

# 2010 BROWNFIELD REDEVELOPMENT WORKSHOPS

## Advanced Topics in Brownfield Administration

Tuesday, May 4, 2010 , 9 a.m. – 4 p.m.

Schoolcraft College VisTaTech Center, Room VT500C

18600 Haggerty Road, Livonia, MI 48152

9 a.m. – 9:15 a.m.	<b>Introduction and opening remarks:</b> Sue Erickson, DNRE, Brownfield Redevelopment Grant and Loan Unit
9:15 a.m. – 9:30 a.m.	<b>Welcoming remarks:</b> Representative from hosting city will welcome attendees and highlight successful Brownfield projects in their community.
9:30 a.m. – 10:15 a.m.	<b>The “Public Developer”</b> Jim VanRavensway, formerly the Planning Director at the city of East Lansing and now an Adjunct Professor at Michigan State University in the School of Planning, Design and Construction, will examine the role of the “Public Developer.” In today’s economy, the traditional mind-set is to cut costs but Jim will discuss how public projects can be completed through the leveraging of private investment to help fill the public sector’s financial gap.
10:15 a.m. – 10:30 a.m.	<b>Break</b>
10:30 a.m. – 11 a.m.	<b>DNRE Brownfield Program</b> Carrie Geyer and Ron Smedley, DNRE Brownfield Program <ul style="list-style-type: none"> <li>• Cleanup program update</li> <li>• Web site: <a href="http://www.michigan.gov/deqbrownfields">www.michigan.gov/deqbrownfields</a></li> <li>• Available grant and loan funds</li> <li>• Application process</li> <li>• Other DNRE incentives—handout</li> <li>• EPA Brownfield funding</li> <li>• BRA survey results</li> </ul>
11 a.m. – 11:45 a.m.	<b>MEDC Brownfield Program</b> Eric P. Helzer and Sarah Latta Rainero, MEDC Brownfield Program <ul style="list-style-type: none"> <li>• 2009 and 2010 allocation update</li> <li>• 2010 Brownfield program guidelines</li> <li>• Project application process</li> <li>• <b>New</b> Web site: <a href="http://www.TheMEDC.org/brownfields">www.TheMEDC.org/brownfields</a></li> <li>• Brownfield applications—changes, pitfalls and hurdles</li> </ul>
11:45 a.m. – 12:30 p.m.	<b>Lunch</b>
12:30 p.m. – 1:15 p.m.	<b>Financing in Today’s Economy</b> Mike Flanagan from the Capital Markets Team at the MEDC will discuss the current lending environment from his perspective as administrator of the Capital Access Program and Michigan Supplier Diversification Fund, two innovative loan enhancement programs created by the MEDC. Mike works closely with the lending community to structure loan packages for borrowers and has an inside view of how lending institutions operate and make credit decisions. He will provide an overview of the approaches financial institutions utilize as they evaluate prospective projects that will help government officials and their consultants better understand the financing process in today’s economy.
1:15 p.m. – 2:45 p.m.	<b>Managing Your Brownfield Redevelopment Authority</b> Carrie Geyer and Darlene VanDale with the DNRE Brownfield Program and Eric P. Helzer and Sarah Latta Rainero with the MEDC Brownfield Program will discuss effective strategies for Brownfield Redevelopment Authorities to consider when administering local Brownfield programs. <ul style="list-style-type: none"> <li>• <b>Key Points to Developing and Evaluating Brownfield Plans:</b> Learn important considerations for making a Brownfield Plan work for your community. In addition, common pitfalls and deficiencies will be reviewed.</li> <li>• <b>Nuts and Bolts of Act 381 Work Plans :</b> Discover the opportunities to leverage tax increment financing (TIF) beyond Brownfield projects. Also, hear about measures that should be weighed when writing Development Reimbursement Agreements, tracking TIF, and reimbursing the developer after project completion. The DNRE and MEDC will discuss their roles and perspectives on Eligible Activities for Act 381 Work Plan applications. The MEDC will also cover the new Eligible MEGA Non-Environmental Activities Guidance Document defining MEGA Eligible Activities for Act 381 Work Plan applications.</li> <li>• <b>Establishing and Using a Local Site Remediation Revolving Fund (LSRRF):</b> Understand the statutory guidelines of a LSRRF and gain insight into how a LSRRF could be utilized in your community.</li> </ul>
2:45 p.m. – 3 p.m.	<b>Break</b>
3 p.m. – 3:30 p.m.	<b>Deconstruction/Recycling vs. Demolition/Disposal</b> DNRE representatives will discuss approaches for managing buildings and structures at the end of their lives. Presenters will describe building removal through deconstruction and recycling and discuss the application and benefits of this method over traditional demolition methods.
3:30 p.m. – 4 p.m.	<b>What Happens When...</b>

