



MICHIGAN DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY

EGLE Brownfield Program Updates

DAN GOUGH & JANET MICHALUK

REMEDIATION AND REDEVELOPMENT DIVISION

BROWNFIELD ASSESSMENT AND REDEVELOPMENT SECTION

General Program Updates

- 381 Portal Data Verification
- Methane Resource
- FY-25 Remaining Funding
- Timeline Resource
- BAER Unit Update



National Brownfields Conference

- August 5 – 8, 2025
- Chicago, IL
- <https://gobrownfields.org/>



**Brownfields
2025**

Sustainable Communities Start Here

EGLE

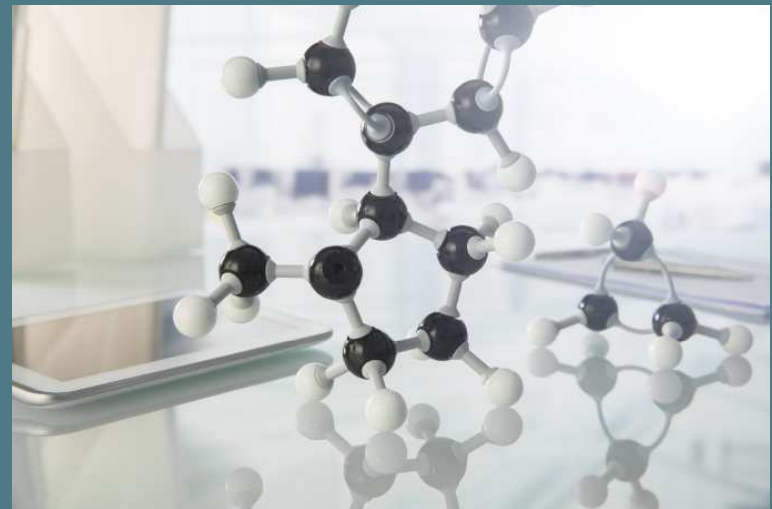
Act 381 Data Verification

- 18/20 Responses received
- Thank you!
- Lessons learned



Methane Resource Update

- Important to know the site
- A good CSM is imperative
 - <https://www.michigan.gov/egle/-/media/Project/Websites/egle/Documents/Programs/RRD/Remediation/Resources/Development-On-or-Near-Methane-Sources.pdf?rev=888b7691a2894bb1bd15abb2f996a31f&hash=75B6C2B980F1D72CC38141EAF8F4F8CA>



Brownfield Program Funding Update

- Grants open year-round
- FY25 Closing in early July



Typical Timelines

- Timelines for each funding source
 - Act 381
 - Grants and Loans
 - Brownfield Site Assessment



Act 381

<https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/brownfields/act-381-tax-increment-financing>

General Information

How Brownfield TIF Works

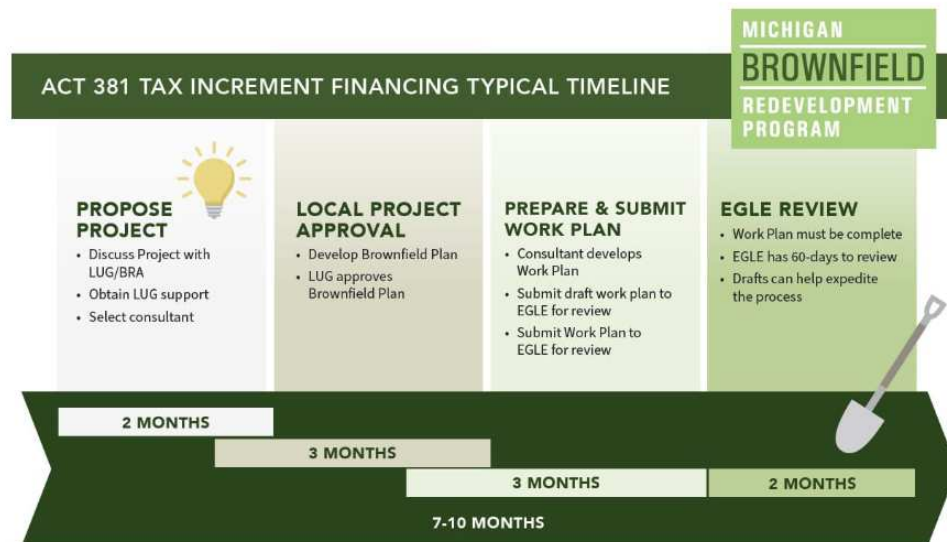
TIF Approval Process

Who can use TIF?

Eligible Activities

Timeline

Work Plans Approved by EGLE



Process and timeframes vary by project and community



Grants and Loans

<https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/brownfields/grants-and-loans>

General Information

Eligible Applicants

Eligible Activities

Funding

Loan Terms

Application Process

Timeline

Current and Completed
Grants and Loans

GRANT/LOAN TYPICAL TIMELINE



Process and timeframes vary by project and community



Brownfield Site Assessment

<https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/brownfields/brownfield-site-assessments>

General Information

Acquiring and Operating Contaminated Property

Eligible Property

Eligible Applicants

Eligible Activities

Application Process

Timeline

Funding

Current and Completed Assessments

BROWNFIELD SITE ASSESSMENT TYPICAL TIMELINE

MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM

PROPOSE PROJECT

- Contact BF Coordinator
- Vetting & eligibility
- Develop application



PROJECT APPROVAL

- Application submittal
- EGLE application review
- Assign contractor

PERFORM ASSESSMENT

- Phase I: 2 months
- Phase II/BEA: 2-3 months
- Hazardous Material Survey: 2 months
- Plans for Due Care: 1 month



1 MONTH

1 MONTH

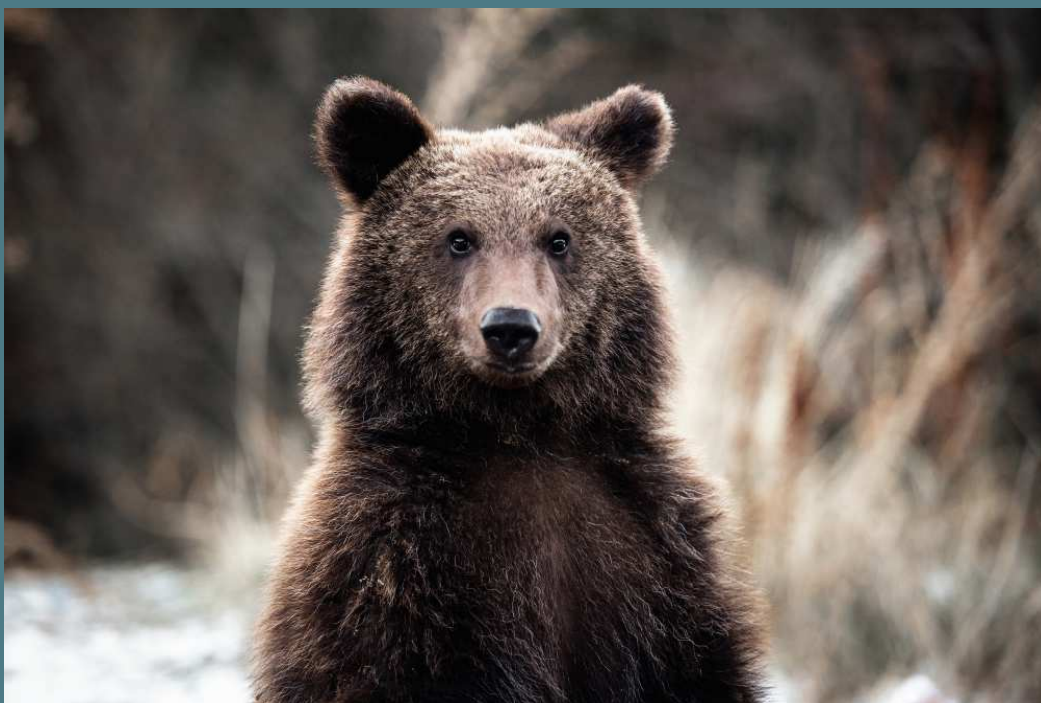
2-6 MONTHS

4-8 MONTHS

Process and timeframes vary by project and community

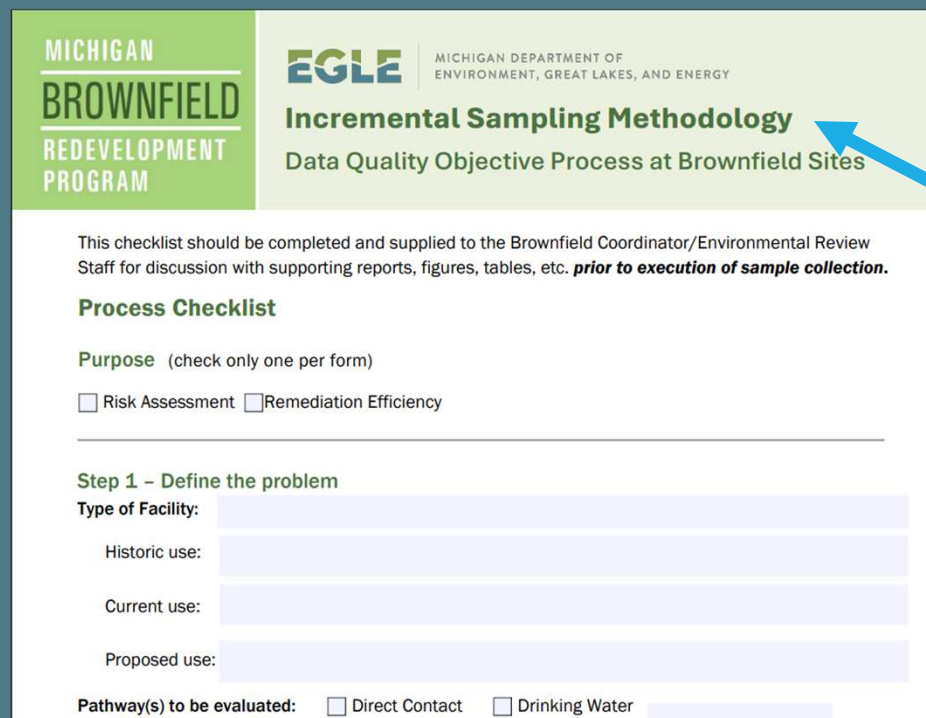
EGLE

The BAER Essentials



Incremental Sampling Methodology Checklist

<https://www.michigan.gov/egle/-/media/Project/Websites/egle/Documents/Programs/RRD/Brownfields/Incremental-Sampling-Checklist.pdf?rev=715a8085314a4feb856d33cbdf5f6a01&hash=1B9F756DE1BF287204E3AA58F8B4699C>



MICHIGAN BROWNFIELD REDEVELOPMENT PROGRAM

EGLE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Incremental Sampling Methodology
Data Quality Objective Process at Brownfield Sites

This checklist should be completed and supplied to the Brownfield Coordinator/Environmental Review Staff for discussion with supporting reports, figures, tables, etc. **prior to execution of sample collection.**

Process Checklist

Purpose (check only one per form)

☐ Risk Assessment ☐ Remediation Efficiency

Step 1 – Define the problem

Type of Facility:

Historic use:

Current use:

Proposed use:

Pathway(s) to be evaluated: ☐ Direct Contact ☐ Drinking Water





MICHIGAN DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY

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800-662-9278 | www.Michigan.gov/EGLE



HOUSING TAX INCREMENT FINANCING PROGRAM

Housing TIF – MiBrownfield Update

June 25th, 2025

PRESENTERS:

Josh Campbell, HTIF Analyst, MSHDA

Tony Lentych, Chief Housing Investment Officer, MSHDA

Chad Benson, Director of Development, MSHDA

2024 Updates

Facts about the 2024 Program Year:

1. 11 Work Plans submitted
2. 10 Work Plans Conditionally Approved
3. Average Years of **Tax Capture** Approved = **23.4 Years**
4. Average Approved Tax Capture = **\$5,371,577**
5. Average project size = **81 units**
6. Average number of units below 120% AMI = **51 units**
7. Average Total Development Costs = **\$19,092,653**



2025 1st Quarter Report

Facts about 2025 Q1

1. 7 Work Plans submitted
2. 5 Work Plans Conditionally Approved
3. Average Years of **Tax Capture** Approved = **22 Years**
4. Average Approved Tax Capture = **\$5,010,461**
5. Average project size = **47 units**
6. Average number of units below 120% AMI = **24 units**
7. Average Total Development Costs = **\$15,072,043**



2025 2nd Quarter Report

Facts about 2025 Q2

1. 14 Work Plans submitted
2. 10 Work Plans Conditionally Approved
3. Average Years of **Tax Capture** Approved = **24 Years**
4. Average Approved Tax Capture = **\$4,265,459**
5. Average project size = **78 units**
6. Average number of units below 120% AMI = **39 units**
7. Average Total Development Costs = **\$24,630,698***



Case Study #1

- **Timeline** – 7 months
 - Public notice received 11/22/23, WP received 6/12/2024 and conditionally approved 6/26/2024
- **Development Structure**
 - Total of 144 individual suites spread across 48 townhomes
 - 98 suites @ 120% AMI or below
- **Activities & Financing**
 - Utilized Site Prep and financing gap activities
 - PRL calculation use MSHDA control rents with MSHDA structured income and rent limits
 - 30-year tax capture up to \$10,275,642
 - TIF approval leveraged for First MSHDA TIF Loan

Case Study #2

- **Timeline** – a year and 5 months
 - Public notice received 12/13/23, WP received 3/17/25 and conditionally approved 4/2/2025
- **Development Structure**
 - Total of 35 units mixed for sale and rental
 - 15 rental units @ 120% AMI
 - Remaining mixed condos and for sale units for sale at market rate
- **Activities & Financing**
 - Demo, abatement, infrastructure, site prep, safety improvements, housing Gap activities
 - PRL calculation use MSHDA control rents with MSHDA structured income and rent limits
 - \$10,062,732 tax capture up to 30 years through project cash flow

Case Study #3

- **Timeline** – 4 months
 - Public notice received 7/18/24, WP received 11/19/24 and conditionally approved 11/21/2024
- **Development Structure**
 - 27 for sale units all restricted 80% or 100% AMI
- **Activities & Financing**
 - Housing Gap activity only
 - Affordable mortgage based on 80% and 120% AMI with interest rate, tax, insurance, and HOA Assumptions.
 - Costs estimated through in-depth proforma/development cost review.
 - \$2,115,579 tax capture up to 30 years through project cash flow

Case Study #4

- **Timeline** – 8 months
 - Public notice received 9/23/24, WP received 3/27/25 and conditionally approved 5/13/25
- **Development Structure**
 - 170 total rental units
 - 35 units restricted to 100% AMI or below
- **Activities & Financing**
 - Demo, infrastructure(public and private), site prep., housing gap activities
 - PRL calc. used lesser control rents to align with the market and MSHDA income and Rent limits
 - \$10,969,714 tax capture up to 14 years through project cash flow



HELPFUL HINTS

1. A Notice of Public Hearing must be sent to MSHDA no less than 10 days prior, preferably to MSHDA-TIF@Michigan.gov
2. The Development Cost Budget (Sources/Uses) must be included with the submission from the BRA to verify activities are required for the project.
3. Site blight designation must be disclosed.
4. When in doubt – just ask!



Common Conditions

1. Recorded noticed of Development or Reimbursement agreement
2. Environmental certification affidavit
3. Management Agent training
4. Documentation to support developer financial and economic soundness
5. Blight status of site
6. Firm Commitment or approval of other state or local incentives
7. Site ownership documentation and/or clarity

QUESTIONS?

Please send your **Questions or Comments** to:

mshda-tif@michigan.gov

For more **Information & Updates**, please visit:

[MSHDA Housing Tax Increment Financing \(TIF\) Program \(michigan.gov\)](http://michigan.gov/mshda-tif)



THANK YOU FOR YOUR TIME TODAY!