

# APPENDIX A: INITIAL INFORMATION PACKAGE



## Ionia County Brownfield Redevelopment Authority

100 W. Main St., Ionia, MI 48846 Office Main Line: 616-794-1900 Fax: 616-794-0091

Contact: Julianne Burns, Board Chair

The purpose of this application is to provide a mechanism to introduce a tentative Brownfield project and to provide initial information from which the County of Ionia Brownfield Redevelopment Authority (ICBRA) can evaluate the merits of the project. If the ICBRA approves the project application, applicant may proceed with the submittal of a Project Plan Amendment for consideration by the ICBRA.

Project Name:

Current Owner:

If Applicant Is Not Property Owner Anticipated Date of Ownership:

Project Eligibility (To be eligible for Act 381 benefits, the property must be blighted, obsolete or facility as defined by Part 201 of P.A. 451)

Project Location: (attach drawings/maps, tax id and legal description)

Current Property Use:

Brief Historical Use of Property:

Zoning:

Does Project Meet County or Local Masterplans?

Brief Overview of Environmental History:

Brownfield Assistance Requested: (check all that apply)

Tax Increment Financing (TIF)

Environmental Eligible Activities (MDEQ): \_\_\_\_\_

Michigan Business Tax (MBT) Credit: \_\_\_\_\_

Economic Development Eligible Activities (MEGA): \_\_\_\_\_

Proposed Reuse/Redevelopment Plan:

Public Purpose/Benefit (see criteria below):

Project Construction Schedule: **Start Date-**

**Completion Date-**

**Project Budget**

Activities	Description	Cost Estimate
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Total Estimate Investment:

Projected Job Retention:

Projected Job Creation:

**Environmental Eligible Activities (MDEQ)**

- 1) Baseline Environmental Assessment
- 2) Due Care Activities
- 3) Additional Response Activities

**Economic Development Activities (MEGA)**

- 1) Demolition
- 2) Site Preparation
- 3) Infrastructure

Statutory Eligibility

The Brownfield Redevelopment Financing Act (Act 38, PA 1996 as amended) requires that a plan for a proposed project must constitute a public purpose, serve to protect the public health, safety and welfare or the environment, does not benefit a liable party and must meet financial and accountability considerations.

The Ionia County Brownfield Redevelopment Authority (ICBRA) will rely on information provided in this proposal to determine if the project is eligible for the benefits provided by Act 381. The project must meet the statutory requirements summarized above and attached to this application. The ICBRA may consider evaluation of projects based upon the following criteria:

- 1) The viability of the project without Brownfield assistance
- 2) Nature and extent of contamination, including threat to water quality and public health, and the extent to which the contamination will be remedied
- 3) The existence of vacant buildings or blight and the extent to which the project will remove blight
- 4) The type and size of use and the extent to which it is consistent with community land use or master plans
- 5) The extent to which the project will encourage growth in appropriate areas so as to minimize or discourage sprawl and loss of “greenfields”
- 6) The extent to which the project creates long-term jobs
- 7) Overall enhancement of the community
- 8) Effects on parking and traffic
- 9) Promotes recreation
- 10) Promotes cultural or historical preservation
- 11) Improves public infrastructure consistent with land use or master plans
- 12) Other factors benefiting the community

ICBRA understands that each project is unique and will be judged on its own merits. Such evaluation will not necessarily be limited to the above criteria, but will include all appropriate information submitted by the applicant or otherwise obtained by the ICBRA.

The applicant is requested to provide a clear, concise description of how the proposed project meets the statutory requirement of Act 381.

The applicant understands that the approval of an application does not necessarily guarantee future approval of a Brownfield Plan or 381 workplan. A brief description of the ICBRA Brownfield/381 workplan review and approval process is included as an attachment to this application. The applicant understands that a liable party cannot benefit from Act 381 and that the full environmental disclosure is a requirement of the Brownfield Plan submittal. Disclosure shall include copies of all environmental data, reports and pertinent correspondence including documentation relating to liable or potentially liable parties and the environmental condition of the site.

The applicant understands that future recovery of expenses by TIF funding is subject to review and approval by the ICBRA Project Coordinator and the ICBRA. Approval of the application and subsequent approvals of Brownfield plans, workplans, or any other determination of eligibility in no way guarantees or establishes a right to reimbursement of expenditures through tax increment financing. Reimbursement shall only occur pursuant to the terms and conditions of an executed Development Agreement as well as the policies and procedures of the ICBRA. Expenditures must be documented as reasonable for eligible activities and subject to the ICBRA budget approval process.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Name:		
Address:		
City, State, Zip Code:		
Phone Number:	Fax Number:	Email: