

CAPITAL CITY MARKET

# BROWNFIELD REDEVELOPMENT AUTHORITIES EDUCATIONAL WEBINAR

PUBLIC ACT 381

July 31, 2024



**MICHIGAN ECONOMIC  
DEVELOPMENT CORPORATION**



MICHIGAN DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY



**MSHDA**<sup>™</sup>  
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

# AGENDA



**EGLE's MSHDA  
Review Program**

**MEDC Annual  
Reporting  
Reminders**

**MSHDA  
Housing TIF  
Program Update  
& FAQ 2 Release**

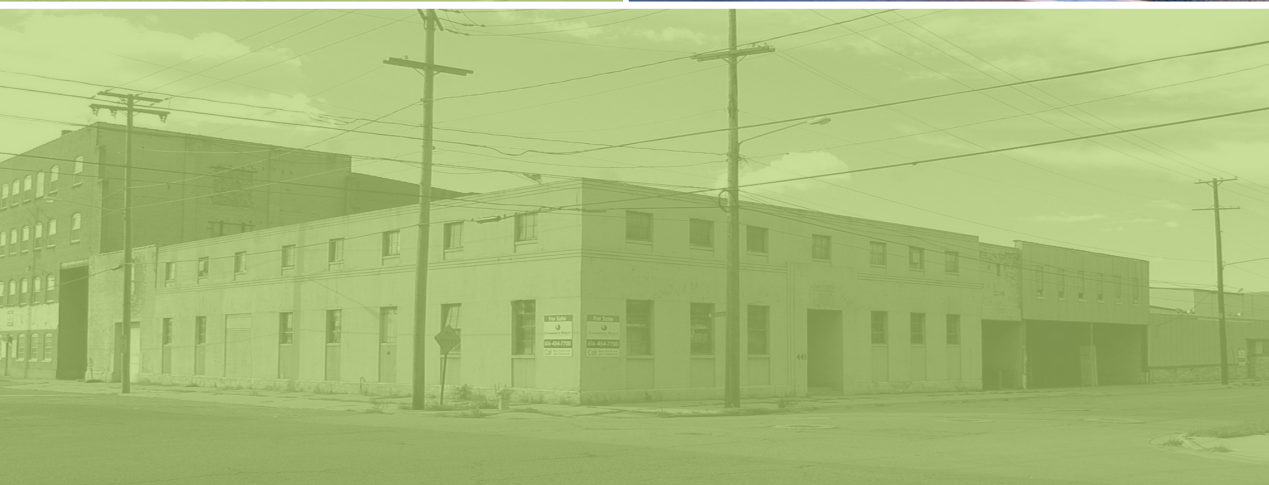
**Q&A**



# EGLE'S MSHDA PROGRAM OVERVIEW

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July 31, 2024



**EGLE**

# TODAY'S PRESENTATION

MICHIGAN  
**BROWNFIELD**  
REDEVELOPMENT  
PROGRAM



EGLE submittals for MSHDA Projects

Review time dilemma

New process

Keys to success

# EGLE SUBMITTALS

Purpose	When	Submittal
Plan to address contamination	Before MSHDA funding is approved	Response Activity Plan (ResAP)
Verify contamination was addressed	Project completion Prior to final MSHDA payout	<ul style="list-style-type: none"><li>• Documentation of Due Care Compliance (DDCC)</li><li>• No Further Action (NFA)</li></ul>

# EGLE SUBMITTALS: THE PROBLEM

Submittal	EGLE Statutory Response Time
Response Activity Plan (ResAP)	150 to 180 calendar days
Documentation of Due Care Compliance (DDCC)	45 business days
No Further Action (NFA)	150 to 180 calendar days

# EGLE SUBMITTALS: THE SOLUTION

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## MSHDA – EGLE Memorandum of Understanding



# MEMORANDUM OF UNDERSTANDING

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## MSHDA's Role

Conduct Environmental  
Review (ER)

Establish Project  
Endpoint

Fund Two EGLE Staff



# MEMORANDUM OF UNDERSTANDING

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Provide technical support and compliance assistance

Educate on best management practices & emerging risk management strategies

Review & respond to official submittals in 60 calendar days

# EGLE SUBMITTALS: THE SOLUTION

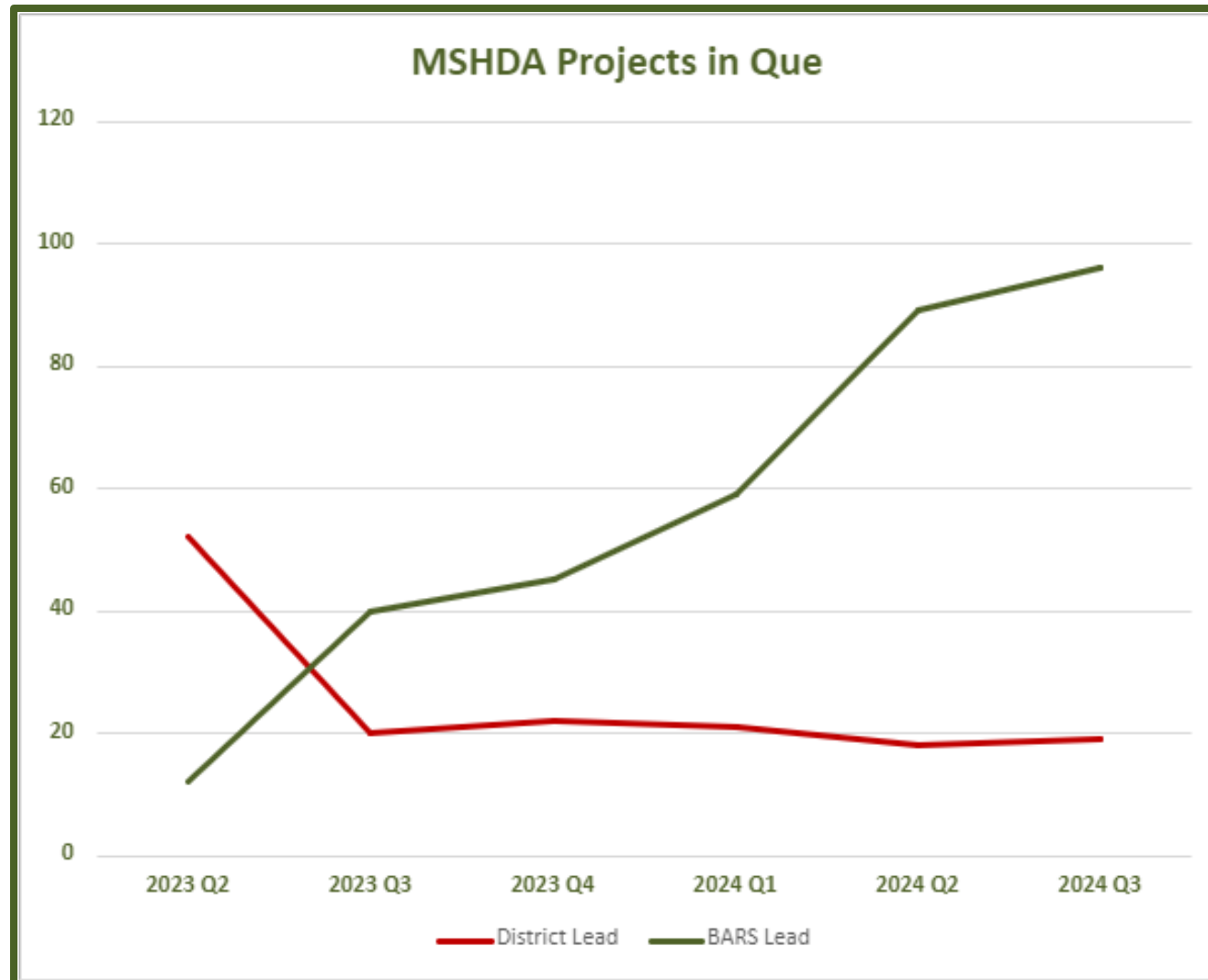
Submittal	EGLE Statutory Response Time	BARS MSHDA Review Time
ResAP	150 to 180 calendar days	60 days
DDCC	45 business days	60 days
NFA	150 to 180 calendar days	60 days

# EGLE SUBMITTALS: THE SOLUTION

## **DEDICATED STAFF**

- Provide timely and consistent reviews
- Provide assistance and direction during the entire submittal process including after determination
- Educate submitters on recent changes/ BMPs
- Accept and encourage draft submittals

# SHIFTING TIDE



# MSHDA PROJECT REVIEW QUE

## MICHIGAN BROWNFIELD REDEVELOPMENT PROGRAM

MSHDA Projects- OFFICIAL SUBMITTALS	Reviewer	DDCC/Other Due Date	ResAp Due Date	Statutory Due Date	Status	Peer Review	Submittal Date	Type	Consultant	Feedback Sent	Spreadsheet Updated
Calumet II Apartments, Detroit	Martha		6/30	3/28	Consultant to develop ISM plan and implement, rush analysis, and resubmit. MT agreed to hold place in line if a peer review could be done no later than mid-August.		5/1	Ts(1)(b)	Hamp Mathews	6/18, 6/24	7/15/2024
REO Gateway Building 4, Lansing	Martha/Kim		7/7	10/5	Kim Sakurki provided feedback via phone and email 5/17/24. Resubmitted to Kim 5/31. Jay provided VMS feedback to Kim 7/1. All feedback provided zero and time to consultant 7/10. Resubmittal due to Kim 7/31.		5/8	Ts(1)(b)	Triterra	5/17, 7/10	7/18/2024
Corner at Wall Street, Benton Harbor	Jay		7/21	10/19	ResAP submitted via email 5/23. Feedback emailed 7/15. Deadline for resubmittal is 7/22. Resubmitted 7/22.	7/29	5/22	Ts(1)(b)	Hamp Mathews	7/15	7/15/2024
Westchester Village Apartments, Saginaw	Martha	8/2		11/1	Feedback sent 7/3. Deadline for resubmittal is Monday 7/22/24. Resubmittal received 7/22. <b>Review complete; we still have problems. Need to discuss with team.</b>		6/4	DDCC	Triterra	7/3	7/22/2024
11421 Dexter, Detroit	Martha/April		8/5	11/1	ResAP submitted via email 6/6. Review complete and feedback emailed 7/17. Deadline to resubmit 7/26. Resub 7/25	7/29	6/6	Ts(1)(b)	GGrandEnv	7/17	7/18/2024
Verne Barry, Grand Rapids	Jay		8/5	11/1	ResAP submitted via email 6/6		6/6	ResAP-EP	PM Environmental		6/6/2024
Art Center, 5351 Chrysler Drive, Detroit	April		8/3	11/7	ResAP submitted via email 6/10. Revised figures requested to show A, B, and C (ResAP does not apply to entire site) submitted 7/2. Feedback emailed 7/15. Deadline to resubmit 7/26. Resub 7/25		6/10	ResAP-EP	PM Environmental	7/15	7/26/2024
5250 Conner Street, Detroit	April		8/16	11/14	ResAP submitted via email 6/17. Review complete; feedback submitted via email 7/22. Deadline to respond is 7/24 and deadline to resubmit is 9/7.		6/17	ResAP-EP	Triterra	7/22	6/17/2024
Higginbotham School, Detroit	April		9/7	12/6	ResAP submitted via email 7/9. Feedback emailed to ASTI 7/19/24. Deadline to resubmit 8/9/24.		7/9	ResAP-EP	ASTI	7/19	7/19/2024
530 South Rose Street, Kalamazoo	April	9/13		12/12	DDCC submitted via email 7/15. Review complete; feedback emailed 7/25. Deadline to respond is 7/30 and deadline to resubmit is 9/16.		7/15	DDCC	SME	7/25	7/25/2024
Sawmill Lofts, 100 West Michigan Avenue, Groyling	Martha/April		9/14	12/13	ResAP submitted via email 7/16		7/16	Ts(1)(b)	Triterra		7/16/2024
1309 Madison Avenue SE, Grand Rapids	Jay		9/15	12/14	ResAP submitted via email 7/17		7/17	Ts(1)(b)	SME		7/17/2024
Beacon Square Apartments, 101 Mechanic St., Pontiac	Martha		9/17	12/16	ResAP submitted via email 7/19		7/19	ResAP-EP	ECT		7/19/2024
Beacon Square Apartments, 180 J. Hubbard, Pontiac	Martha		9/23	12/22	ResAP submitted via email 7/25		7/25	ResAP-EP	ECT		7/25/2024
MSHDA Projects- DRAFT SUBMITTALS	Reviewer	Submittal Date	Type	Days Since Submittal (if review not complete)	Status	Consultant	Feedback Sent	Spreadsheet Updated			
Left Field, Detroit	Jay/April	5/16/2024	NFA		DRAFT NFA submitted via email. Review complete (AKR); feedback emailed 7/23.	ASTI	7/23/2024	5/16/2024			
300 Tuscola, Detroit	April/Martha	6/5/2024	Ts(1)(b)	54	Initial feedback emailed 7/15 regarding missing critical items to finish review. Draft resubmitted 7/16	ASTI	7/15/2024	7/16/2024			
Clement Kern Garden, Detroit	Martha	6/21/2024	ResAP EP		Draft ResAP submitted via email. Review complete and feedback emailed to consultant.	SES	7/19/2024	6/21/2024			
Virginia Park Apartments, Detroit	April/Martha	6/28/2024	Summary Rpt		Draft characterization summary report provided via email, informal feedback provided 7/1. Ball in PM's court but we're keeping this as a low priority place holder.	PM Environmental	7/1/2024	7/18/2024			
Shepherd House, 503 E. 3 Mile Rd, Ferndale	Trisqe-mft	7/22/2024	NFA	7	Draft NFA submitted via email	ASTI		7/22/2024			

# KEYS TO SUCCESS: ENVIRONMENTAL REVIEW MEMO

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Your roadmap

Living document

MSHDA  
requirements

LEARN IT, KNOW IT,  
LIVE IT



# KEYS TO SUCCESS: BEGIN WITH THE END IN MIND

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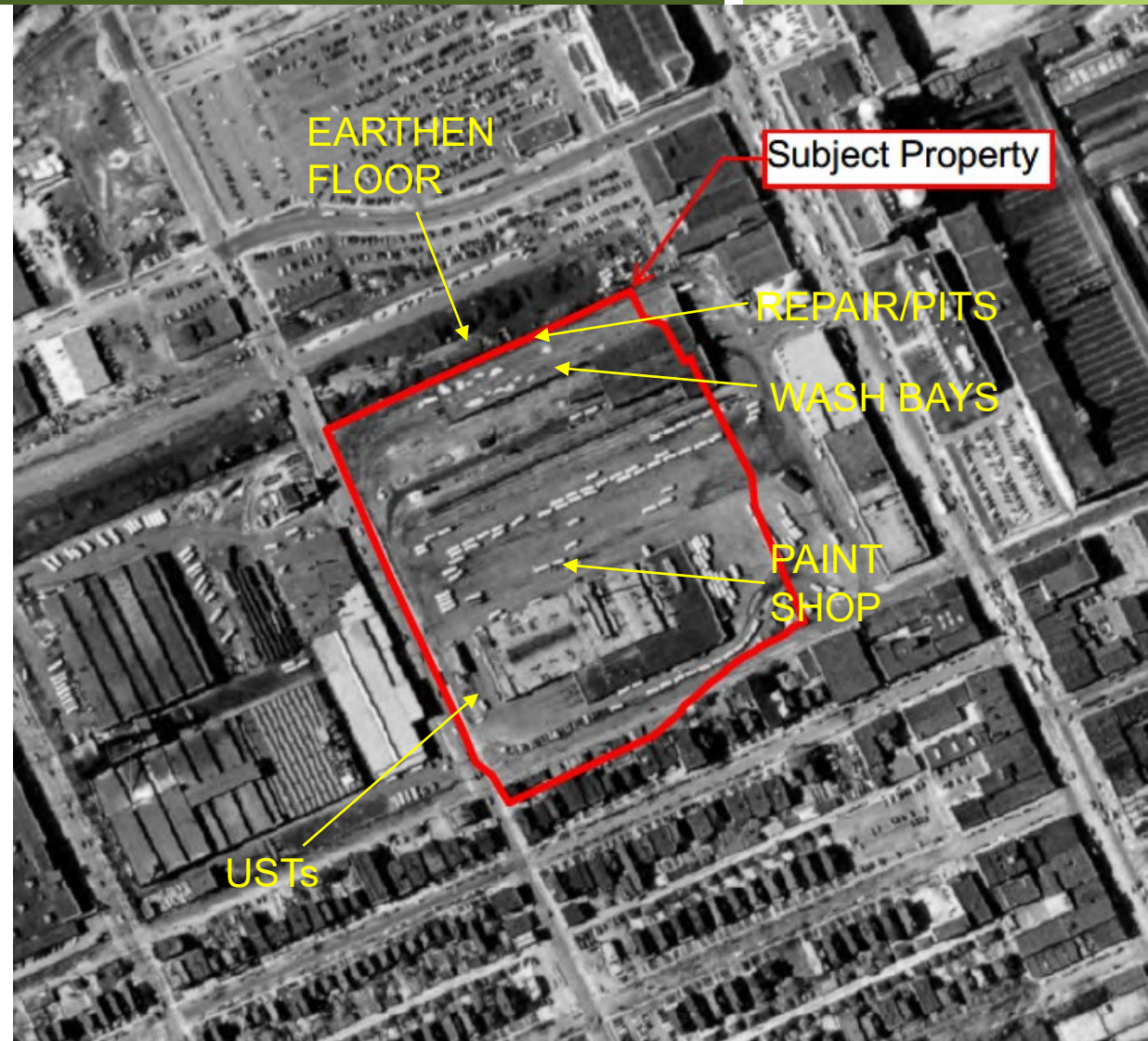
What's the  
End Goal?

- DDCC?
- NFA?



# KEYS TO SUCCESS: DO YOU HAVE THE DATA YOU NEED?

- Characterize RECs with a focus on residential use
- Be data-driven
- Help us arrive at your conclusions





# KEYS TO SUCCESS: BROWNFIELD SITE ASSESSMENTS

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## Who?

LUGs, non-profits, developers, prospective purchasers, property owners

## Where?

Publicly and privately owned sites

## What ?

- Asbestos and/or hazardous materials surveys
- Phase I/II Environmental Site Assessments
- BEAs
- Plan for complying with due care

**It's Free!**



# KEYS TO SUCCESS: QUALITY MATTERS

- Read what you have written
- Make sure you address ALL comments (MSHDA & EGLE)
- Submitting junk quickly = Longer review times



# KEYS TO SUCCESS: EGLE TECHNICAL TOOLS

- ➔ Vapor Intrusion Pathway Guidance
- ➔ Soil Background and Use of 2005 MBSS
- ➔ Incremental Sampling Methodology and Applications
- ➔ Evaluation of Dispersed Vapor Source in Urban Fill
- ➔ Exposure Barriers for the Direct Contact Pathway

# KEY TAKE AWAYS

- New process in place to address MSHDA project submittals
- We have the same goal as you....**approval**
- Communication and quality submittals are essential for success



# THANK YOU! QUESTIONS?

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## **Carrie Geyer, PE**

Brownfield Assessment &

Redevelopment Section Manager

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517-230-9981



MICHIGAN DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY

# BROWNFIELD REDEVELOPMENT AUTHORITY ANNUAL REPORTING



- Email [Brownfield@michigan.org](mailto:Brownfield@michigan.org) for assistance including password reset or adding a new portal user.
- Reporting is due no later than August 31.**
- Please submit on time to allow staff time to review and provide feedback.
- If annual reporting has not been completed by the BRA and verified by staff by September 30, the BRA will be considered delinquent for the purposes of the Annual Report.



**HOUSING TAX INCREMENT FINANCING PROGRAM**

# **Brownfield Updates**

**Presented by MSHDA Staff**

# Q & A SESSION

# THANK YOU

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**Additional questions? Contact us today.**

MEDC: Rob Garza, [garzar8@michigan.org](mailto:garzar8@michigan.org)

EGLE: Dan Gough, [goughd1@michigan.gov](mailto:goughd1@michigan.gov)

MSHDA: Chad Benson, [bensonc@michigan.gov](mailto:bensonc@michigan.gov)