHNS	Clinton
50002501		Former Gas Station	Former Gas Station	213	11280 S US HIGHWAY 27, DEWITT, MI, 48820	DEWITT	Clinton
50000980		Dan & Penny Ballard	Ballard Residence	213	13556 MAIN ST, BATH, MI, 48808	BATH	Clinton

Provides site information for leaking underground storage tanks and environmentally contaminated properties

Key Take Aways

- ✓ Our goal is to safely redevelop contaminated properties
- ✓ Reach out early in the process
- ✓ Call with questions – we are here to help!



Thank you! Questions?

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Links to Resources:

- [Department of Environment, Great Lakes, and Energy \(EGLE\)](#)
- [EGLE Brownfield Redevelopment Program](#)
- [Remediation Information Data Exchange \(RIDE\) \(michigan.gov\)](#)
- [EGLE's RIDE Mapper](#)