LEELANAU COUNTY'S
BROWNFIELD REDEVELOPMENT AUTHORITY

Leelanau County's Brownfield Redevelopment Authority has a variety of financial and technical resources to assist in redevelopment efforts. Among a variety of powers, the Authority can:

- *Incur and expend funds to pay for or reimburse a public or private person for costs of eligible activities,*

- *Approve Brownfield Plans thereby enabling developers to qualify for tax credits under Michigan's new Business Tax,*

- *Establish and expend funds from a local site remediation revolving fund,*

- *Enter into contracts,*

- *Acquire licenses, easements and options on properties,*

- *Accept grants and donations of property, labor or other things of value from a public or private source,*

- *Make loans, and*

- *Bid for and purchase property that was the subject of a foreclosure or other sale.*

For further information or assistance, contact:

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LEELANAU COUNTY

BROWNFIELD REDEVELOPMENT INCENTIVES, RESOURCES & TECHNICAL ASSISTANCE

WHAT IS A "BROWNFIELD SITE?"

A brownfield site is real property where the expansion, redevelopment, or reuse may be complicated by the presence — or potential presence — of a hazardous substance, pollutant, or contaminant.

ARE ALL BROWNFIELD SITES CONTAMINATED?

No. *They are considered to be "brownfield sites" because of the uncertainty of the environmental conditions of the property — the potential for something to have been released into the soil or water as a result of their past use.*

WHAT ARE EXAMPLES OF BROWNFIELD SITES?

A "brownfield site" can be a former gas station, convenience store, factory, dry cleaner, shooting range, home, farm, equipment yard, junk yard, paint store, and so on. They may, or may not, be contaminated. Soil and/or water testing would help to determine if the site is impacted by a hazardous substance, pollutant or contaminant.

MICHIGAN LAWS:

- *Set cleanup standards based upon intended use*
- *Provide for liability protection*
- *Requires "due care" to ensure that human and the environment are protected*

health

BASELINE ENVIRONMENTAL ASSESSMENTS

A properly conducted Baseline Environmental Assessment (BEA) provides liability protection from past contamination for new owners or site operators. BEAs are used to gather enough information about the property so that pre-existing contamination can be distinguished from any new releases that might occur.

BEAs must be completed within 45 days of taking ownership or beginning to operate on the site. It is not unusual to begin the BEA prior to taking ownership of the property or before beginning to operate on the site.

DUE CARE OBLIGATIONS

If you own, or operate your business, on a site that has contamination from past activities, you must do all of the following:

- *Prevent exacerbation of the existing conditions related to the contamination,*
- *Prevent unacceptable exposure to hazardous conditions while allowing for the intended use of the site in a manner that protects public health and safety, and*
- *Take reasonable precautions against the foreseeable acts or omissions of others.*

BROWNFIELD TAX INCREMENT FINANCING (TIF)

Provides a method of financing environmental response activities necessary to redevelop contaminated properties. Brownfield TIFs can be used to pay for a variety of eligible costs including the costs associated with BEAs, Due Care plans and activities, and additional response activities.

BROWNFIELD SITE ASSESSMENTS AND MORE...

The U. S. Environmental Protection Agency has awarded Leelanau County a grant in the amount of $200,000. These funds can be used to assess the environmental condition of sites suspected of being impacted by petroleum products. If you are interested in developing a property, contact the Leelanau County Brownfield Authority to identify resources and technical assistance options that can help your project move forward.