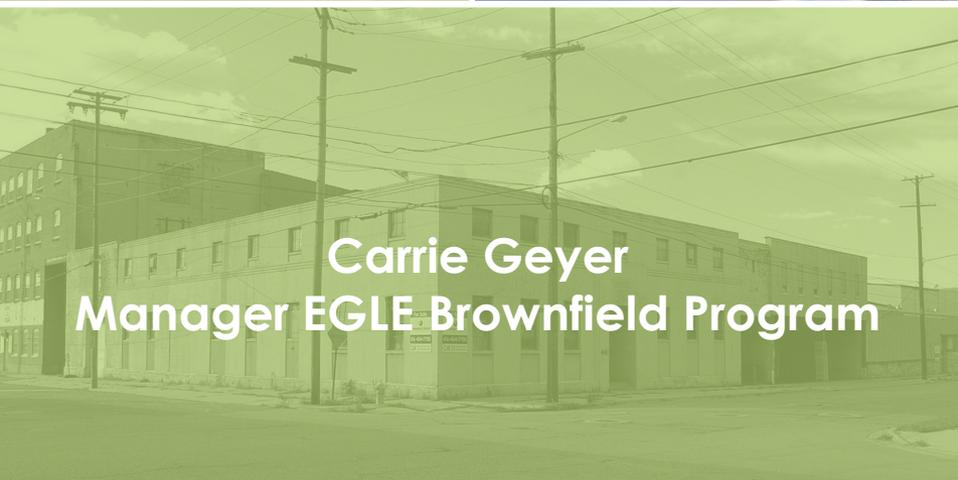




## OVERVIEW OF EGLE'S BROWNFIELD PROGRAM

---

Michigan Municipal Executives  
January 22, 2026



Carrie Geyer  
Manager EGLE Brownfield Program



**EGLE**

# MICHIGAN'S BROWNFIELD PROGRAM

## - OVERALL PURPOSE

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

Reuse  
Challenged  
Properties

Remove Barriers  
& De-risk  
Investment

Revitalize  
Communities



# WHAT IS AN EGLE BROWNFIELD?

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM



Photo source: ReviseSociology.com

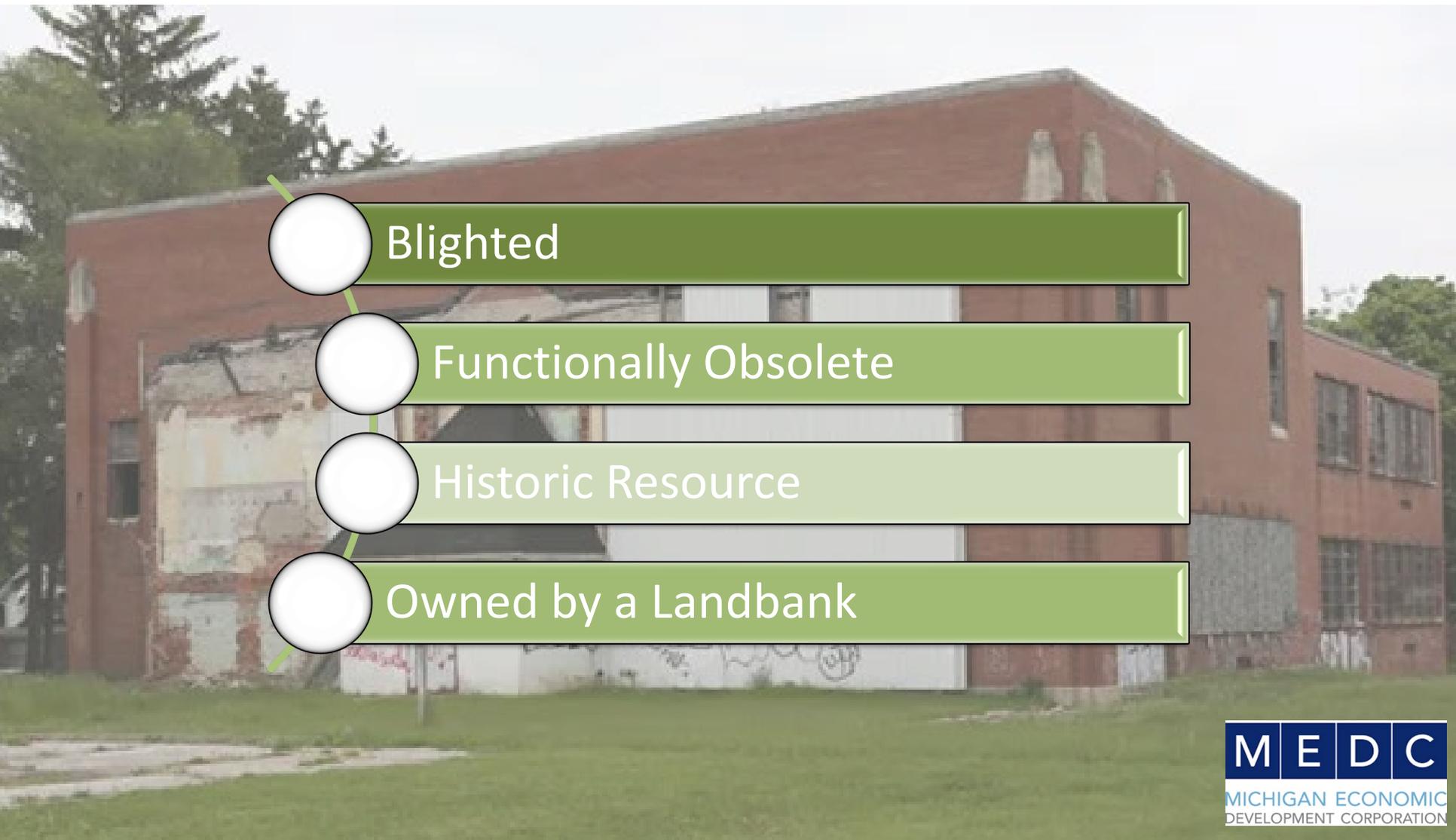
Property that is **KNOWN** or **SUSPECTED**  
to be contaminated

**EGLE**

MICHIGAN DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY

# WHAT IS AN MEDC BROWNFIELD?

MICHIGAN  
**BROWNFIELD**  
REDEVELOPMENT  
PROGRAM



Blighted

Functionally Obsolete

Historic Resource

Owned by a Landbank

# DE-RISKING BROWNFIELD SITES: THE TOOLS

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

## Environmental



## Non- Environmental



Brownfield Site Assessments

Brownfield Tax Increment  
Financing

Brownfield Grants & Loans

Technical Assistance

Community Revitalization Program

Brownfield Tax Increment  
Financing

Transformational Brownfield  
Program

Brownfield Grants?

# DE-RISKING BROWNFIELD SITES: THE TASKS

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

## Environmental



## Non- Environmental



Due Diligence/ Assessment

Due Care (make it safe)

Response Activities (clean it up)

Limited Demolition / Abatement

Site Preparation

Infrastructure

Demolition

Asbestos/ Lead Abatement

Vertical Construction

# BROWNFIELD SITE ASSESSMENTS

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

## PURPOSE

Liability protection  
(in some cases)

---

Market stagnant  
properties

---

Facilitate real-estate  
transactions

---

Data to support  
redevelopment projects &  
grant applications

---



*Cornwell Project Traverse City*

# BROWNFIELD SITE ASSESSMENTS

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

## ELIGIBILITY

Applicant

LUGS

Non-Profits

Developers

Purchasers

Owners

**TAKE AWAY #1:  
This is Powerful.  
Use This Program!**

Due Care Invest

Due Care Planning



Google Earth – 12/2005 Image



Google Earth – 9/2020 Image

*Former Sheridan Carnation Site*

# BROWNFIELD SITE ASSESSMENT TYPICAL TIMELINE



## PROPOSE PROJECT

- Contact BF Coordinator
- Vetting & eligibility
- Develop application

## PROJECT APPROVAL

- Application submittal
- EGLE application review
- Assign contractor

## PERFORM ASSESSMENT

- Phase I: 2 months
- Phase II/BEA: 2-3 months
- Hazardous Material Survey: 2 months
- Plans for Due Care: 1 month



1 MONTH

1 MONTH

2-6 MONTHS

4-8 MONTHS

*Process and timeframes vary by project and community*

# BROWNFIELD GRANTS & LOANS

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

## OVERVIEW

LUGS Apply: 1 project per yr up to \$1M

---

Must Be Contaminated

---

Must Be Previously Developed

---

Must Have Redevelopment Planned

---

Covers Environmental Costs

---

### Loan Terms

15 yrs; 5 yrs payment/interest free; 1.5% thereafter

---



*Shoppes on Sherman  
City of Muskegon Heights*

# GRANT/LOAN TYPICAL TIMELINE



## PROPOSE PROJECT

- Select consultant
- Consult LUG
- Obtain LUG support
- Develop proposal

## PROJECT PROPOSAL

- Submit proposal
- EGLE review & vetting
- Invitation to apply

## APPLICATION

- Prepare application
- Local board approval
- Submit application

## EGLE REVIEW & AWARD

- Application review
- Recommendation package
- EGLE approval
- Agreement signed

## START OF WORK

- Kick off meeting
- Bids complete
- Work Plan developed & approved



2-4 MONTHS

1 MONTH

2 MONTHS

3 MONTHS

2 MONTHS

8-12 MONTHS

*Process and timeframes vary by project and community*

# BROWNFIELD REDEVELOPMENT ACT: ACT 381

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

## Brownfield TIF

## Housing TIF

**Environmental**



**Non-  
Environmental**



**Housing**



**Local Units of Government**

# EGLE BROWNFIELD TIF

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

## OVERVIEW

### MUST HAVE

EGLE Facility status

---

Brownfield Redevelopment Authority (BRA)

---

BRA approved Brownfield Plan

---

Developer who pays taxes

---

Expected increase in taxable value

---

# HOW ACT 381 TIF WORKS

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM



TIF is reimbursement over time, not funding up front

# ACT 381 TAX INCREMENT FINANCING TYPICAL TIMELINE

## PROPOSE PROJECT



- Discuss Project with LUG/BRA
- Obtain LUG support
- Select consultant

## LOCAL PROJECT APPROVAL

- Develop Brownfield Plan
- LUG approves Brownfield Plan

## PREPARE & SUBMIT WORK PLAN

- Consultant develops Work Plan
- Submit draft work plan to EGLE for review
- Submit Work Plan to EGLE for review

## EGLE REVIEW

- Work Plan must be complete
- EGLE has 60-days to review
- Drafts can help expedite the process

2 MONTHS

3 MONTHS

3 MONTHS

2 MONTHS

7-10 MONTHS



*Process and timeframes vary by project and community*

# MICHIGAN'S BROWNFIELD PROGRAM

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

**TAKE AWAY #2:**

**A**  $\neq$  **B**

**All BROWNFIELDS are not TIF and  
All TIF is not BROWNFIELD**

# BROWNFIELD SUCCESS

## PEERLESS FLATS- GRAND HAVEN

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

### BEFORE

- Former Industrial Site
- Vacant since 1980s
- Contaminated



# BROWNFIELD SUCCESS

## PEERLESS FLATS – GRAND HAVEN

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

### AFTER

- \$900,000 BF Grant, \$900,000 BF Loan, \$1.1M TIF
- \$22.8 M investment, 3 jobs
- Residential



# BROWNFIELD SUCCESS

FORMER CADILLAC STAMPING PLANT – DETROIT

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

## BEFORE

- Automotive stamping
- Vacant since 2015
- Contaminated



# BROWNFIELD SUCCESS

FORMER CADILLAC STAMPING PLANT - DETROIT

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

## AFTER

- \$1,000,000 BF Grant
- \$47.8M investment, 195 new jobs
- \$13.4M Taxable value increase



# BROWNFIELD SUCCESS

MAC BUILDING – SAULT STE. MARIE

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM



## BEFORE

- Former dry cleaner
- Vacant since 1980s



# BROWNFIELD SUCCESS

## MAC BUILDING – SAULT STE. MARIE

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

### AFTER

- \$1,000,000 BF Grant
- \$2.5M capital investment, 5-10 jobs
- Residential and commercial



# BROWNFIELD SUCCESS

## FORMER HILLMAN SPORT CENTER – HILLMAN

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM



### Before

- Gas station/auto repair
- Contaminated

# BROWNFIELD SUCCESS

HILLMAN SPORTS CENTER – HILLMAN

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM



## After

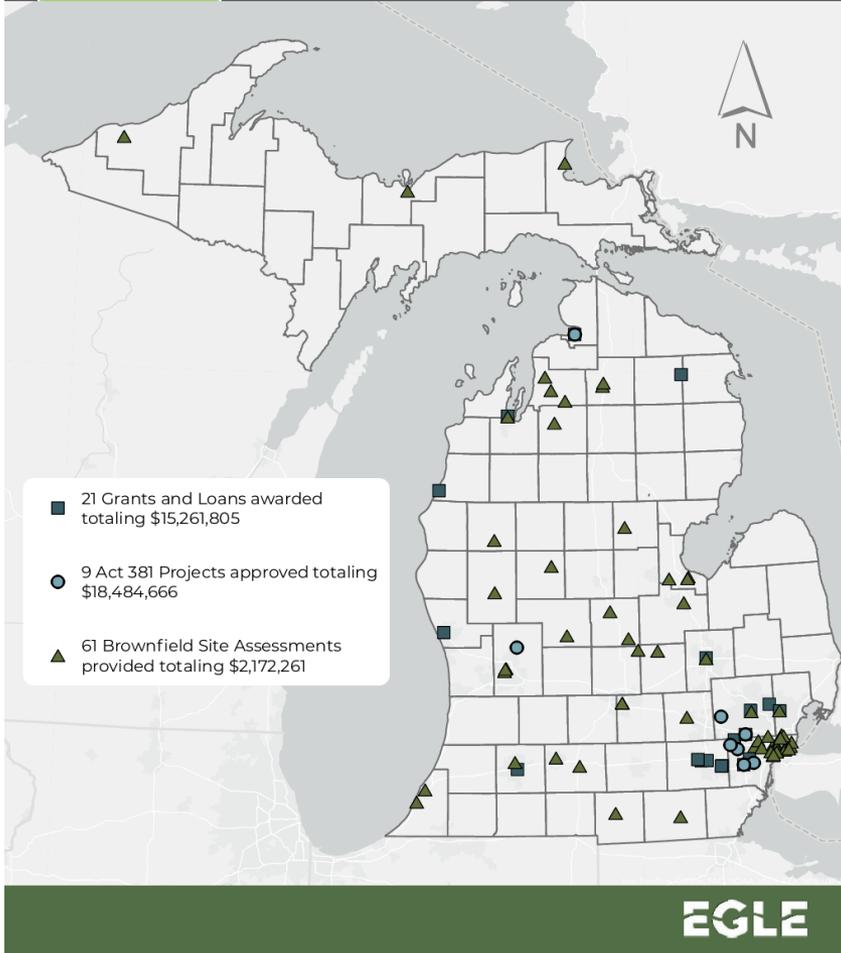
- The Black Squirrel Bakery
- \$500k Capital Investment
- \$400k Brownfield Grant

# PROGRAM OUTCOMES

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

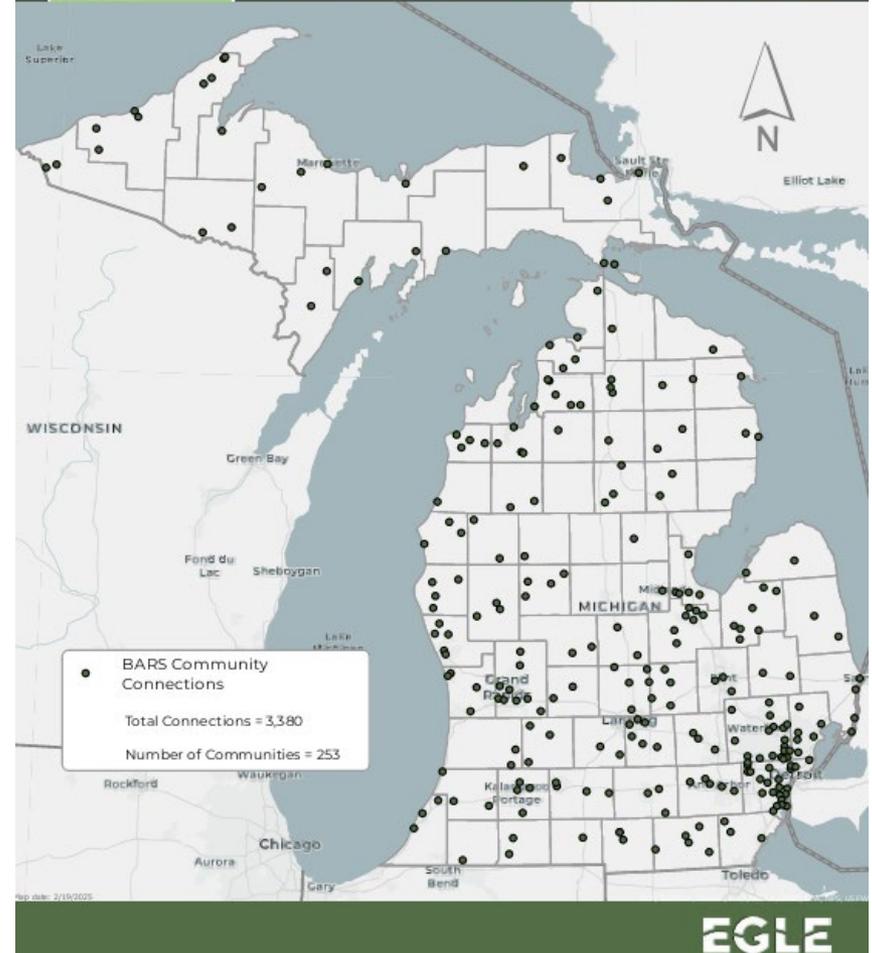
MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

## FY 2024 Brownfield Incentives



MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM

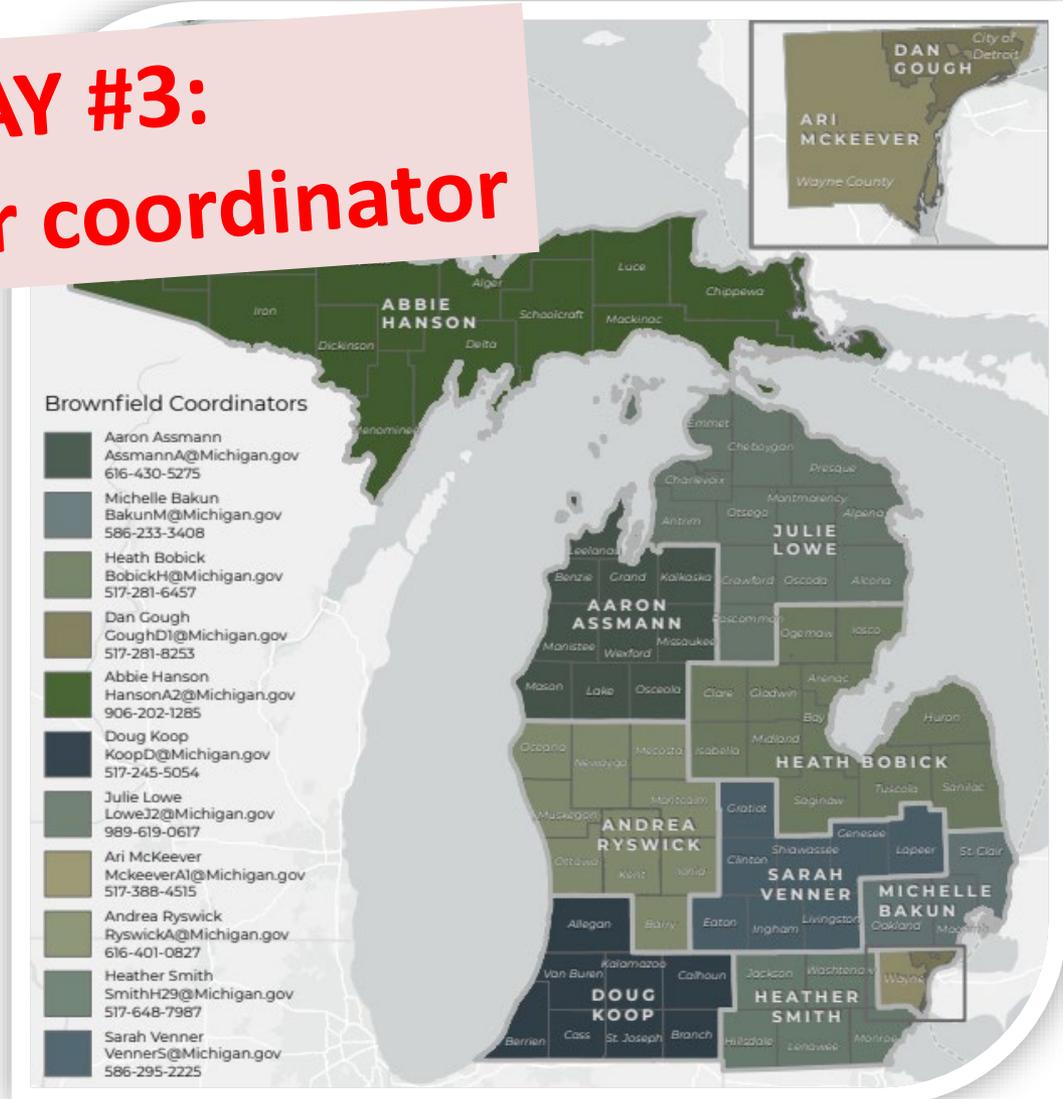
## BARS FY 2024 Community Connections



# WHO HELPS DELIVER THESE INCENTIVES?

## MICHIGAN BROWNFIELD REDEVELOPMENT PROGRAM

**TAKE AWAY #3:**  
**Get to know your coordinator**



# G&L LEGISLATIVE CHANGES?

## HB 5286

Sponsor: Rep Alabus Farhat

- Increase maximum award amount
- Remove 1 project/yr limitation
- Remove casino/ sports team limitation
- Revise loan security requirements
- Liable LUGs exception expanded
- General Clean up, Clarification, Simplification

A bill to amend 1994 PA 451, entitled  
"Natural resources and environmental protection act,"  
by amending sections 20108b and 21506a (MCL 324.20108b and  
324.21506a), section 20108b as amended by 2016 PA 476 and section  
21506a as amended by 2017 PA 134, and by adding part 192.

1  
2  
3  
4  
5

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

PART 192

BROWNFIELD REDEVELOPMENT

Sec. 19201. As used in this part:

(a) "Baseline environmental assessment" means that term as  
defined in sections 20101 and 21302.

# TAKE AWAY RECAP

- #1. Use the BSA Program**
- #2. All Brownfields are not TIF**
- #3. Get to know your coordinator**



# BARS STAFF ARE HERE TO HELP!

MICHIGAN  
BROWNFIELD  
REDEVELOPMENT  
PROGRAM



[STAFF MAP](#)



MICHIGAN DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY