

Major Goals of Brownfield Redevelopment

1. Increase investment, jobs, and revenue.
2. Reuse existing infrastructure.
3. Encourage redevelopment.
4. Recovery of tax base.
5. Improve value of surrounding property.
6. Preserve historic or cultural community icons.
7. Environmental clean-up.
8. Reduce sprawl.



Who We Are

- ✓ A sanctioned authority created to address Brownfield sites countywide.
- ✓ Established under the Brownfield Redevelopment Refinancing Act (Act 381 of 1996, as amended).
- ✓ Assist participating municipalities and developers through the use of tax increment financing, grants, loans, and other incentives.

City of Muskegon Brownfield Redevelopment Authority

We provide funding resources, redevelopment incentives and assistance for potential Brownfield sites within the City of Muskegon.

Contact Us

City of Muskegon Brownfield Redevelopment Authority

Mike Franzak | Planning Manager
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Resources

The U.S. Environmental Protection Agency awarded the City of Muskegon Brownfield Redevelopment Authority (CMBRA) a \$200,000 grant for the assessment of petroleum sites and \$200,000 for sites containing hazardous materials. The CMBRA can use these funds to assess the environmental condition of a site suspected of being impacted by petroleum products or hazardous substances throughout the county. *(Grant period—10/1/15 through 9/30/18)*

What is a Brownfield Site?

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. Michigan further defines brownfield sites as blighted, functionally obsolete or historic structures.

Brownfield Redevelopment

“Opportunities For Community
Renewal and Growth”

Eligible Activities

- ✓ Phase I & II Environmental Assessments
- ✓ Baseline Environmental Assessments
- ✓ Documentation of Due Care Compliance
- ✓ Brownfield Plans & Act 381 Work Plans
- ✓ Lead and Asbestos Surveys
- ✓ Leveraging Other Financial Incentives

Tax Increment Financing (TIF) Reimbursement:

- ✓ Demolition, Lead & Asbestos Abatement
- ✓ Clean-up Activities
- ✓ Site Preparation & Infrastructure Improvements in the City of Muskegon (MEDC Core Community)



Project Steps

1. Contact Mike Franzak for an application (also available online).
2. Applicant cannot be a liable party.
3. Submit a complete, signed application.
4. Staff will:
 - a. Determine the site eligibility for grant funding.
 - b. Refer applications to the CMBRA board for consideration.
 - d. Consider potential reimbursement and/or development agreements with applicant.

Other Considerations

1. Additional approvals or hearings may be necessary for Brownfield Plans and Cleanup Plans.
2. Potential TIF capture dependent on new investment.
3. City allocated funded activities conducted by City-contracted consultant.