



Let's Work Together!

*County Brownfield Redevelopment Authorities +
Local Communities = Redevelopment Success*

Connecting Entrepreneurial Communities
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Presenters



Geoff Donaldson, Senior Planner
St. Clair County



Jeff Hawkins, President
Envirologic



Presentation Outline

- WHAT ARE BROWNFIELDS?
- BROWNFIELD REDEVELOPMENT AUTHORITIES
- COLLABORATION
- OVERVIEW OF BROWNFIELD INCENTIVES
- CASE STUDIES
- Q&A

What are Brownfields?

- ▶ “Facility”
- ▶ “Blighted”
- ▶ “Functionally Obsolete”
- ▶ “Historic Resource”

Brownfield Redevelopment Authorities

The Brownfield Redevelopment Financing Act, 1996 PA 381,
as amended (Act 381)

- ▶ Provides municipalities with a method to finance eligible activities at brownfield sites through:
 - Creation of Brownfield Redevelopment Authorities (BRAs):
 - A Municipality
 - A County, on behalf of municipalities within the county
 - There are 291 BRAs in Michigan; 37 in the U.P.
 - BRAs may use Tax Increment Financing (TIF) as a financing tool

Brownfield Redevelopment Authorities

Why create an Authority?

- ▶ Allows local decision-making around brownfield redevelopment.
 - Often “first in” on a redevelopment project because of Due Diligence necessary during acquisition
 - BRA members are the resource stakeholders
 - Focus development
 - Enhance tax base
 - Multiple taxing agency participation
 - Provide reimbursement for eligible brownfield activities (brownfield plan)



Collaboration

- A County BRA may be involved with eligible property throughout the county, but may **not** include a project in their brownfield plan unless the affected municipality agrees that the site in their community may be included in the county's plan.
- All BRAs may use the same tools and incentives, but some local municipalities may not have the resources the County has to put forth for a redevelopment project so it's in everyone's best interest to collaborate on the project.

Collaboration Benefits

- ▶ Identify existing and potential brownfield sites throughout the county
- ▶ Consider developing coalitions with other organizations as well (municipal and nonprofit)
- ▶ Educate various community stakeholders including business members (lenders, attorneys, developers, etc.) about brownfields
- ▶ Utilize and leverage in-kind resources and expertise (GIS, Health Dept. , Land Bank, MDEQ, TAB)
- ▶ Reach out as a coalition to MDEQ and EPA for funding consideration on sites that are a threat to your community
- ▶ For known contamination issues, work as a team to connect with the Agency for Toxic Substance and Disease Registry (they have free resources)
- ▶ Consider applying for grants and/or loans



Overcome Brownfield Issues

- ▶ Due Diligence Activities for Prospective Buyer
- ▶ Cleanup
- ▶ Demolition
- ▶ Lead and Asbestos Abatement
- ▶ Improve and Enhance Infrastructure

Overview of EPA Brownfield Grants

EPA's Brownfields Program provides competitive grant funding for Assessment, Cleanup and Revolving Loans. They also provide Area-Wide grant funding to communities for a targeted area or corridor affected by one or more brownfields.

- ▶ Assessment Grants
- ▶ Cleanup Grants
- ▶ Revolving Loan Fund
- ▶ Area-Wide Planning
- ▶ Environmental Workforce Development and Job Training



Other Tools & Incentives

State Tools and Resources

- ▶ Community Development Block Grant (CDBG) Program (michiganbusiness.org)
- ▶ Michigan State Housing Development Authority (MSHDA)
- ▶ Michigan Community Revitalization Program (CRP) (michiganbusiness.org)
- ▶ Land Banks
- ▶ Various Tax Incentives and Credits

MDEQ Grant and Loan Programs (michigan.gov/deq)

- Grants and Low-interest Loans – Loans can be repaid with TIF through a Brownfield Plan
- Brownfield Assessments – Section 128a Program

Public Spaces Community Places

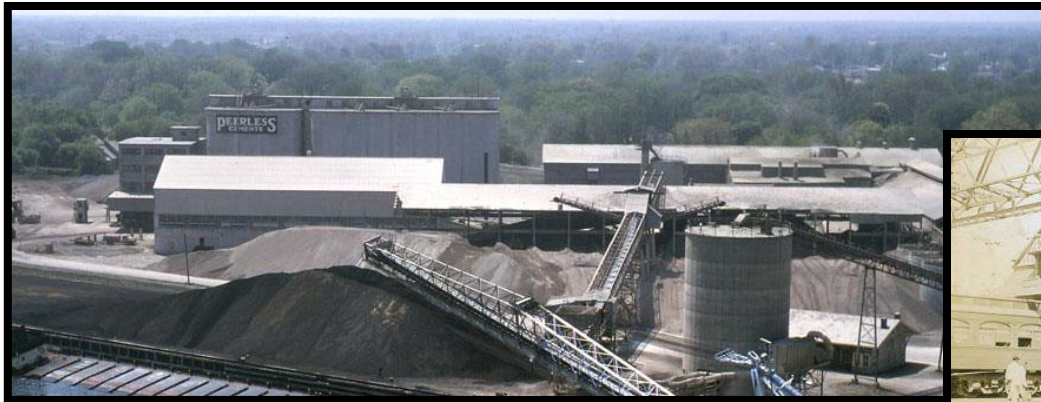
- Crowdfunding and matching grant program (Up to \$100,000 matching grant from MEDC if meet fundraising goals) – patronicity.com



Case Studies

- ▶ Blue Water Convention Center – Port Huron, MI
- ▶ Teal Lake Senior Living Community - Negaunee, MI
- ▶ Sheffield Industrial Site – Three Rivers, MI
- ▶ Inn on Water Street - Marine City, MI
- ▶ Klavon's Pizza – Jackson, MI

Blue Water Convention Center Port Huron, MI



This transformational project is located in the City of Port Huron along the St. Clair River. The site has a long industrial history. It was originally a depot for the Grand Trunk Railroad, later the Peerless Cement Corporation and finally the Thomas Edison Inn. Although many of the brownfield conditions were addressed as part of the original hotel construction, contaminated soil remained distributed across the property qualifying the site as a facility. The Blue Water Convention Center opened in April of last year.

Blue Water Convention Center Port Huron, MI



Project Statistics

- Private Investment: \$14,300,000
- Public Investment: \$9,000,000
- Jobs Created: ~100

Funding Sources

- New Market Tax Credits
- MDOT Grant (\$875,000)
- USDA Rural Development Support
- EPA Brownfield Assessment Grant (\$20,000)
- Hotel Tax
- County Construction Bond (\$9,000,000)
- Brownfield TIF Reimbursement (\$1,355,000)

Partnerships

- St. Clair County
- JB Real Estate Development, LLC
- City of Port Huron
- St. Clair County Brownfield Redevelopment Authority
- St. Clair County EDA
- Michigan Strategic Fund
- MDOT
- Baker College

Teal Lake Senior Living Community Negaunee, MI



This project involved the redevelopment of a former mining operations area with waste rock piles, contaminated soil and other debris. The 32-acre site also included multiple rail lines and spurs associated with mining activities into the 1950s. Public infrastructure improvements were a pivotal piece of the project and are expected to spur additional private investment to the area.

Teal Lake Senior Living Community Negaunee, MI



Congratulations, Teal Lake Senior Living Community!



Project Statistics

- Private Investment: \$5,400,000
- Public Investment: \$172,000
- Jobs Created: 26

Funding Sources

- Private Developer (\$942,000)
- EPA Brownfield Assessment Grant (\$44,000)
- Marquette County Land Bank (\$183,000)
- Brownfield TIF Reimbursement (\$2,514,000)

Partnerships

- Marquette County Brownfield Redevelopment Authority
- Marquette County Land Bank
- Hinkson Negaunee Properties, LLC
- City of Negaunee



Inn on Water Street Marine City, MI



This urban brownfield redevelopment project just completed the demolition phase of what will soon be a 24-room boutique hotel with condominium units on the top floor. The four parcels included in this project met the definition of a “facility” and were once various businesses including auto repair /service stations and welding operations. This is another transformational project and will provide significant public benefits from the planned improved infrastructure, job creation and investment.

Inn on Water Street Marine City, MI



Project Statistics

- Private Investment: \$4,200,000
- Public Investment: \$30,000
- Jobs Created: ~15

Funding Sources

- EPA Brownfield Assessment Grant (\$18,000)
- Brownfield TIF Reimbursement (\$512,000)
- MEDC Grant & Loan (\$642,000)
- Community Foundation of St. Clair County
- Marine City Tax Increment Finance Authority
- Commercial Redevelopment Exemption (\$150,000)
- Community Foundation of St. Clair County
- Marine City Tax Increment Finance Authority

Partnerships

- Marine City
- St. Clair County Brownfield Redevelopment Authority
- St. Clair County Economic Development Alliance
- St. Clair County EDA

Sheffield Industrial Site Three Rivers, MI



This 27-acre rural project is located in the City of Three Rivers and was originally home to the Essex Wire Company. The site had a long history of industrial use, dating back to the late 1870s. The property was abandoned in 1992 and reverted to City ownership in 1995. When the city acquired the property, the vision was to restore the industrial use of the site and retain the riverfront property for public recreational use.

Sheffield Industrial Site Three Rivers, MI



Project Statistics

- Private Investment: \$2,000,000
- Public Investment: \$1,159,000
- Jobs Created: ~8

Funding Sources

- EPA Brownfield Cleanup Grant (\$256,000)
- EPA Assessment Grant (\$33,150)
- MDEQ Environmental Assessment (\$50,000)
- MDEQ Redevelopment Grant (\$490,000) & Loan (\$196,000)
- Brownfield TIF Reimbursement (\$399,000)

Partnerships

- St. Joseph Brownfield Redevelopment Authority
- City of Three Rivers
- MDEQ

Klavon's Pizzeria & Pub Jackson, MI



This rural property was designated “functionally obsolete” due to the poor condition of the structure and included a second parcel designated an “eligible property” based on the presence of petroleum contamination from its former use as a service station.

Klavon's Pizzeria & Pub Jackson, MI



Project Statistics

- Private Investment: \$2,000,000
- Public Investment: \$75,000
- Jobs Created: 160

Funding Sources

- EPA Assessment Grant (\$22,000)
- Brownfield TIF Reimbursement (\$85,000)

Partnerships

- Jackson County Brownfield Redevelopment Authority
- Summit Township
- Michigan Department of Environmental Quality



Wrap Up and Q&A

- BROWNFIELDS
- BRAS
- COLLABORATION
- INCENTIVES
- CASE STUDIES
- Q&A

Contact Us

Geoff Donaldson, Senior Planner
St. Clair County
gdonaldson@stclaircounty.org
(810) 989-6950

Jeff Hawkins, President
Envirologic
jhawkins@envirologic.com
(800) 272-7802



St. Clair County BRA Projects

Sperry Building Project
Huron-Main Project
Port Huron Yacht Club
CK Blue Water
Blue Water Convention Center Site
C, Stafford LLC
M&B Plastics
Ben's
Kettlewell Property
Drain Commission Project
Fore Lakes Golf Course
City of Port Huron Industrial Park
SMR Automotive
Sherwood Lane Parcels
St. Clair Industrial Park
330 Quay Street – Thumb Coast Brewery
1631 Dove Street
St. Clair Inn

755 24th Street
911 Military Street – Michigan Mutual Building
3072 Ravenswood
City of Yale Industrial Park
Former Restaurant Property, (Marine City)
Casey's Pizza
Former Art Van Furniture
6695 Smiths Creek
1331 S. Parker
DTE Power Plant/DTE Greenwood Oil Terminal
2440 20th Street
St. Clair County Parks
2654 20th Street
Port Huron Hotels LLC
802 military Street/405 Water Street – City Flats
1019 S. Belle River Ave.
102 Bridge Street – Inn on Water Street, Marine City
Port Huron Citadel Building

