









EGLE's MSHDA Review Program

MEDC Annual Reporting Reminders

MSHDA Housing TIF Program Update & FAQ 2 Release

A&D









### EGLE'S MSHDA PROGRAM OVERVIEW

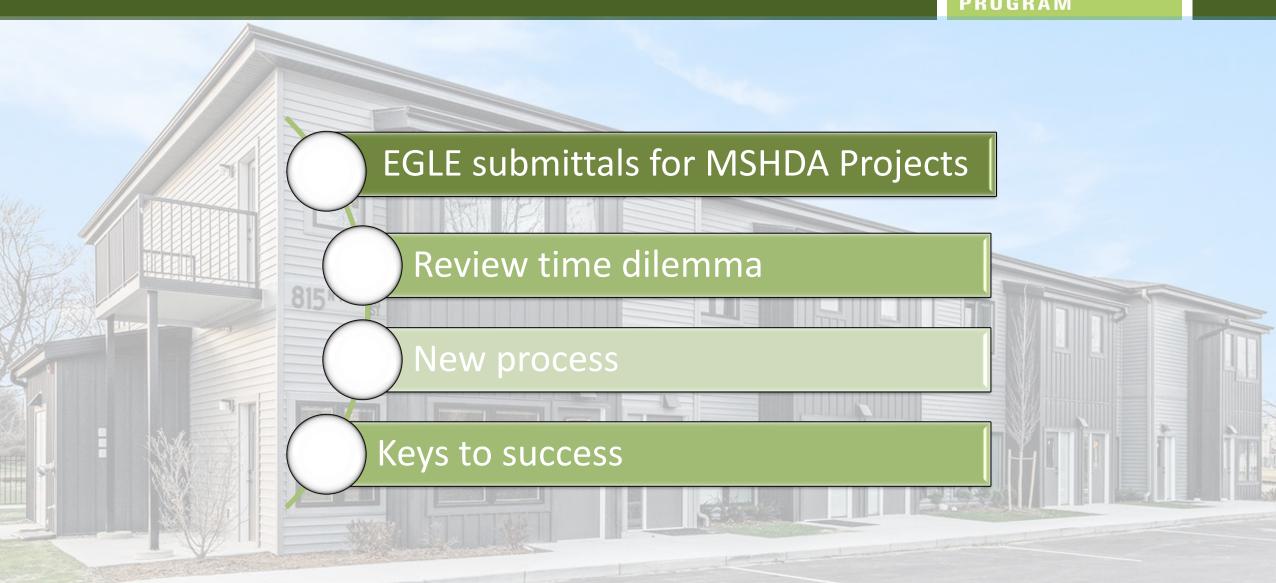
July 31, 2024





### **TODAY'S PRESENTATION**





### **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> <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

MICHIGAN **BROWNFIELD** REDEVELOPMENT **PROGRAM** 

### MSHDA – EGLE Memorandum of **Understanding**

#### MEMORANDUM OF UNDERSTANDING THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY AND THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

This document establishes an understanding and agreement between the Michigan State This document establishes an understanding and agreement between the Michigan Data Housing Development Authority (MSHDA) and the Michigan Department of Environment (MSHDA) and the Michigan Department of Environment (MSHDA) Housing Development Authority (MSHDA) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division (RRD), Great Lakes, and Energy (EGLE), remediation and receveropment Division (RRD), regarding their respective roles and responsibilities in achieving environmental site regarding their respective roles and responsionities in achieving environmental site management (ESM) of certain affordable housing projects developed and financed within the control of the management (ESM) of certain affordable housing projects developed and financed within the state of Michigan. This Memorandum of Understanding (MOU) describes the the state of Michigan. This Memorandum of Understanding (MUU) describes the conditions under which the need for heightened collaboration arises as well as the conditions under which the need for neightened collaboration arises as well as the procedures the parties will follow to achieve ESM so as to meet the applicable procedures the parties will rollow to achieve ESM so as to meet the applicable requirements of Part 201, Environmental Remediation, of the Natural Resources and requirements of Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), MCL 324.20101 environmental Protection Act, 1994 PA 401, as amended (INREPA), MCL 324.20101 et seq., as it currently operates with "Superfund Memorandum of Agreement Addenda I et seq., as it currently operates with Superiuno memorandum of Agreement Audentid and I" with the United States Environmental Protection Agency, Region 5, dated July 10, and if with the United States Environmental Protection Agency, Region 3, dated July 10, 1996, and March 24, 1997, respectively; the applicable requirements of Part 213, Leaking 1996, and march ∠4, 1997, respectively, the applicable requirements of Mart ∠13, Leaking Underground Storage Tanks, of the NREPA, MCL 324.21301 et seq.; and the applicable II. Period of Agreement:

The initial term of this MOU begins on the date the MOU is last executed by any of the parties to the MOU below and is intended to continue in full force and effect for three (3) parties to the MUU below and is intended to continue in full force and effect for inree (3) years unless cancelled, modified, or extended earlier in accordance with Section VI. It will years uniess cancelleo, modified, or extended earlier in accordance with Section VI. It will be extended automatically for an additional three (3) year term unless one party provides De exterior automatically for an automoral tirree (כ) year term unless one party arounded written notice of termination to the other party at least ninety (90) days prior to the end of

#### III. Program Overview:

MSHDA enables development projects through a variety of funding mechanisms. When MSHDA enables development projects through a variety or running mechanisms. when no MSHDA-administered federal funds are part of a project, MSHDA's environmental no Montua-agrimistered regeral futus are part of a project, mortua a environmental review process follows policies and procedures described in the most current version of the contract of the review process rollows policies and procedures described in the midst cultient version of the MSHDA Environmental Review Requirements, which is updated annually and the MSHDA Environmental Review Requirements, WHICH is updated armulany and available on the MSHDA website. When MSHDA-administered federal funds are included, available on the MSHDA website. When MSHDA-administrated rederar runus are included, MSHDA also assumes ESM responsibilities and delegated duties under the United States. MSHDA also assumes ESM responsibilities and delegated duties under the United States Department of Housing and Urban Development (HUD) statutes (24 CFR Part 58). When Department or musing and Urban Development (mub) statutes (24 UFK Mart bb). When coordinating on a project where HUD funding is also a part, MSHDA may reference and the provided providing the providing March March March 1970 March coordinating on a project where HUD funding is also a part, MSHDA may reference applicable provisions of HUD's Multifamily Accelerated Processing Guide, Revised March applicable provisions of MUU's Multinamily Accelerated Processing Guide, Revis 19, 2021, Chapter 9, Environmental Review and Requirements ("MAP Guide").

### MEMORANDUM OF UNDERSTANDING

BROWNFIELD
REDEVELOPMENT
PROGRAM



Conduct Environmental Review (ER)

Establish Project Endpoint

Fund Two EGLE Staff

### MEMORANDUM OF UNDERSTANDING





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**

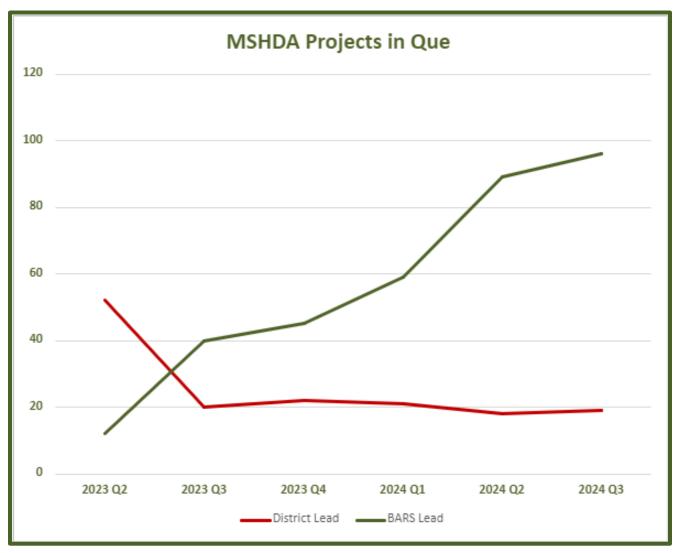


#### **DEDICATED STAFF**

- 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

# BROWNFIELD REDEVELOPMENT PROGRAM

MSHDA Projects- OFFICIAL SUBMITTALS	Reviewer	DDCC/Other Due Date	ResAp Due Date	Statutory Due Date	Status	Peer Review	Submittal Date	Туре	Consultant	Feedback Sent	Spreadshee Updated
Calumet II Apartments, Detroit	Martha		6/30	9/28	Conzultant to develop ISM plan and implement, rush analyziz, and resubmit. MT agreed to hold place in line if a peer review could be done no later than mid-fluquet.		5/1	7a(1)(b)	Hamp Mathews	6/18, 6/24	7/15/2024
REO Gateway Building 4, Lansing	Martha/Kim		7/7	10/5	Kim Sakaurki pravided feedback via phane and email 541724. Rezubmitted ta Kim 5431. Jay pravided VMS feedback ta Kim 741. All feedback pravided are cand time to canzultant 7410. Rezubmittal due ta Kim 7431.		5/8	7s(1)(b)	Triterra	5/17, 7/10	7/18/2024
Corner at Wall Street, Benton Harbor	Jay		7/21	10/19	RerAP submitted via omail 5/23. Foodback omailed 7/15. Deadline far resubmittal is 7/22. Resubmitted 7/22	7/29	5/22	7a(1)(b)	Hamp Mathews	7715	7/15/2024
Westchester Village Apartments, Saginaw	Martha	8/2		11/1	Foodbackzont 7/3. Doadline far rozubmittal iz Manday 7/22/24. Rozubmittal rociovod 7/22. Roviou campleto; uo stil havo prablems. Hood ta dicuss uith toom.		6/4	DDCC	Triterra	7/3	7/22/2024
11421 Dexter, Detroit	Martha/April		8/5	11/1	RerAP submitted via email 676, Revieu complete and feedback emailed 7717, Deadline to resubmit 7726, Resub 7725	7/29	6/6	7s(1)(b)	GRandEnv	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		819	11/7	RerAP rubmitted via email 6/10. Revized figurer requested turkou Areas A, B, and O (ResAP duer not apply to entire rite) rubmitted 7/2. Feedback omailed 7/15. Deadline to resubmit 7/26. Resub 7/26		6/10	ResAP-EP	PM Environmental	7/15	7/26/2024
5250 Conner Street, Detroit	April		8/16	11/14	RorAP submitted via email 6/17. Revieu camplete; feedbacksubmitted via email 7/22. Deadline ta respandis 7/24 and deadline ta resubmit is 8/7.		6/17	ResAP-EP	Triterra	7/22	6/17/2024
Higginbotham School, Detroit	April		9/7	12/6	RorAP submitted via email 779. Feedback omailed 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 omail 7/15. Roviou complete; feedback emailed 7/25. Deadline to respond is 7/30 and deadline to resubmit is 8/16.		7/15	DDCC	SME	7/25	7/25/2024
Sawmill Lofts, 100 West Michigan Avenue, Grayling	Martha/April		9/14	12/13	RozAP zubmitted via email 7/16		7/16	7a(1)(b)	Triterra		7/16/2024
1309 Madison Avenue SE, Grand Rapids	Jay		9/15	12/14	RozAP submitted via email 7/17		7717	7a(1)(b)	SME		7/17/2024
Beacon Square Apartments, 101 Mechanic St., Pontiac	Martha		9/17	12/16	RozAP zubmitted via omail 7/19		7/19	ResAP-EP	ECT		7/19/2024
Beacon Square Apartments, 180 J. Hubbard, Pontiac	Martha		9/23	12/22	RozAP zubmittod via omail 7/25		7/25	ResAP-EP	ECT		7/25/2024
MSHDA Projects- DRAFT SUBMITTALS	Reviewer	Submittal Date	Туре	Days Since Submittal (if review aut 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		
900 Tuscola, Detroit	April/Martha	6/5/2024	7a(1)(b)	54	Initial foodback omailed 7715 regarding missing critical items to finish sevieus. Draftscrubmitted 7716	ASTI		7/15/2024	7/16/2024		
Diement Kern Garden, Detroit	Martha	6/21/2024	ResAP EP		Draft RorAP 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 rummary report provided via email, informal feedback provided 7f1. Ball in PM's court but ue're keeping thir ar a low priority place holder.	PM Environmental		7/1/2024	7/18/2024		
Shepherd House, 503 E. 3 Mile Rd, Ferndale	Triage-mft	7/22/2024	NEA	7	Draft NFA submitted via email		ASTI		7/22/2024		

### **KEYS TO SUCCESS: ENVIRONMENTAL REVIEW MEMO**

MICHIGAN **BROWNFIELD** REDEVELOPMENT PROGRAM

Your roadmap

Living document

LEARN IT, KNOW IT, LIVE IT

# MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

735 EAST MICHIGAN AVE • P.O. BOX 30044 LANSING, MICHIGAN 48909 MICHIGAN.GOV/MSHDA

E M O R A N D

Date: April 18, 2024 Mason Crozier From: Daniel Lince DPL

Tax Credit and Pass-Through Proposals #M22036 & #T21121: Boston Square Together I&II, GR Recommendation: Conditional Go

The Phase I ESA documentation as submitted by the Sponsor for the above referenced development conditionally satisfies the Authority's environmental review requirements for the Pass-Through and LIHTC

Boston Square Together I (F3 building) is a Pass-Through deal whose parcel boundary is contiguous with Boston Square Together II (F2 building). Both projects are new construction with demolition of existing structures. This review memo covers issues with both. Unless stated otherwise, the items

Prior to Board Inducement the sponsor will complete the items below and submit to MSHDA for review

4. Vapor Encroachment Screen—The Phase I Environmental Site Assessments indicates that a Vapor Encroachment Screen was completed in accordance with ASTM-2600-15 and that the Buonicore

In accordance with ASTM 2600-15 if an environmental record source identifies the subject property or a contaminated property within the Area of Concern (AOC), the report should include the environmental professional's judgment about the significance of the licting with sacrost to account VECs in connection with the TP. Section 9.9 of the Phase Legent Subject property or any div

# KEYS TO SUCCESS: BEGIN WITH THE END IN MIND



What's the End Goal?

• DDCC?

• NFA?

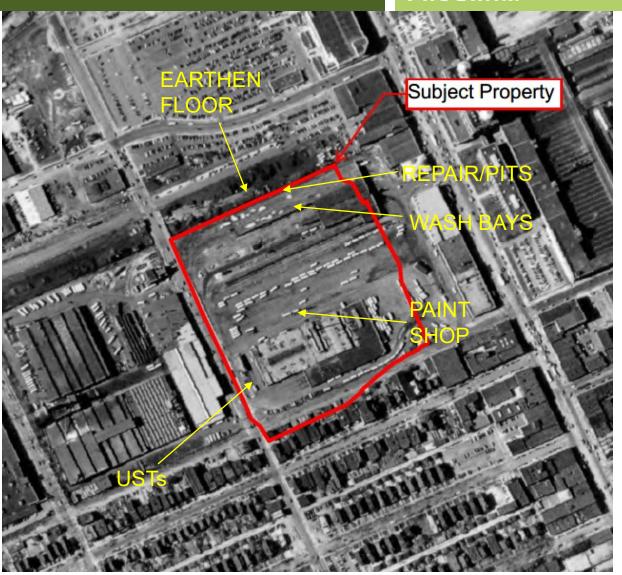


### KEYS TO SUCCESS: DO YOU HAVE THE DATA YOU NEED?

BROWNFIELD
REDEVELOPMENT
PROGRAM

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





## KEYS TO SUCCESS: BROWNFIELD SITE ASSESSMENTS



### 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**

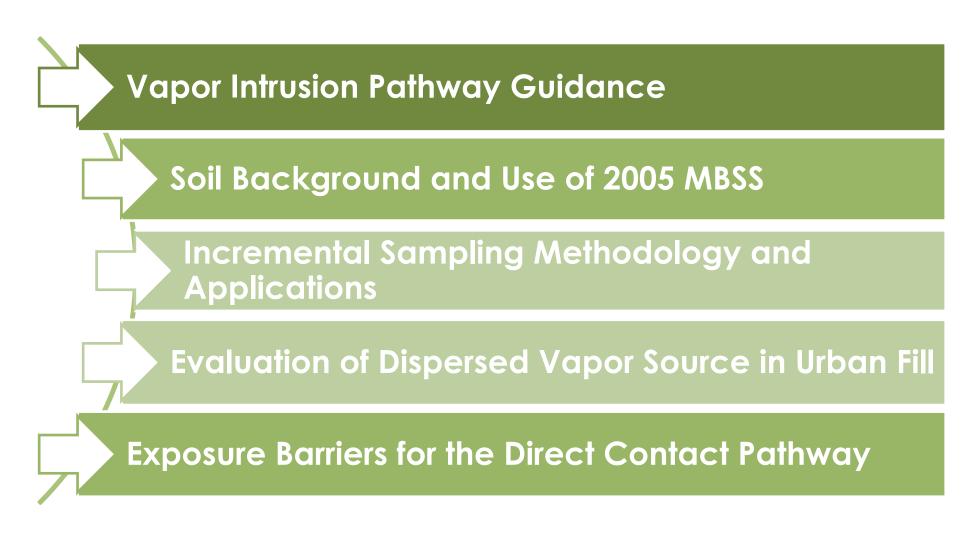


- Read what you have written
- Make sure you address ALL comments (MSHDA & EGLE)
- Submitting junk quickly = Longer review times



## KEYS TO SUCCESS: EGLE TECHNICAL TOOLS





### 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?**





Martha F. Thompson, PE MSHDA Redevelopment Specialist ThompsonM31@Michigan.gov 517-285-3461



Carrie Geyer, PE
Brownfield Assessment &
Redevelopment Section Manager
GeyerC1@Michigan.gov
517-230-9981



# BROWNFIELD REDEVELOPMENT AUTHORITY ANNUAL REPORTING



- Email 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**

Additional questions? Contact us today.

MEDC: Rob Garza, garzar8@michigan.org

EGLE: Dan Gough, goughd1@michigan.gov

MSHDA: Chad Benson, bensonc@michigan.gov