

WORKSHOP LOCATIONS

Monday, May 3, 2010

9 a.m. – 4 p.m.

An In-depth Review of Brownfield Redevelopment

Comfort Inn

Conference Center, Rooms B, C and D

2424 S Mission, Mt. Pleasant, MI 48858

Tuesday, May 4, 2010

9 a.m. – 4 p.m.

Advanced Topics in Brownfield Administration

Schoolcraft College VisTaTech Center

Room VT500C

18600 Haggerty Rd, Livonia, MI 48152

Wednesday, May 12, 2010

6 p.m. – 9 p.m.

Brownfield Basics

M-Tec at Kalamazoo Valley Comm. College

Room A1020, Amphitheater

7107 Elm Valley Dr, Kalamazoo, MI 49003

Wednesday, June 23, 2010

9 a.m. – 4 p.m.

Putting It All Together

Bay de Noc Community College

Joseph Heirman University Center

Rooms 952 and 958

2001 N Lincoln Rd, Escanaba, MI 49829

REGISTRATION AND ADDITIONAL INFORMATION

Register on-line at www.michigan.gov/deqworkshops (click on “Upcoming DNRE Workshops.”)

For registration information, contact the Environmental Assistance Center at 800.662.9278, or e-mail at deq-ead-env-assist@michigan.gov.

For specific questions regarding the workshops, contact Carrie Geyer at 517.335.6871, or e-mail at geyercl@michigan.gov.



2010 BROWNFIELD REDEVELOPMENT WORKSHOPS

The Michigan Economic Development Corporation (MEDC) and the Michigan Department of Natural Resources and Environment (DNRE) announce the **2010 Brownfield Redevelopment Workshops** to be held at four locations throughout the state during May and June. Each of the four workshops will have a unique focus; however, all are intended to provide a better understanding of Brownfield redevelopment in Michigan.

The first workshop, **An In-Depth Review of Brownfield Redevelopment**, will be held on May 3, 2010, in Mount Pleasant. This session will cover a wide range of Brownfield redevelopment topics such as identifying pitfalls and common deficiencies in Brownfield Plans and Act 381 Work Plans, maximizing state Brownfield incentives, and approaches for managing unsafe and obsolete structures. This workshop is designed for all experience levels. Local government officials, Brownfield Redevelopment Authority (BRA) board members, environmental consultants, attorneys, practitioners, and all others interested in Brownfield redevelopment are welcome to attend this session.

The second workshop, **Advanced Topics in Brownfield Administration**, will be held May 4, 2010, in Livonia. This session is geared specifically toward experienced officials responsible for administering their communities' Brownfield programs. Local government officials and BRA board members are welcome to attend this session.

The third workshop, **Brownfield Basics**, will be held on May 12, 2010, in Kalamazoo. This session will provide a road map through the maze of statutory requirements, state and federal programs, financial incentives, liability concerns, and tax increment financing. This workshop is designed for the beginner, including new and existing BRA board members and local government officials. State officials will be on hand to answer any questions participants may have as they think about and plan for Brownfield projects in their communities. Local government officials and BRA board members are welcome to attend this session.

Putting It All Together is the fourth and final workshop, and will be held on June 23, 2010, in Escanaba. The program will cover a wide range of topics from the very basics of Brownfield redevelopment to more technical topics such as writing and adopting Brownfield Plans, writing Act 381 Work Plans, and maximizing state Brownfield incentives. This workshop is designed for all experience levels. Local government officials, BRA board members, environmental consultants, attorneys, practitioners, and all others interested in Brownfield redevelopment are welcome to attend this session.

All workshops will feature presentations from the MEDC and DNRE Brownfield Programs that will include state agency program updates, as well as discussion of policies; applications; instructions; guidance documents; templates; and other important information related to Brownfield redevelopment in Michigan. In addition, there will be special presentations on what it means to be a public developer, statutory requirements for BRA board members, financing Brownfield projects in today's economy, and how to maximize the various state Brownfield incentives. The goal of these workshops is to better equip attendees to manage and facilitate successful Brownfield redevelopment projects.

2010 BROWNFIELD REDEVELOPMENT WORKSHOPS

An In-depth Review of Brownfield Redevelopment

Monday, May 3, 2010, 9 a.m.–4 p.m.

Comfort Inn, Conference Center, Rooms B, C and D

2424 S. Mission, Mt. Pleasant, MI 48858

9 a.m.–9:15 a.m.	Introduction and opening remarks: Sue Erickson, DNRE, Brownfield Redevelopment Grant and Loan Unit
9:15 a.m.–9:30 a.m.	Welcoming remarks: Representative from hosting city will welcome attendees and highlight successful Brownfield projects in their community.
9:30 a.m.–10:15 a.m.	Keynote address: William Rustem, President and CEO of Public Sector Consultants, will discuss public policy relating to land use and urban development.
10:15 a.m.–10:30 a.m.	Break
10:30 a.m.–11 a.m.	DNRE Brownfield Program: Carrie Geyer and Ron Smedley, DNRE Brownfield Program <ul style="list-style-type: none"> • Cleanup program update • Web site: www.michigan.gov/deqbrownfields • Available grant and loan funds • Application process • Other DNRE incentives—handout • EPA Brownfield funding • BRA survey results
11 a.m.–11:45 a.m.	MEDC Brownfield Program: Eric P. Helzer and Sarah Latta Rainero, MEDC Brownfield Program <ul style="list-style-type: none"> • 2009 and 2010 allocation update • 2010 Brownfield program guidelines • Project application process • <i>New</i> Web site: www.TheMEDC.org/brownfields • Brownfield applications—changes, pitfalls and hurdles
11:45 a.m.–12:30 p.m.	Lunch
12:30 p.m.–1:15 p.m.	Financing in Today's Economy 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.	Maximizing Various State Brownfield Incentives 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 how to approach projects and use Michigan's Brownfield incentive tools. <ul style="list-style-type: none"> • <i>Brownfield Plans vs. Act 381 Work Plans:</i> Differences between the two “plans” will be discussed. Learn how to identify some of the common pitfalls and deficiencies of both plans. • <i>DNRE and MEDC Incentives—When to Use What and Where:</i> State agencies perspective on the eligibility of various activities between the four primary Brownfield incentive programs: <ul style="list-style-type: none"> ○ <i>DNRE Act 381 Work Plan Eligible Activities:</i> The DNRE will discuss eligible environmental activities for Act 381 Work Plan applications. ○ <i>DNRE Grants/Loans:</i> The DNRE will discuss grant and loan eligible activities. ○ <i>MEGA Act 381 Work Plan Eligible Activities:</i> The MEDC will discuss the new Eligible MEGA Non-Environmental Activities Guidance Document defining MEGA Eligible Activities for Act 381 Work Plan applications. ○ <i>Brownfield MBT Credits:</i> The MEDC will discuss and define Eligible Investment categories for Brownfield MBT Credit applications.
2:45 p.m.–3 p.m.	Break
3 p.m.–3:30 p.m.	Deconstruction/Recycling vs. Demolition/Disposal 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.	What Happens When...



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.	Introduction and opening remarks: Sue Erickson, DNRE, Brownfield Redevelopment Grant and Loan Unit
9:15 a.m. – 9:30 a.m.	Welcoming remarks: Representative from hosting city will welcome attendees and highlight successful Brownfield projects in their community.
9:30 a.m. – 10:15 a.m.	The “Public Developer” 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.	Break
10:30 a.m. – 11 a.m.	DNRE Brownfield Program Carrie Geyer and Ron Smedley, DNRE Brownfield Program <ul style="list-style-type: none"> • Cleanup program update • Web site: www.michigan.gov/deqbrownfields • Available grant and loan funds • Application process • Other DNRE incentives—handout • EPA Brownfield funding • BRA survey results
11 a.m. – 11:45 a.m.	MEDC Brownfield Program Eric P. Helzer and Sarah Latta Rainero, MEDC Brownfield Program <ul style="list-style-type: none"> • 2009 and 2010 allocation update • 2010 Brownfield program guidelines • Project application process • <i>New</i> Web site: www.TheMEDC.org/brownfields • Brownfield applications—changes, pitfalls and hurdles
11:45 a.m. – 12:30 p.m.	Lunch
12:30 p.m. – 1:15 p.m.	Financing in Today’s Economy 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.	Managing Your Brownfield Redevelopment Authority 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"> • <i>Key Points to Developing and Evaluating Brownfield Plans:</i> Learn important considerations for making a Brownfield Plan work for your community. In addition, common pitfalls and deficiencies will be reviewed. • <i>Nuts and Bolts of Act 381 Work Plans :</i> 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. • <i>Establishing and Using a Local Site Remediation Revolving Fund (LSRRF):</i> Understand the statutory guidelines of a LSRRF and gain insight into how a LSRRF could be utilized in your community.
2:45 p.m. – 3 p.m.	Break
3 p.m. – 3:30 p.m.	Deconstruction/Recycling vs. Demolition/Disposal 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.	What Happens When...



2010 BROWNFIELD REDEVELOPMENT WORKSHOPS

Brownfield Basics

Wednesday, May 12, 2010, 6 p.m.–9 p.m. (light fare provided)
 M-Tec at Kalamazoo Valley Community College, Room A1020, Amphitheater
 7107 Elm Valley Drive, Kalamazoo, MI 49003

6 p.m.–6:15 p.m.	Introduction and opening remarks: Sue Erickson, DNRE, Brownfield Redevelopment Grant and Loan Unit
6:15 p.m.–7:15 p.m.	<p>Brownfield Basics DNRE and MEDC representatives will discuss the simplest but important aspects of redeveloping Brownfield properties in Michigan. They will answer many questions, including:</p> <ul style="list-style-type: none"> • What is a Brownfield? • Why is Michigan special in Brownfield redevelopment? • What role does the local unit of government play? • Why do I need a Brownfield Redevelopment Authority (BRA)? • How are the DNRE and MEDC involved? • What tools or incentives are available for redeveloping Brownfields? • What is a Qualified Local Governmental Unit or Core Community? • What are Brownfield plans and Act 381 Work Plans? • What are Eligible Activities? • Are DNRE grants and loans available? • What is a Brownfield MBT Credit? • What are Eligible Investments? • What resources are available to learn more about Brownfields? • Who should I contact with Brownfield questions?
7:15 p.m.–7:30 p.m.	<p>Brownfield Redevelopment Authority Responsibilities Marc Hatton, Redevelopment Project Manager, with the city of Kalamazoo will provide an experienced BRA's perspective on the roles and responsibilities of a BRA board member. Attendees will also gain a better understanding of the statutory requirements of a BRA.</p>
7:30 p.m.–7:45 p.m.	Break
7:45 p.m.–8:15 p.m.	<p>DNRE Brownfield Program Carrie Geyer and Ron Smedley, DNRE Brownfield Program</p> <ul style="list-style-type: none"> • Cleanup program update • Web site: www.michigan.gov/deqbrownfields • Available grant and loan funds • Application process • Other DNRE incentives—handout • EPA Brownfield funding • BRA survey results <p>MEDC Brownfield Program Eric P. Helzer and Sarah Latta Rainero, MEDC Brownfield Program</p> <ul style="list-style-type: none"> • 2009 and 2010 allocation update • 2010 Brownfield program guidelines • Project application process • New Web site : www.TheMEDC.org/brownfields • Brownfield applications
8:15 p.m.–9 p.m.	<p>Putting Michigan's Brownfield Tools to Work A local government official will show you how to pull together a successful Brownfield project from the local BRA process through the state's approval processes.</p>



2010 BROWNFIELD REDEVELOPMENT WORKSHOPS

Putting It All Together

Wednesday, June 23, 2010, 9 a.m. – 4 p.m.

Bay de Noc Community College, Joseph Heirman University Center, Rooms 952 and 958
2001 North Lincoln Road, Escanaba, MI 49829

9 a.m. – 9:15 a.m.	Introduction and opening remarks: Sue Erickson, DNRE, Brownfield Redevelopment Grants and Loans Unit
9:15 a.m. – 9:30 a.m.	Welcoming remarks: A local representative will welcome attendees and highlight successful Brownfield projects in their community.
9:30 a.m. – 10:15 a.m.	<p>Brownfield Basics: DNRE and MEDC representatives will discuss the most basic but important aspects of redeveloping Brownfield properties in Michigan. They will answer many questions, including:</p> <ul style="list-style-type: none"> • What is a Brownfield? • Why is Michigan special in Brownfield redevelopment? • What role does the local unit of government play? • Why do I need a Brownfield Redevelopment Authority (BRA)? • How are the DNRE and MEDC involved? • What tools or incentives are available for redeveloping Brownfields? • What is a Qualified Local Governmental Unit or Core Community? • What are Brownfield plans and Act 381 Work Plans? • What are Eligible Activities? • Are DNRE grants and loans available? • What is a Brownfield MBT Credit? • What are Eligible Investments? • What resources are available to learn more about Brownfields? • Who should I contact with Brownfield questions?
10:15 a.m. – 10:30 a.m.	<p>Brownfield Redevelopment Authority Responsibilities DNRE and MEDC representatives will provide insight to the statutory requirements of a BRA and thoughtful recommendations for making the most of your role as a BRA board member.</p>
10:30 a.m. – 10:45 a.m.	Break
10:45 a.m. – 11:15 a.m.	<p>DNRE Brownfield Program: Jeff Hukill and Ron Smedley, DNRE Brownfield Program</p> <ul style="list-style-type: none"> • Cleanup program update • Web site: www.michigan.gov/deqbrownfields • Available grant and loan funds • Application process • Other DNRE incentives— handout • EPA Brownfield funding • BRA survey results
11:15 a.m. – 12 p.m.	<p>MEDC Brownfield Program: Eric P. Helzer, MEDC Brownfield Program</p> <ul style="list-style-type: none"> • 2009 and 2010 allocation update • 2010 Brownfield program guidelines • Project application process • New Web site: www.TheMEDC.org/brownfields • Brownfield applications— changes, pitfalls and hurdles
12 p.m. – 12:45 p.m.	Lunch
12:45 p.m. – 1:30 p.m.	<p>Brownfield Plans and Act 381 Work Plans: DNRE and MEDC representatives will discuss the importance in writing and adopting proper Brownfield Plans and Act 381 Work Plans. The differences between the two “plans” will be discussed. Learn how to avoid some of the common pitfalls and deficiencies of both plans. Topics will include:</p> <ul style="list-style-type: none"> • How to establish a BRA, write and adopt a Brownfield plan • How to write, approve and submit an Act 381 Work Plan for DNRE and/or MEGA eligible activities • How to write and adopt a Brownfield Plan Amendment and Act 381 Work Plan Amendment
1:30 p.m. – 2:45 p.m.	<p>Maximizing Various State Brownfield Incentives: Jeff Hukill and Darlene VanDale with the DNRE Brownfield Program and Eric P. Helzer with the MEDC Brownfield Program will discuss how to approach projects and use Michigan’s Brownfield incentive tools.</p> <ul style="list-style-type: none"> • DNRE Act 381 Work Plan Eligible Activities: The DNRE will discuss Eligible Environmental Activities for Act 381 Work Plan applications. • DNRE Grants/Loans: The DNRE will discuss Grant and Loan Eligible Activities. • MEGA Act 381 Work Plan Eligible Activities: The MEDC will discuss the new Eligible MEGA Non-Environmental Activities Guidance Document defining MEGA Eligible Activities for Act 381 Work Plan applications. • Brownfield MBT Credits: The MEDC will discuss and define Eligible Investment categories for Brownfield MBT Credit applications.
2:45 p.m. – 3 p.m.	Break
3 p.m. – 3:30 p.m.	<p>Putting It All Together: Sue Erickson, DNRE, Brownfield Redevelopment Grant and Loan Unit and Eric P. Helzer, MEDC Brownfield Program, will review a project that layered multiple incentives to leverage a deal that will have historic impact on the city of Marquette’s downtown. Discover how a Community Master Plan process allowed city residents to develop a vision for a 29-acre property, commonly known as Founder’s Landing, with 3,600 feet of Lake Superior shoreline. Joe Constance and Barry Polzin with The Landing Development Group will provide the developer’s perspective on the state’s Brownfield program that afforded them the opportunity to take on this highly anticipated Brownfield project.</p>
3:30 p.m. – 4 p.m.	What Happens When...

