

Ionia County Brownfield Redevelopment Authority (ICBRA)
Brownfield Plan Fee Schedule and Associated Fees
June 24, 2014 Final Version

A. Application Review

- 1) An application fee shall be required to be paid by the applicant at the first submittal of the application. Such fees will be calculated based on the total project investment. The application fee schedule is as follows:
 - i. Less than \$1 Million: \$500
 - ii. \$1 Million: \$1,500
 - iii. \$10 Million and over: \$3,000

B. Brownfield Plan Preparation Agreement

- 1) The developer is responsible for payment of all invoices for preparation of the Brownfield Redevelopment Plan and any amendments to that Plan if Brownfield grants are not available to cover such costs. Such costs include but are not limited to the following:
 - i. publication of public hearings in the local newspapers
 - ii. MEDC and MDNRE Work Plan review fees
 - iii. MEDC MBT Brownfield Credit application and processing fees
 - iv. Brownfield plan development by environmental consultant firm
 - v. Brownfield plan review fees county attorney
 - vi. Reimbursement Agreement Development
 - vii. Development Agreement
 - viii. Development Agreement Inspections
- 2) The developer must post with Ionia County a cash escrow at an amount to be determined by the ICBRA on the date the Brownfield Plan Preparation Agreement is executed by the developer and the ICBRA.
- 3) The cash escrow shall be accessed and utilized by the ICBRA for payment of invoices from their consultants for performance of the work, as well as administrative and operating expenses.
- 4) The ICBRA will release to the developer any balance that remains in the escrow after payment of all invoices for preparation of the Brownfield Plan and payment of ICBRA administrative and operating expenses. **If the expenses exceed the escrow, the developer will be invoiced for and will be responsible for reimbursing the County for any such expenses.**

C. Administrative costs reimbursement

- 1) Brownfield plan proposals that are approved to use tax increment financing (TIF) shall be subject to an administrative fee of up to 5% of the yearly TIF. This shall be the first payment made from the yearly captured tax and it shall be paid annually for the length of the reimbursement period. This administrative fee is an eligible activity per PA 381 of 1996, as amended.