

Brownfield Project Priority Policy

Marquette Brownfield Redevelopment Authority

Marquette, Michigan

The Brownfield Project Priority Policy provides guidance to the Marquette Brownfield Redevelopment Authority (MBRA), the City of Marquette, and potential developers in making decisions regarding participation in private redevelopment projects through the provision of Brownfield Tax Increment Financing (TIF).

Background

Act 381, P.A. 1996 as amended, Michigan's Brownfield Redevelopment Financing Act, provides for the capture of incremental property tax revenues due to additional private investment for the reimbursement of certain Eligible Activities on Eligible Properties, with the approval of a Brownfield Plan by the Brownfield Redevelopment Authority and governing body and, for State tax capture, approval of an Act 381 Work Plan by the Authority and the State of Michigan.

Eligible Activities include Environmental Eligible Activities (Baseline Environmental Assessment, Due Care, and Additional Response Activities) and Non –Environmental Eligible Activities (lead and asbestos abatement and demolition, and for Core Communities such as the City of Marquette, site preparation and infrastructure).

Minimum Criteria

The following criteria must be met at a minimum for consideration by the MBRA and the City to be considered:

- Property is located in the City of Marquette;
- Property meets one of the minimum requirements to qualify as "Eligible Property" under Act 381.
 - Part 201 Facility – documented levels of contamination above MDEQ Criteria
 - Blighted – declared a nuisance, disconnected from utilities
 - Functionally Obsolete – no longer able to be used for the intended purpose;
 - Historic – within local Historic District or State or Federal Historic Designation.
- The project is consistent with the City Master Plan and Zoning Ordinance
- The Developer is not a liable party for environmental contamination under Part 201.

- The Developer is not in arrears with the City of Marquette.
- The project, in the sole opinion of the MBRA and the City, requires Brownfield incentives and is economically feasible.
- The project incorporates the tenants of the City Master Plan to move from automobile-centric development and incorporates walkability.

Project Priority

The MBRA and City desire to encourage private investment in the City. Brownfield incentives intend to level the playing field and encourage redevelopment by reimburse extraordinary environmental and development costs, providing an opportunity to support projects with a future revenue stream for these costs.

The MBRA and City desire to provide a base level of support to eligible projects which meet the minimum criteria describe above, and desire to provide additional support to those projects that provide the greatest benefit and best meet community and state goals.

As such, the MBRA and City have established two levels of projects and attendant support for eligible Brownfield Projects in the City of Marquette: **Base** and **Priority**. The MBRA reserves the right to evaluate each project on its own merit and determine which level of support will be recommended. The following criteria are provided as guidance.

Base Brownfield Projects

Base Brownfield Projects meet the minimum criteria described above, but do not meet high priority criteria described below that will accrue the greatest benefit to the community and the State. Base Brownfield Projects will meet the following minimum criteria:

- Cash flow projections prepared by the MBRA must demonstrate that Eligible Activities must be reimbursed with eight (8) years, with State tax capture. If State tax capture approval is not authorized, the MBRA may consider waiving this requirement up to ten (10) years.
- The project must make a physical or environmental improvement to the property;
- Eligible Activities will include:
 - Environmental
 - Baseline Environmental Assessment (Phase I and Phase II Environmental Site Assessment, BEA)

- Due Care Activities
- Additional Response Activities
- Non-Environmental
 - Lead and Asbestos Abatement
 - Demolition
- Reimbursement will be limited to actual Eligible Activity cost; Interest on the outstanding balance of Eligible Activities will not be provided.
- Projects in areas identified in the City Master Plan as Corridor Commercial and Regional Commercial must include substantive walkability and placemaking investments.

Priority Brownfield Projects

Priority Brownfield Projects meet criteria that add the highest value and meets the goals of community and the State. Priority Projects will meet a number or all of the following criteria:

- *Downtown*: The project is located in the DDA, primary business district, or in areas of City priority for redevelopment.
- *Historic Redevelopment*: The project will redevelop an existing historic building, as defined by the City.
- *Reuse*: The project reuses vacant buildings and redevelopment of blighted property;
- *Environmental Remediation*: The project will remediate environmental conditions;
- *Recreation*: The project provides linkages to public recreational facilities and trails.
- *Walkable Community*: The project fosters the Master Plan goal of creating a walkable community.
- *Affordable Housing*: The project includes affordable housing.
- *Spin Off Redevelopment*: The project will serve as a catalyst for additional spin off redevelopment and revitalization for adjacent properties.
- *Employment*: The project will create long-term living wage jobs.

Eligible Activities for Priority Projects will include:

- Environmental
 - Baseline Environmental Assessment (Phase I and Phase II Environmental Site Assessment, BEA)
 - Due Care Activities
 - Additional Response Activities
- Non-Environmental
 - Lead and Asbestos Abatement

- Demolition
 - Site Preparation
 - Infrastructure
- Interest on the outstanding balance of Eligible Activities will be considered.
- Infrastructure improvements directly related to walkability or placemaking may be considered for projects in the Corridor Commercial or Regional Commercial districts, as defined by the City Master Plan.