

# Kalamazoo County Brownfield Redevelopment Authority

## Resources for Redevelopment

February 16, 2017



# Presentation Outline

- ▶ Why are we here today?
- ▶ What is “redevelopment”?
- ▶ What are “brownfields”?
- ▶ What is the Kalamazoo County Brownfield Redevelopment Authority (KCBRA)?
- ▶ Overview of EPA Brownfield Assessment Grants
- ▶ What activities can be funded with grants?
- ▶ Where can you use the grants?
- ▶ Additional resources beyond the EPA assessment grant
- ▶ Project application process
- ▶ Why it’s a good thing!
- ▶ Q & A



# Why are we here today?

- ▶ To inform
- ▶ To educate
- ▶ To listen
- ▶ To encourage
- ▶ To find solutions
- ▶ To discuss opportunities



# What is “redevelopment”?

- ▶ Re-using and improving real estate in your neighborhood or city by adding or rehabilitating buildings; making more marketable properties.
- ▶ Often the term is used when something ugly or out-of-date is demolished or at least substantially reconfigured to make way for the new.  
<http://www.useful-community-development.org/>
- ▶ In many cases, redevelopment is complicated by “brownfield” conditions.



# What are Brownfields?

## - U.S. EPA Definition

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.



# What are Brownfields?

## - Michigan Definition

Facility:  
Contaminated



Blighted:  
Public nuisance, dangerous, eyesore



Functionally Obsolete: Can't  
be used for its original purpose



Historic Resource:  
Historic building or structure



# What is the Kalamazoo County Brownfield Redevelopment Authority?

- ▶ A County-wide redevelopment authority created by the KCBOC as allowed by PA 381, the Brownfield Redevelopment Financing Act.
- ▶ Focused on facilitating and supporting the redevelopment of brownfield sites throughout the County.
- ▶ An 11-member board, selected by the KCBOC, represented by citizens, lenders, attorneys, environmental professionals, developers, architects, and real estate professionals.
- ▶ The KCBRA has become a major resource and partner for positive economic change in Kalamazoo County helping to assess and understand contaminated sites, foster job creation, eliminate blight, re-use properties and infrastructure and leverage investment.



# Overview of the EPA Brownfield Assessment Grant

- ▶ EPA awarded Kalamazoo County BRA \$400,000 Community-wide Brownfield Assessment Grant
  - ▶ \$200,000 used for assessing sites with suspected hazardous substance contamination
  - ▶ \$200,000 used for assessing sites with suspected petroleum contamination
  - ▶ Project Period October 1, 2016 to September 30, 2019



# What activities can be grant funded?

## ► Oversight of the County's Brownfield Site Inventory and Prioritization Project:

- Starting today, soliciting potential candidate sites throughout the County.
- Focus on the Northside Cultural Business District and the Pitcher Street/Kings Highway Corridor in Kalamazoo Township.



## ► Perform Phase I Environmental Site Assessments (ESA):

- Historical records search, aerials, Sanborn Maps, site inspections, etc., in compliance with EPA requirements.



# What activities can be grant funded?

- ▶ Perform Phase II ESAs, Baseline Environmental Assessments (BEAs):
  - ▶ Sampling activities – i.e. soil, groundwater, vapor, asbestos, lead
  - ▶ Laboratory Analyses
  - ▶ Geophysical investigations
  - ▶ Baseline Environmental Assessments (BEA)
  - ▶ Due Care Plans



# What activities can be grant funded?

- ▶ Complete Brownfield Plans, Act 381 Work Plans (MDEQ/MSF) and Clean-Up Plans:
  - ▶ Brownfield Plans for tax increment capture
  - ▶ Act 381/MSF Work Plans – School tax capture
  - ▶ Cleanup planning/feasibility reviews
- ▶ Community Outreach



# Where can you use the grants?

- ▶ Sites eligible for Grant use:
  - ▶ Sites throughout Kalamazoo County, where assessment will benefit the community
  - ▶ Knowledge of existing contamination is not necessary
  - ▶ Publicly or privately owned
  - ▶ Vacant or in use
  - ▶ Meets EPA eligibility requirements
  - ▶ Contaminated, Blighted, Functionally Obsolete, Historic Resource
- ▶ Sites Not Eligible for Grant Use:
  - ▶ National Priority List sites (Superfund) or Proposed NPL sites
  - ▶ Sites subject to EPA action
  - ▶ Property owned by U.S. Government



# Where can you use the grants?

## ▶ Petroleum Grant Eligible Sites Must also:

- ▶ Be a relative low-risk site;
- ▶ No viable responsible party;
- ▶ Written determination of eligibility required from the State.



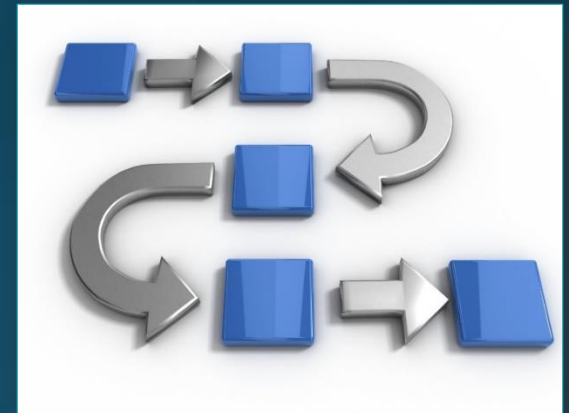
# Additional Resources Beyond the EPA Assessment Grant

- ▶ Brownfield Plans and Act 381 Work Plans to support redevelopment:
  - ▶ Tax increment tool capturing new taxes from new investment on a property.
  - ▶ Allows for potential reimbursement of:
    - ▶ Implementation of Due Care;
    - ▶ Cleanup or remediation of a site;
    - ▶ Demolition;
    - ▶ Lead and Asbestos Abatement;
    - ▶ Site Preparation (Cities of Kalamazoo and Portage);
    - ▶ Infrastructure Improvements (Cities of Kalamazoo and Portage).
- ▶ MDEQ Grants and Loans



# Project Application Process

- ▶ Project funding/support by the KCBRA on a case-by-case basis
- ▶ Criteria for project consideration includes:
  - ▶ Nature of project
  - ▶ Funding/support needed
  - ▶ Local unit of government support
  - ▶ Level of investment
  - ▶ Job creation
  - ▶ Availability and condition of infrastructure
  - ▶ Environmental issues at the site
  - ▶ Other benefits to the community



# Project Application Process

- ▶ Recommend pre-application contact with KCBRA staff prior to submitting application.
- ▶ Fill out and submit a complete, signed application:
  - ▶ Two part application can be found online at <http://www.kalcounty.com/directory/boards/board.php?board=9>
  - ▶ Part I Application is initially completed and submitted to the KCBRA staff.
    - ▶ Includes business information, proposed project site and details, tax-base information, timing requirements, etc.
    - ▶ No fee associated with Part I Application
  - ▶ Staff/KCBRA Committees will review and if appropriate request a Part II Application with associated fee.
  - ▶ Part II Applications will require a conditional reimbursement agreement (if activities funded by County BRA) should the overall project development not occur.



# Project Application Process

- ▶ Staff and KCBRA will:
  - ▶ Review merits of project: i.e. strength of business plan, amount of new property tax generated, amount of investment, jobs, reductions of environmental risks to community, etc.
  - ▶ Discuss project with local unit of government
  - ▶ County (Grant) allocated funded activities conducted by County-contracted consultant



# Project Application Process

## ► Timing:

- KCBRA Staff will respond to application within 10 business days
- KCBRA meets the fourth Thursday of the month
- EPA Grant funded due diligence (Phase I/II ESAs, BEAs) completed within 4-6 weeks of KCBRA/EPA approval
- Brownfield Plan/Act 381 Work Plan projects:
  - approximately 60 to 90 days depending on approvals required (LUG Approval, Public Hearing and DEQ/MSF)
- Important to communicate timing requirements of project



# Why it's a good thing!

- ▶ Environmental clean-up
- ▶ Address liability issues
- ▶ Increase investment, jobs and revenue in the county
- ▶ Reuses existing infrastructure
- ▶ Encourages redevelopment
- ▶ Improves value of surrounding properties
- ▶ Reduces environmental hazards and improves public health
- ▶ Addresses blight, functionally obsolete properties and dangerous buildings
- ▶ Preserves historic and cultural community icons
- ▶ Reduces sprawl by reusing structures



# Wrap-up

- ▶ Bring Brownfield discussion to the potential development early;
- ▶ Many resources, beyond the EPA Assessment Grant, are available to assist with a project;
- ▶ Be creative and innovative when applying these tools – flexibility is possible.



“Though this project has been funded , wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of the EPA”

