**ACT 381 COMBINED BROWNFIELD PLAN**

**TO CONDUCT ELIGIBLE**

**DEQ ENVIRONMENTAL AND/OR**

**MSF NON-ENVIRONMENTAL**

**ACTIVITIES**

**PROJECT NAME**

**PROJECT ADDRESS**

**County, City, Township**

**Brownfield Redevelopment Authority**

## Date

**Prepared by**

**TABLE OF CONTENTS**

1. **INTRODUCTION**
	1. Proposed Redevelopment and Future Use for Each Eligible Property
	2. Eligible Property Information
	3. Historical Use and Previous Ownership of Each Eligible Property
	4. Current Use of Each Eligible Property
	5. Site Conditions and Known Environmental Contamination Summary
	6. Functionally Obsolete, Blighted and/or Historic Conditions
	7. Information Required by Section 15(12) of the Statute
2. **SCOPE OF WORK AND COSTS**
	1. DEQ Eligible Activities
	2. MSF Eligible Activities
	3. Local Only Eligible Activities
	4. Eligible Activities Costs and Schedule
3. **TAX INCREMENT REVENUE ANALYSIS**
	1. Captured Taxable Value and Tax Increment Revenues Estimates
	2. Combined Plan Financing Method
	3. Note or Bonded Indebtedness
	4. Tax Increment Revenues Capture Period
	5. Impact of Tax Increment Financing
	6. Local Brownfield Revolving Fund Proposed Use
4. **RELOCATION**
	1. Current Residents and Displacement
	2. Displaced Persons Relocation Plan
	3. Relocation Costs Provisions
	4. Compliance with Michigan’s Relocation Assistance Law
5. **OTHER INFORMATION THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT**

**EXHIBITS**

**FIGURES**

Figure 1 Scaled Property Location Map

Figure 2 Eligible Property Map(s)

Figure 3 Proposed Sampling Location Map, if applicable

Figure 4 Known Extent of Vertical and Horizontal Contamination Map, if applicable

Figure 5 Color Site Photographs

Figure 6 Infrastructure Improvements Map(s), if applicable

Figure 7 Site Preparation Map(s), if applicable

Figure 8 Redevelopment Project Rendering(s)

Figure 9 Engineering Site Plan(s) or Site Plan(s)

**TABLE**

Table 1 TIF Table (Tax Capture/Reimbursement Schedule)

**ATTACHMENTS**

Attachment A Combined Brownfield Plan Resolution(s)

Attachment B Development and/or Reimbursement Agreement

Attachment C Interlocal or Other Agreements, if applicable

Attachment D Declaration of Dangerous Building, if applicable

Attachment E Declaration/Resolution of Blighted Condition, if applicable

Attachment F Signed Affidavit for Functional Obsolescence, if applicable

**ACT 381 COMBINED BROWNFIELD PLAN**

## INTRODUCTION

### Proposed Redevelopment and Future Use for Each Eligible Property

###

### Eligible Property Information

* + 1. **Property Eligibility** *–* **Location/Legal Description** –
		2. **Current Ownership** –
		3. **Proposed Future Ownership** –
		4. **Delinquent Taxes, Interest, and Penalties** –
		5. **Existing and Proposed Future Zoning** –

### Historical Use and Previous Ownership of Each Eligible Property

* + 1. **Historical Use** –
		2. **Previous Ownership** -

### Current Use of Each Eligible Property

### Site Conditions and Known Environmental Contamination Summary

### Functionally Obsolete, Blighted and/or Historic Conditions

### Information Required by Section 15(12) of the Statute

* + 1.
		2.
		3.
		4.
		5.
		6.
		7.
		8.
		9.
		10.
		11.
		12.
		13.

## SCOPE OF WORK AND COSTS

### 2.1 DEQ Eligible Activities

2.1.1 **Department Specific Activities** –

* + 1. **Interest** –
		2. **Combined Brownfield Preparation**
		3. **Combined Brownfield Plan Implementation** –

### MSF Eligible Activities

* + 1. **Demolition** –
		2. **Lead Abatement**
		3. **Asbestos Abatement**
		4. **Mold Abatement** –
		5. **Infrastructure Improvements** –
		6. **Site Preparation** –
		7. **Interest** –
		8. **Assistance to a Land Bank Fast Track Authority** –
		9. **Relocation of Public Buildings or Operations** –
		10. **Combined Brownfield Preparation**
		11. **Combined Brownfield Plan Implementation**–

### Local Only Eligible Activities

### Eligible Activities Costs and Schedule

|  |
| --- |
| **DEQ Eligible Activities Costs and Schedule** |
| **DEQ Eligible Activities**  | **Cost** | **Completion****Season/Year** |
| **Department Specific Activities** |  |  |
|  *Itemize Site Assessment and BEA Activities* |  |  |
|  *Itemize Pre-Demo, Hazardous Material, Lead, Mold,*  *and Asbestos Surveys* |  |  |
|  *Itemize Due Care* |  |  |
|  *Itemize Response Activities* |  |  |
|  *Itemize Environmental Insurance* |  |  |
|  |  |  |
| **DEQ Eligible Activities Sub-Total** |  |  |
| **Contingency (Indicate %)** |  |  |
| **Interest (Indicate %)** |  |  |
| **Combined Brownfield Plan Preparation** |  |  |
| **Combined Brownfield Plan Implementation** |  |  |
| **DEQ Eligible Activities Total Costs** |  |  |

|  |
| --- |
| **MSF Eligible Activities Costs and Schedule** |
| **MSF Eligible Activities**  | **Cost** | **Completion****Season/Year** |
| **Demolition Sub-Total** |  |  |
|  *Itemize Demolition Activities* |  |  |
|  |  |  |
| **Lead**, **Asbestos, Mold** **Abatement Sub-Total** |  |  |
|  *Itemize Lead Abatement Activities* |  |  |
|  |  |  |
| **Infrastructure Improvements Sub-Total**  |  |  |
|  *Itemize Infrastructure Improvement Activities* |  |  |
|  |  |  |
| **Site Preparation Sub-Total** |  |  |
|  *Itemize Site Preparation Activities* |  |  |
|  |  |  |
| **MSF Eligible Activities Sub-Total** |  |  |
| **Contingency (Indicate %)** |  |  |
| **Interest (Indicate %)** |  |  |
| **Combined Brownfield Plan Preparation** |  |  |
| **Combined Brownfield Plan Implementation** |  |  |
| **MSF Eligible Activities Total Costs** |  |  |

## 3.0 TAX INCREMENT REVENUE ANALYSIS

**3.1 Captured Taxable Value and Tax Increment Revenues Estimates**

**3.2 Combined Plan Financing Method**

**3.3 Note or Bonded Indebtedness**

**3.4 Tax Increment Revenues Capture Period**

**3.5 Future Tax Revenues**

## 4.0 RELOCATION

**4.1 Current Residents and Displacement**

**4.2** **Displaced Persons Relocation Plan**

**4.3 Relocation Costs Provisions**

**4.4 Compliance with Michigan’s Relocation Assistance Law**

**5.0 OTHER INFORMATION THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT**

Figure 1

Scaled Property Location Map

Figure 2

Eligible Property Map(s)

Figure 3

Proposed Sampling Location Map

Figure 4

Known Extent of Vertical and
Horizontal Contamination Map

Figure 5

Color Site Photographs

Figure 6

Infrastructure Improvements Map(s)

Figure 7

Site Preparation Map(s)

Figure 8

Redevelopment Project Rendering(s)

Figure 9

Engineering Site Plan(s) or Site Plan(s)

Table 1

TIF Table (Tax Capture/Reimbursment Schedule)

Attachment A

Combined Brownfield Plan Resolution(s)

Attachment B

Development and/or Reimbursement Agreement

Attachment C

Interlocal or Other Agreements

Attachment D

Declaration of Dangerous Building

Attachment E

Declaration/Resolution of Blighted Condition

Attachment F

Signed Affidavit for Functional Obsolescence