

MICHIGAN

BROWNFIELD

**REDEVELOPMENT
PROGRAM**

**COMMUNICATIONS AND
COLLABORATION**

West Michigan
Air and Waste
Management
Association

OUTREACH GOALS



- Help communities understand and use brownfield tools
- Support the need for additional program funding by showing successes

THE MESSAGE

- Public investment in brownfield redevelopment helps create jobs and investment, and increases property values and tax revenues
- Brownfield redevelopment improves communities, the environment, the economy, and public health and safety
- Funding for the brownfield program is important

**MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM**



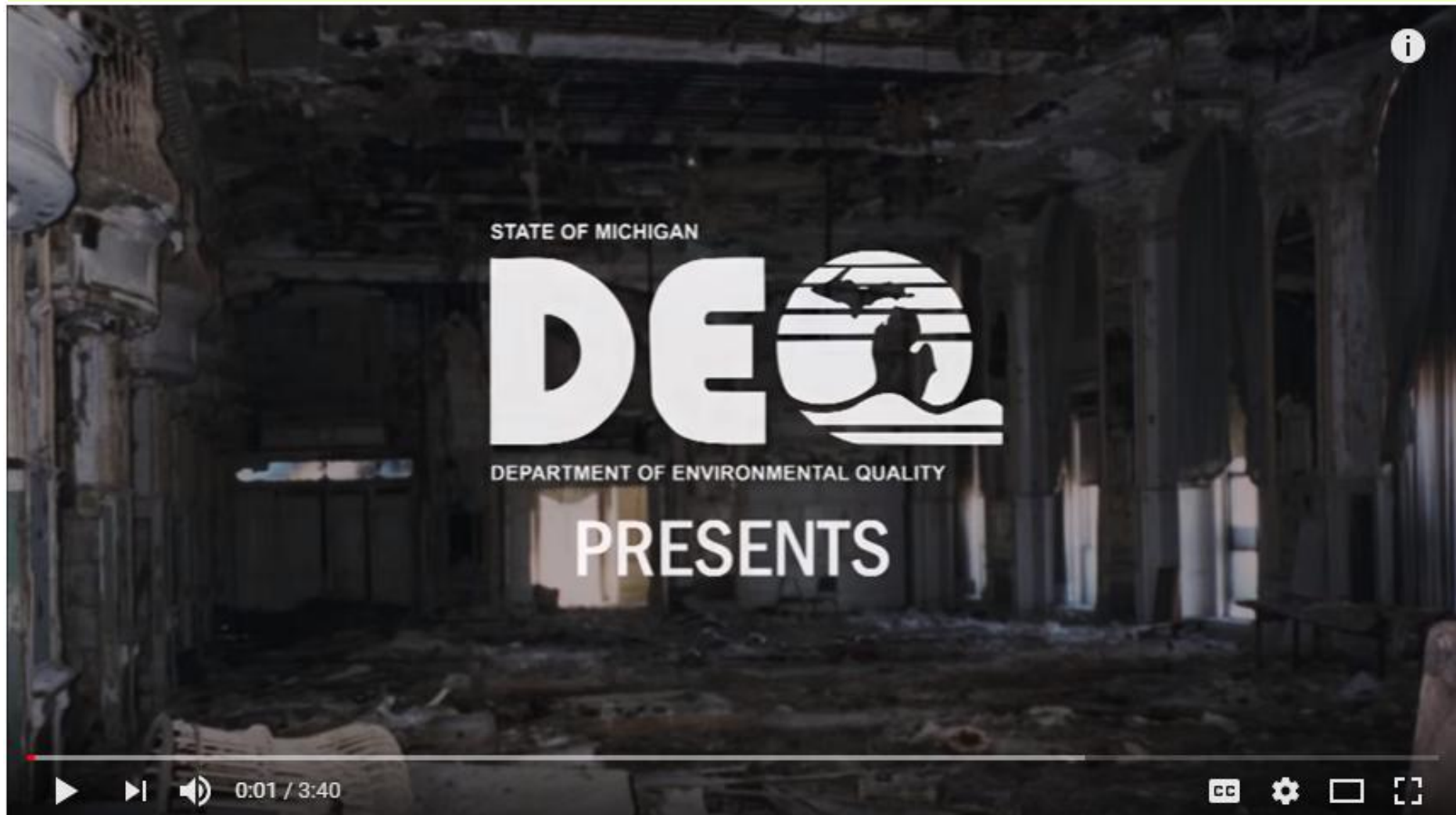
HOW ARE WE SPREADING THE MESSAGE?

MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM



VIDEO: GRAND RAPIDS DOWNTOWN MARKET

MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM



PROJECT SUMMARIES*

*Soon to be on our website

MICHIGAN BROWNFIELD REDEVELOPMENT PROGRAM

MACKENZIES' BAKERY

527 Harrison
Kalamazoo, Michigan

[MacKenzie's Bakery website](#)

After photo from <http://kalamazooseasons.blogspot.com/>



An old junkyard at an entrance to the City of Kalamazoo was redeveloped in 1996 as a popular local bakery. So popular, in fact, that less than ten years later, MacKenzie's Bakery built a 3,000-square foot addition to its original building. A Michigan Department of Environmental Quality (DEQ) Site Assessment Grant helped MacKenzie's and the City of Kalamazoo turn the property from a junkyard into a busy bakery and café.

SITE CHARACTERISTICS AND HISTORY

The DEQ Site Assessment Grant was used on a one-acre parcel adjacent to other properties assembled by the city. It had a number of industrial and manufacturing uses. From the 1980s to 1995, the lot investigated with the DEQ grant was a highly-visible junkyard.

ENVIRONMENTAL ISSUES AND REMEDIATION

A DEQ Site Assessment Grant paid for an environmental investigation and a Baseline Environmental Assessment for MacKenzie's Bakery, the new owner.

REDEVELOPMENT

The property was redeveloped by MacKenzie's Bakery, a family-owned business, for its third Kalamazoo location. In 1996, when this project was funded, the property was part of a City of Kalamazoo initiative to improve its "gateways", or entrances to the city. East Willard Street was to be improved along with other city gateways. The property was surrounded by other viable businesses and is also immediately north of the city's river trail. The city removed blight, tested for

environmental contamination using the DEQ grant, and prepared the land for redevelopment. MacKenzie's was completed in 1998 and was so successful that in 2005, it built a 3,000-square foot addition to the existing 4,000-square foot building.

FUNDING AND INCENTIVES

- \$26,008 Site Assessment Grant
- Local funding for blight removal and site improvements

OUTCOMES

- State Equalized Value increased from \$0 to \$236,600
- \$450,000 in private investment
- 8 new jobs
- A blighted junkyard was transformed into one of Kalamazoo's best bakeries
- This entrance to the City of Kalamazoo was improved

ADDITIONAL INFORMATION

[MacKenzie's D ughnuts](#)

PROGRAM INFO

MICHIGAN BROWNFIELD REDEVELOPMENT PROGRAM

BROWNFIELD REDEVELOPMENT GRANT AND LOAN FACT SHEET

Brownfield grants and loans are available from the Michigan Department of Environmental Quality (DEQ) for projects that promote economic development and reuse blighted and contaminated properties. Grants and loans can be used for environmental assessments and cleanups at properties with known or suspected contamination. DEQ grants and loans can help communities:

- Revitalize abandoned properties and return them to tax rolls
- Attract developers to brownfields, creating jobs and investment, and increasing nearby property values
- Limit sprawl by reusing properties with existing infrastructure

WHO CAN APPLY? Applicants may be local units of government including brownfield redevelopment authorities (BRAs), economic development corporations, or other public bodies created pursuant to state law. Applications are accepted year-round.

ELIGIBLE ACTIVITIES

Grants and loans can pay for:

- Environmental evaluations/assessments
- Baseline Environmental Assessments
- Due care planning and implementation
- Response Activities
- Demolition, lead, mold, and asbestos abatement

FUNDING

- Up to \$1 million grant and \$1 million loan per project, or more for projects with significant economic or environmental benefits
- Grants are available to determine whether a property with redevelopment potential is contaminated, and for due care and cleanup at contaminated properties with a specific redevelopment, when economic benefits will exceed the grant amount
- Loans may be used at properties with suspected contamination and economic development potential
- Grants cannot benefit a party responsible for an activity causing contamination. Loans may be available when a responsible party will benefit, but with some restrictions

LOAN TERMS

- Interest rate is 1.5 percent
- 15-year payback, beginning with a 5-year interest-free, payment-free grace period
- Loans may be repaid through a BRA using tax increment financing

YOUR PARTNERS IN BROWNFIELD REDEVELOPMENT

DEQ Brownfield Redevelopment staff collaborate with communities to determine eligibility and the optimal mix of project funding prior to application. Please contact a DEQ grant coordinator to discuss your project.

CONTACT US

Roman Wilson, Brownfield Coordinator
wilsonr30@michigan.gov
616-888-0134
www.michigan.gov/deqbrownfields
#mibrownfields

OTHER MEDIA

MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM

www.michigan.gov/deqbrownfields



Subscribe to the DEQ
channel or search for
Brownfield Flip



MA Houston Towers,
Muskegon Heights

CHALLENGES



Amazon Building, Muskegon

- Are we reaching the people we want to reach?
- Are we connecting with them?
- Do we have the resources?
- How can we measure the stuff that can't be counted?

OUTCOMES

MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM

- Program awareness is better thanks to staff outreach
- Videos reaching an audience we don't think we were reaching previously
- We are funding some small projects in part due to outreach, in part to statutory change
- EPA is noticing our outreach



Lake Point Senior Apartments, Hart

THE FOLLOWING **PREVIEW** HAS BEEN APPROVED FOR
ALL AUDIENCES
BY THE MOVIEGOERS ASSOCIATION OF AMERICA



Harbor Shores,
Benton Harbor



Lemon Creek Winery,
Grand Haven

MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM



- Join us for workshops in 2018
- Talk with your outreach coordinator for a presentation at your meeting



CONTACT INFO



Roman Wilson, Brownfield Coordinator

Grand Rapids District Office

616-888-0134

wilsonr30@michigan.gov

Mike Gurnee, Brownfield Coordinator

Kalamazoo District Office

269-568-1291

gurneem1@michigan.gov

Susan Wenzlick, Communications Coordinator

231-876-4422

wenzlicks@michigan.gov

MICHIGAN

BROWNFIELD

**REDEVELOPMENT
PROGRAM**

www.michigan.gov/deqbrownfields
[#mibrownfields](https://twitter.com/mibrownfields)