

BROWNFIELDS REDEVELOPMENT BASICS & FUNDING OPPORTUNITIES

Mark VanDoren – Smith & Company Real Estate
Rebecca Bolen – EUP Regional Planning & Development



\$ 22,048,000,000

**Redevelopment dollars invested as a result of
EPA brownfields grants**



116,013 jobs

Jobs created as a result of EPA brownfields grants



Agenda

1. Brownfields Basics

2. Brownfields Redevelopment Basics

3. Brownfields Success Stories

4. EUP Brownfields Coalition



Mark VanDoren: About Me

Professional Experience

- 20 years experience in brownfields redevelopment and environmental consulting
- 13 years experience in real estate investment
- Commercial Real Estate Sales and Brownfields Consulting at Smith & Company Real Estate

Education

- Bachelor of Science in Hydrogeology
- Master of Business Administration



Brownfields Basics







Brownfields Defined

EPA/MDEQ	<ul style="list-style-type: none"> • Property that is Contaminated
MEDC	<ul style="list-style-type: none"> • Property that is also... • Blighted • Functionally Obsolete, or • Historic

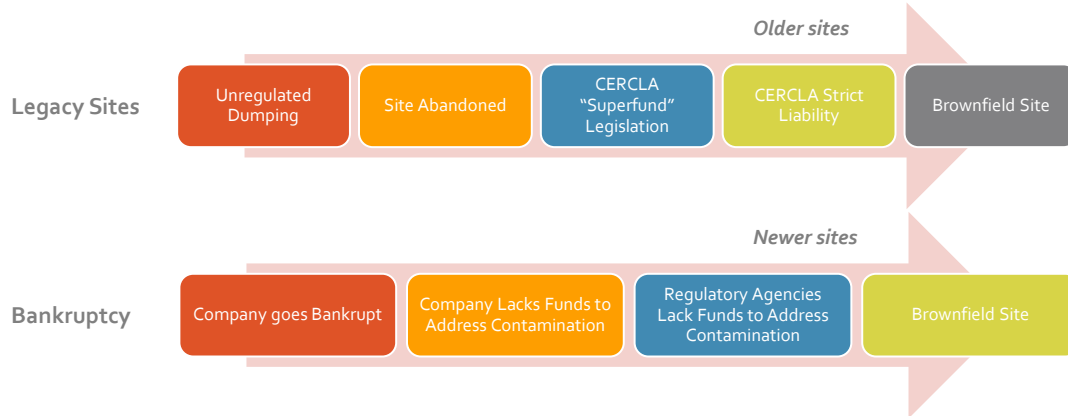


Local Brownfields Examples

<ul style="list-style-type: none"> • Former Tannery/Coal Dock 	<ul style="list-style-type: none"> • Former Quality Inn 	<ul style="list-style-type: none"> • Charles T. Harvey Marina 	<ul style="list-style-type: none"> • mBank Building
Contaminated	Blighted	Functionally Obsolete	Historic
			



How Brownfields are Born: Two Common Scenarios



Brownfields Redevelopment Basics



Brownfields Redevelopment



Financial incentives are available for every stage of this workflow...



EPA Brownfields Incentives



Michigan Brownfields Incentives



Brownfields Cleanup
Grants and Loans



Tax Increment
Financing



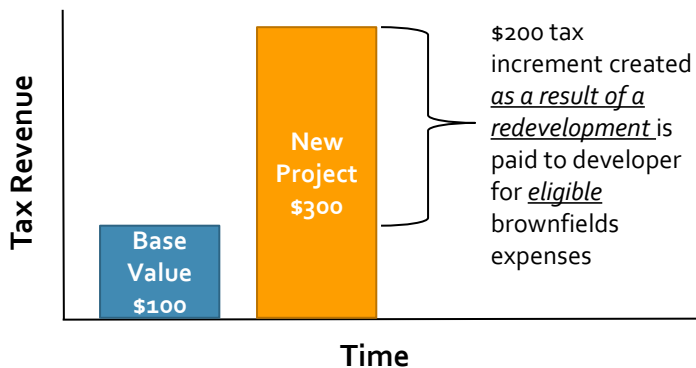
Michigan Economic
Development
Corporation



Michigan State Housing
and Development
Agency



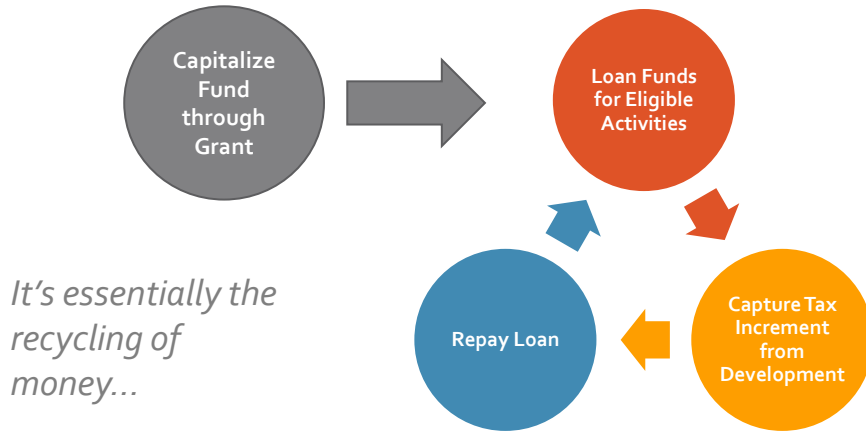
Tax Increment Financing



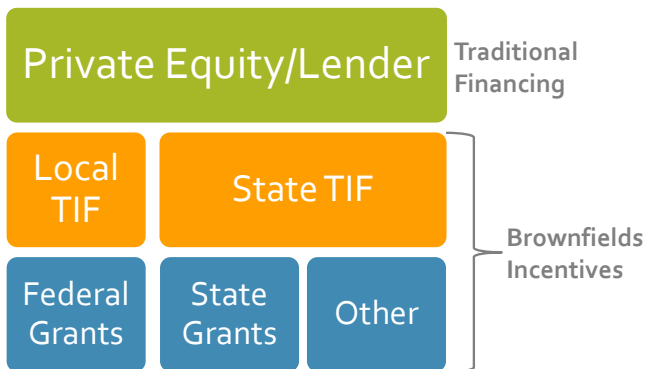
Site Preparation
Asbestos Abatement Planning Investigation
Eligible Activities Demolition
Cleanup Lead Abatement Infrastructure Improvements
Work Plans



Revolving Loan Fund



Brownfields Incentives Strategy: It's a Layer Cake!



Site Preparation
 Asbestos Abatement Planning Investigation
Eligible Activities Demolition
 Cleanup Lead Abatement Infrastructure Improvements
 Work Plans



Brownfields Success Stories



Michigan Brownfields Success Story

Armory Arts
Jackson, Michigan
Former Prison and
Manufacturing Site

Transformed into a one-of-a-kind, affordable space designed to meet both the living & workspace needs of emerging artists, musicians, designers, craftsmen, and other creative people.



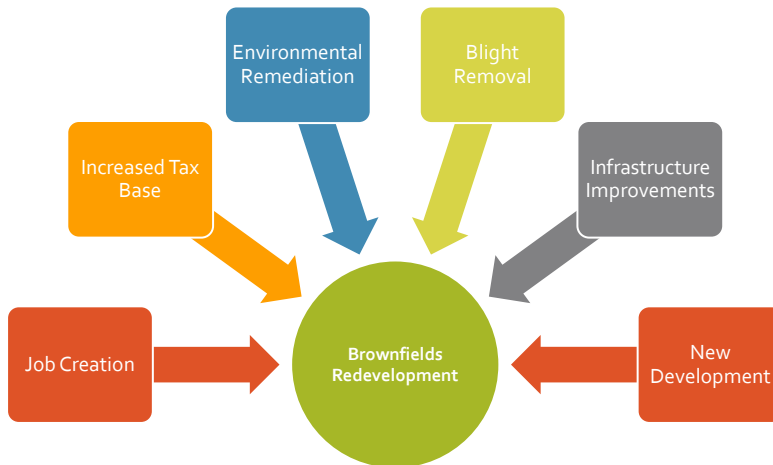
Michigan Brownfields Success Story

**Labadie Park
Wyandotte, Michigan
Former Manufacturing Site**

Transformed into a mixed use development featuring condominiums, single family homes, apartments, and a park.



Brownfields Redevelopment Benefits



EUP Brownfields Coalition



EUP Brownfields Coalition



Rebecca Bolen: About Me

Professional Experience

- Planner I at EUP Planning and Development
- Former Assistant Director of Mackinac Economic Alliance

Education

- BA French and History
- MA European History



USEPA 2017 Brownfields Assessment Grant

Site
Inventories

Site
Prioritization

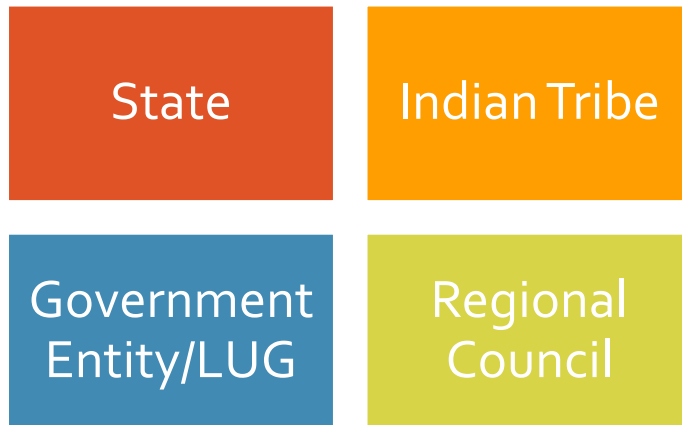
Site
Assessment

Cleanup
Planning

Community
Involvement



Eligible Entities



USEPA 2017 Brownfields Assessment Grant



Next Steps

- Grant application due December 22, 2016
- Typically a springtime announcement of award
- Future funding opportunities are contingent on performance of initial award



Thank You!

