

Muskegon Lakeshore Redevelopment

West Michigan Chapter Air & Waste Management Association

Brownfields 101

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Overview

- What are brownfields?
- Where are brownfields located?
- What impact do brownfields have on redevelopment plans?
- Local brownfield case studies



Former Elementary School – Missaukee County

What is a Brownfield?

USEPA

- A property, the expansion, redevelopment, or reuse of which may be complicated by the presence of potential presence of a hazardous substance, pollutant, or contaminant.

EGLE

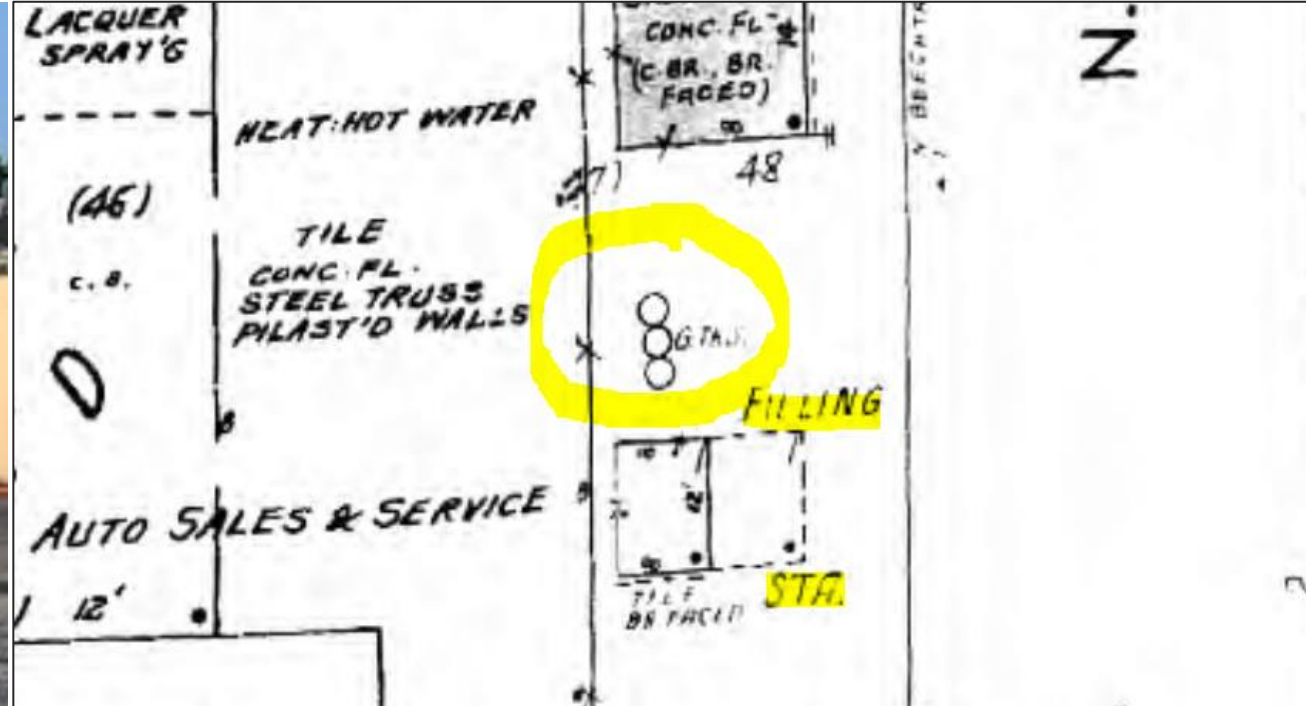
- Eligible property
 - Facility (contaminated)
 - Blighted
 - Functionally obsolete
 - Historic resource
 - Adjacent or contiguous to eligible property
 - Tax reverted property owned by or under the control of a land bank fast track authority



Brownfields can be....

- Abandoned gas stations
- Manufacturing plants
- Dry cleaners
- Mines
- Landfills
- Former lumber yards
- Auto repair shops
- Car dealerships
- Rail yards
- Old and obsolete buildings
- Power plants
- Aggregate storage yards
- Municipal public works facilities

A Brownfield can also be.....your favorite ice cream shop!



Common Brownfield Conditions

- Dilapidated buildings
- Asbestos, lead paint, mold
- Pits, lagoons, waste disposal areas
- Underground storage tanks
- Buried debris
- Old foundations
- Contaminated soil, groundwater, and soil gas
- Antiquated infrastructure
- Stained concrete
- Unsuitable soils for construction
- Liable parties
- Land and/or resource use restrictions



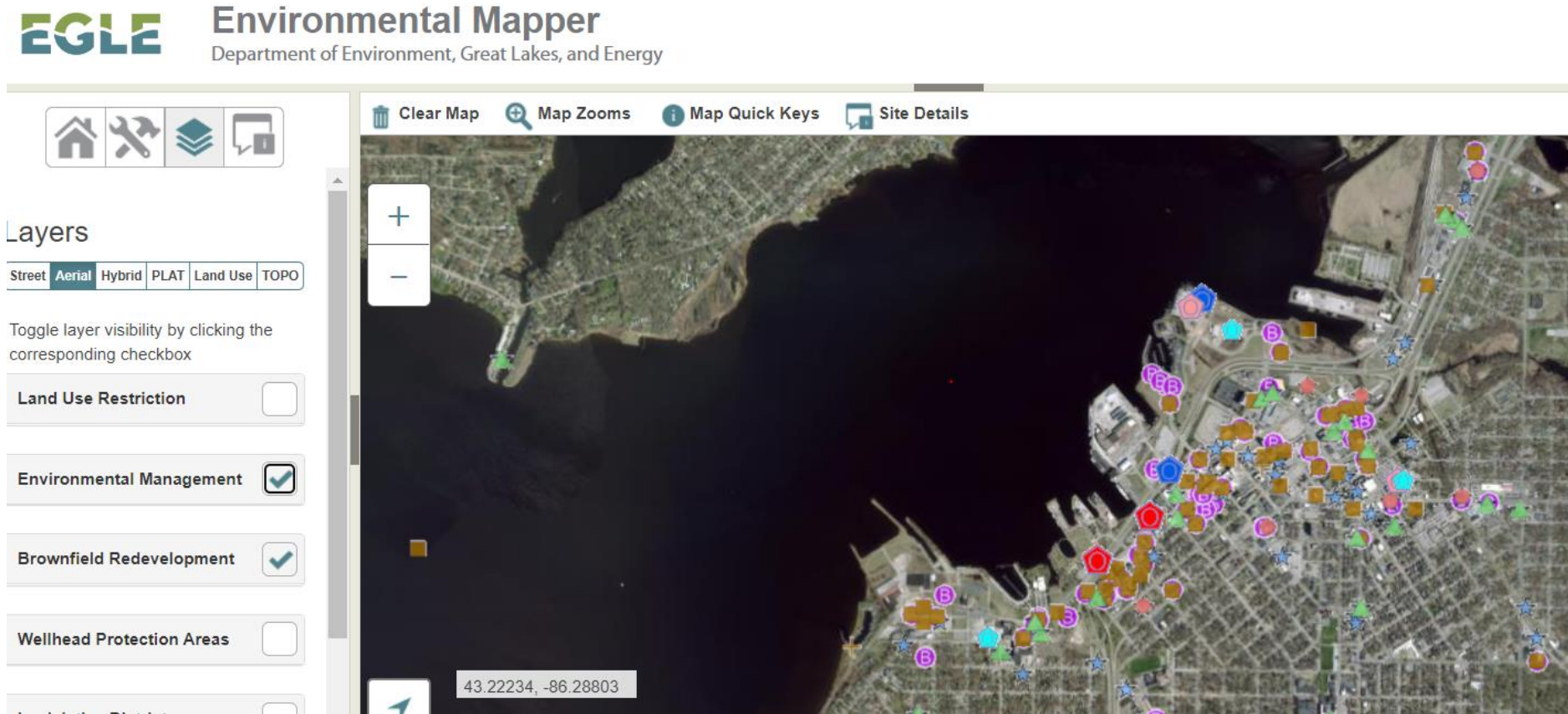
Common Environmental / Brownfield Activities

- Phase I & II ESAs
- Asbestos/Lead Paint Surveys
- Wetland Surveys
- Baseline Environmental Assessments
- Due Care Plans
- Brownfield Plans
- Act 381 Work Plans
- Demolition
- Contaminated Soil & GW Cleanup
- Vapor Barriers
- Tank Removals
- Direct Contact Barriers
- Industrial Cleaning



Where are brownfields located?

- Downtown main streets
- Downtown waterfront
- Industrial zoned areas
- Busy intersection corners
- Strip malls
- Service and commercial corridors



Muskegon in the early 1900s



How do Brownfields impact redevelopment plans?

- Increased stakeholder engagement
- Oftentimes requires incentives
- Typically take more time
- Additional activities (e.g., environmental)
- Complex negotiations and agreements
- Many times, extra approvals required
- Added professions typically necessary
- May have to adjust development plans



Local Case Study #1: Adelaide Pointe

History - Challenges

- Heavy industrial history dating back to 1800s – lumber yard, manufacturing, storage, and foundry
- Old industrial buildings with asbestos, lead paint, and mold
- Contaminated soil and groundwater
- Urban fill
- Rail line



Local Case Study #1 (cont'd): Adelaide Pointe

Future Plans

- Proposed mixed-use: marina, boat storage, residential and commercial condos, hotel, restaurant, event center, offices
- Approx. \$350 million in proposed private investment
- 100+ jobs anticipated
- Public access to waterfront and marina amenities



Local Case Study #1 (cont'd): Adelaide Pointe

Status

- Secured > \$60 million in Brownfield incentives
- Pursuing additional Brownfield and other incentives
- Waiting on JPA
- Developer-City negotiations
- Supply chain and contractor hurdles
- Desired construction start date early 2023



Local Case Study #2: Harbor 31

History - Challenges

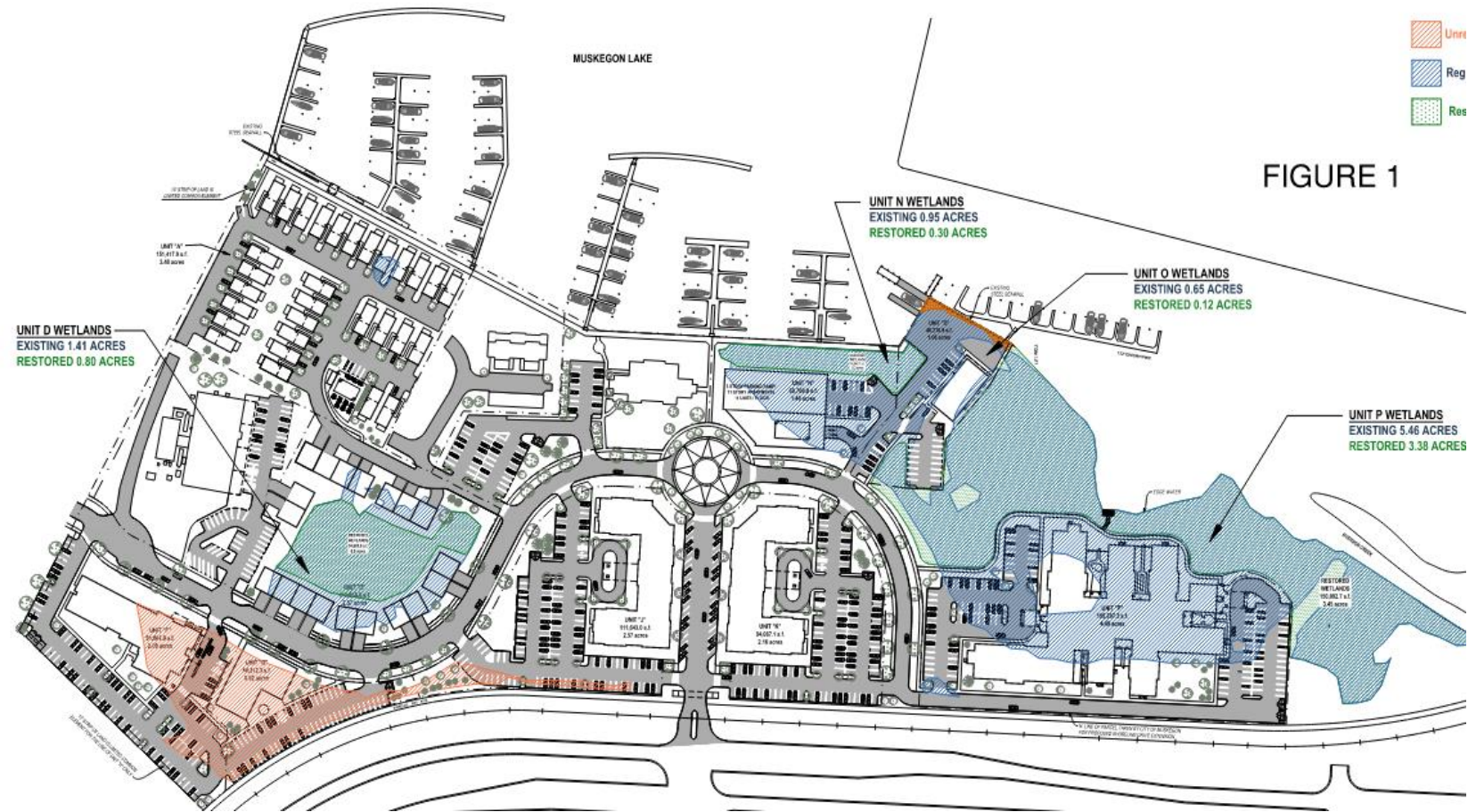
- Heavy industrial history dating back to early 1900s
- Viable responsible party
- Contaminated soil and groundwater
- Urban fill
- Rail line
- Wetlands
- Restrictive covenants



Local Case Study #2 (cont'd): Harbor 31

Future Plans

- Proposed mixed-use: marina, boat storage, residential homes, apartments, senior living, hotel, restaurant, retail, and offices
- Approx. \$120 million in proposed private investment
- 100+ jobs anticipated
- Public access to waterfront and marina amenities



Local Case Study (cont'd) #2: Harbor 31

Status

- Two Brownfield Plans approved
- An MEC Grant for \$2.3 million
- Wetland restoration underway
- Contaminated soil disposal underway
- Lakefront homes under construction
- Trilogy senior living site work to start soon



Local Case Study #3: Windward Pointe

- 120 acres - waterfront
- 100+ years of industry
- Contaminated
- \$1 million EGLE Grant
- \$5 million ME Grant
- \$60 million TIF



What incentives are there to help?



Former Mitchell Bentley Site, Cadillac, Michigan