



Brownfield Redevelopment

*“Opportunities for
Community Renewal
and Growth”*



Van Buren County Brownfield Redevelopment Authority

**“We stand ready to
work with local
communities and
businesses in
support of
redevelopment of
Brownfields
throughout the
County”**

Lisa Phillips, Chair VBCBRA

Contact Information:

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WE ARE LOOKING FOR:

**DEVELOPERS, BUSINESS
OWNERS, ENTREPRENEURS,
COMMUNITIES**

WE ARE OFFERING:

**FUNDING, GAP FINANCING,
TAX CREDITS, GREENSPACE
PRESERVATION, COMMUNITY
IMPROVEMENT**



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Brownfield
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WWW.VBCO.ORG

Resources

- The U.S. EPA has awarded Van Buren County three grants, each 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 or hazardous substances.
- Ability to Pursue State and Federal Grants and Loans
- Local Site Remediation Revolving Fund
- Brownfield Plans for Michigan Business Tax Credits
- 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 additional response activities.

Eligible Activities

Grant-Funded:

- Phase I and II Environmental Site Assessments
- Baseline Environmental Assessments
- Due Care Plans
- Brownfield Plans and Cleanup Planning

Tax Capture Reimbursement:

- Demolition, Lead and Asbestos Abatement (Includes Above Grant-Funded Activities)
- Cleanup activities

Who We Are

- A sanctioned authority created to address Brownfield sites County-wide

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

- Established under the Brownfield Redevelopment Financing Act (Act 381 of 1996, as amended)
- Assist participating municipalities and developers through the use of tax increment financing, grants, loans and other incentives



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Project Steps

1. Contact BRA staff for application
2. Applicant cannot be a liable party
3. Submit a complete, signed application to staff
(available on Web site)
4. Staff will:
 - Determine site eligibility for grant funding
 - Contact local unit of government
 - Refer applications to BRA Board for consideration
 - Consider potential reimbursement and/or development agreements with applicant
5. Additional approvals/hearings necessary for Brownfield Plans and Cleanup Plans
6. Grant-funded activities conducted by County-contracted consultant