

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY

Richard Snyder, Governor • Dan Wyant, Director

REMEDIATION DIVISION

INTERNET: <http://www.michigan.gov/MDEQ>

INFORMATION BULLETIN

**BROWNFIELD REDEVELOPMENT ASSESSMENT
REMEDIATION AND REDEVELOPMENT DIVISION,
SUPERFUND SECTION**

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

The Michigan Department of Environmental Quality (MDEQ) has obtained a Section 128(a) Brownfield grant from the United States Environmental Protection Agency (U.S. EPA) for the purpose of enhancing the state's cleanup and redevelopment programs. A large portion of this grant is used by the MDEQ to conduct Brownfield Redevelopment Assessments. These site specific assessments are similar to Phase I/II Environmental Site Assessments and include the collection and analysis of environmental samples to determine whether environmental contamination exists at a property at concentrations in excess of the remediation criteria of Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as amended (Part 201). These assessments also include a report which summarizes the assessment activities and provides recommendations for redevelopment with regard to Part 201.

Candidate properties can be identified at any time by a local unit of government, a governmental agency, or a non-for-profit community development agency. The properties are identified by submitting a request letter and application to the MDEQ Brownfield Assessment Program Manager for consideration. An application can be downloaded from the MDEQ website at the web address found at the end of this bulletin or can be obtained by contacting the MDEQ Brownfield Assessment Program Manager (contact information at the end of this bulletin.)

Candidate properties will be prioritized for assessment. Properties with a proposed or active redevelopment project will prioritize higher. Properties under consideration for development of public facilities and properties owned by a local unit of government are eligible for this assessment. If a private redevelopment project is intended for the candidate property, it is preferred that the developer has a strong interest in the property and that neither the private owner nor developer are potentially liable parties for the property.

(Continued)

The goal of the assessment is to identify potential contaminated areas on a property which may need to be remediated prior to redevelopment. The assessment provides information that could be used as a basis for a facility determination by the MDEQ pursuant to Part 201. The data may also provide the basis for a Baseline Environmental Assessment and/or All Appropriate Inquiry. A review of the potential imminent hazard is made to assist in determining whether an emergency removal action may be needed at the property. If deemed necessary, a health assessment may also be conducted by the Michigan Department of Community Health. The data and information generated by the assessment are shared with the property owner, the potential developer, and the MDEQ District Office as soon as it is available so that property redevelopment discussions can occur.

The property assessments consist of a review of background information, identification of past operational practices, identification of evidence of contamination from file searches, a property visit to evaluate the need for sample collection, field sampling of appropriate media such as soils, groundwater, surface water, or sediments, and generation of a report summarizing the findings and recommendations. The potential exposure pathways and potential off-property migration pathways appropriate to the property will be investigated. Sample locations and property features are precisely located using a satellite-based Global Positioning System. Samples collected during the field investigation will be analyzed for appropriate organic and inorganic compounds by the MDEQ utilizing appropriate procedures. Field measurements of metal concentrations can also be made using a hand-held X-ray fluorescence unit. As appropriate, additional investigations such as geophysical surveys, asbestos evaluations relative to the regulatory threshold of the National Emission Standard for Hazardous Air Pollutants standard, and lead paint analysis may be conducted. If there are standing buildings on the property, the local unit of government may be asked to conduct a building safety/condemnation survey before the MDEQ conducts its sampling visit(s).

A Brownfield Assessment Application can be downloaded at the following web address:

http://www.michigan.gov/deq/0,1607,7-135-3311_4110_52069-199235--,00.html

C O N T A C T

Mr. Joseph Walczak
Brownfield Assessment Program Manager
MDEQ-RD
Superfund Section
P.O. Box 30426
Lansing MI 48909
517-335-2151
walczakj@michigan.gov