

# Common Brownfield and Environmental Acronyms & Definitions

## Acronym Full Name

<b>ACT 381</b>	Brownfield Redevelopment Financing Act	<b>LDFA</b>	Local Development Financing Authority
<b>AQD</b>	Air Quality Division - MDEQ	<b>LEED</b>	Leadership in Energy and Environmental Design
<b>AST</b>	Aboveground Storage Tank	<b>LBRF</b>	Local Brownfield Revolving Fund
<b>ASTM</b>	American Society for Testing and Materials	<b>LUG</b>	Local Unit of Government
<b>AAI</b>	All Appropriate Inquiry	<b>LUST</b>	Leaking Underground Storage Tank
<b>BEA</b>	Baseline Environmental Assessment	<b>MBP3</b>	Michigan Pollution Prevention Partnership
<b>BRA</b>	Brownfield Redevelopment Authority	<b>MBDP</b>	Michigan Business Development Program - MEDC
<b>CAA</b>	Clean Air Act	<b>MCRP</b>	Michigan Community Revitalization Program - MEDC
<b>CDBG</b>	Community Development Block Grant	<b>MEDC</b>	Michigan Economic Development Corporation
<b>CERCLA</b>	Comprehensive Environmental Response Compensation & Liability Act	<b>MDEQ</b>	Michigan Department of Environmental Quality
<b>CIA</b>	Corridor Improvement Authority	<b>MOU/MOA</b>	Memorandum of Understanding/ Memorandum of Agreement
<b>CNTS</b>	Covenant Not to Sue	<b>MSF</b>	Michigan Strategic Fund
<b>DDA</b>	Downtown Development Authority	<b>MSHDA</b>	Michigan State Housing Development Authority
<b>DDCC</b>	Documentation of Due Care Compliance	<b>NPL</b>	National Priorities List
<b>DEQ</b>	Department of Environmental Quality	<b>NREPA</b>	Natural Resource Environmental Protection Act - 451
<b>DNR</b>	Department of Natural Resources	<b>NEZ</b>	Neighborhood Enterprise Zone
<b>ESA</b>	Environmental Site Assessment	<b>ODWMA</b>	Office of Drinking Water and Municipal Assistance - MDEQ
<b>EPA</b>	Environmental Protection Agency	<b>OEA</b>	Office of Environmental Assistance - MDEQ
<b>EZ/EC</b>	Empowerment Zones/Enterprise Communities	<b>OGL</b>	Office of the Great Lakes
<b>FTV</b>	Future Taxable Value	<b>OOGM</b>	Office of Oil, Gas and Minerals - MDEQ
<b>GWCAC</b>	Groundwater Conservation Advisory Council	<b>OPRA</b>	Obsolete Property Rehabilitation Act
<b>HASP</b>	Health and Safety Plan	<b>OWMRP</b>	Office of Waste Management and Radiological Protection - MDEQ
<b>HUD</b>	Department of Housing and Urban Development	<b>Part 111</b>	Part 111 of NREPA Act 451 - Treatment, Storage, Disposal Sites
<b>IFE</b>	Industrial Facilities (Tax) Exemption	<b>Part 115</b>	Part 115 of NREPA Act 451 - Waste Disposal Areas
<b>ITV</b>	Initial Taxable Value	<b>Part 201</b>	Part 201 of NREPA Act 451 -
<b>KCBRA</b>	Kalamazoo County Brownfield Redevelopment Authority		
<b>LBA</b>	Land Bank Authority		

For more information contact

Rachael Grover, Resource Coordinator  
P (269) 384-8305 E ragrov@kcalcounty.com



## Acronym Full Name

<b>Part 213</b>	Part 213 of NREPA Act 451 - Leaking UST Program
<b>PCBs</b>	Polychlorinated Biphenyls (PAHs)
<b>PNAs</b>	Polynuclear Aromatics
<b>PRE</b>	Principle Residence Exemption
<b>PRP</b>	Potentially Responsible Party
<b>QLGU</b>	Qualified Local Governmental Units
<b>QAPP</b>	Quality Assurance Project Plan
<b>RAP</b>	Remedial Action Plan
<b>RCRA</b>	Resource Conservation & Recovery Act
<b>Ren Zone</b>	Renaissance Zone
<b>RLF</b>	Revolving Loan Fund
<b>RRD</b>	Remediation and Redevelopment Division - MDEQ
<b>RPF</b>	Refined Petroleum Fund
<b>SAP</b>	Sampling and Analysis Plan
<b>SEV</b>	State Equalized Value
<b>TIF</b>	Tax Increment Financing
<b>TIFA</b>	Tax Increment Financing Authority
<b>TIR</b>	Tax Increment Revenue
<b>TV</b>	Taxable Value
<b>TSCA</b>	Toxic Substance Control Act
<b>UST</b>	Underground Storage Tank
<b>USEPA</b>	United States Environmental Protection Agency
<b>VOCs</b>	Volatile Organic Compounds
<b>WP</b>	Work Plan
<b>WRD</b>	Water Resources Division - MDEQ

## Brownfield Definitions

**Brownfield**—The EPA defines a brownfield as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." The State of Michigan further defines brownfield sites as blighted, functionally obsolete or historic resources.

**All Appropriate Inquiry**—refers to the requirements for assessing the environmental conditions of a property prior to its acquisition in order to satisfy federal liability protection.

**Phase I Environmental Site Assessment**—is a multi-faceted assessment of a property providing a comprehensive evaluation of the environmental concerns, most often used at the time of a real estate transaction.

**Phase II Environmental Site Assessment**—includes sampling and laboratory analysis of soil, groundwater, soil-gas, and/or indoor air to evaluate the potential presence of hazardous substances or petroleum products.

**Baseline Environmental Assessment**—a documentation of pre-existing contaminant conditions which exist at a facility at the time of purchase, occupancy, or foreclosure that reasonably defines the conditions at the facility. Preparation and disclosure of a BEA provides an MDEQ exemption to remedial liability for new owners/operators of property with pre-existing contamination.

**Documentation of Due Care Compliance**—is a report detailing completed response activities resulting in a demonstration that a property is currently in compliance with "due care" obligations specified under Part 201.

**Eligible Activities**—are actions that are undertaken to redevelop a Brownfield site, the costs for which are eligible for reimbursement via tax increment financing.

**Brownfield Plan**—is a document that details the proposed project, the anticipated tax increment revenue based upon investment, what specific eligible activities will be undertaken, their costs and the time frame for the project. The BF plan is subject to approval by the local jurisdiction.

**ACT 381**—authorizes and permits the use of school and local tax increment financing to help reduce the burden of Brownfield related costs when redeveloping affected properties.

**ACT 381 Work Plan**—is a supporting document prepared in association with brownfield plans that include the proposed capture of school tax increment revenue. The Act 381 Work Plan is reviewed for approval by either the MSF or MDEQ depending upon the nature of the eligible activities subject to reimbursement through school tax increment revenue.

**Local Brownfield Revolving Fund**—established by the BRA, the LBRF places excess captured taxes into the fund from properties where DEQ approved eligible environmental response activities were conducted for a maximum of five years.

**Tax Increment Financing**—captured taxes that can be used to reimburse the expenses for eligible environmental response and non-environmental activities until the Brownfield Plan ends.

