

Good Afternoon,

This is the City Manager's week in review for the week of September 6, 2021.

COVID-19 – Data from the Allegan County COVID-19 Dashboard indicates the 7-day moving average of new cases over the last week has increased to 24.9 from 23.3 new cases per day. City Hall is open to the public, but masks are required to enter for the safety of staff.

City Council – At the regular meeting of the City Council held on Tuesday due to the Labor Day holiday, City Council covered the following agenda items:

- Ordinance 05-2021 Surplus Property Disposal – Tabled
- Fremont Ellis Water Main Special Assessment District – Approved
- McVea Water Main Special Assessment District – Approved
- Whittier – First Water Main Special Assessment District – Approved
- PA 152 Health Insurance Contribution Act of 2011 – Approved
- Notary Fee Service - Tabled

Wayfinding – The City is holding an on-line forum on Thursday, September 16th to discuss the options for the City-wide wayfinding program. The program will identify strategies for community branding, highlight local destinations, and enhance connectivity. The Douglas community is invited to engage in a 90-minute virtual meeting to participate in discussion and activities to provide preliminary ideas about signage branding and design. Registration is not required but is greatly appreciated. See attached flier.

Library RFP – Four entities have requested the Library RFP and the City received one response on the due date. The submittal from Ox-bow is to lease the building for three years then purchase the building from the City. The building team reviewed the proposal and found it to be acceptable and recommend City staff engage the City Attorney to prepare the lease / purchase documents. City Council will have to approve the final terms and conditions of the lease / purchase agreement at an upcoming meeting.

Douglas Social Celebration – The City of Douglas' Sesquicentennial social celebration was well attended. Approximately 200 people attended to celebrate Douglas' 150th birthday. Thanks go out to all who participated and particularly to Mayor Lion, Planning and Zoning Director Wikar, the City's Executive Assistant Jenny Pearson, and the Department of Public Works personnel for organizing and setting up the event.

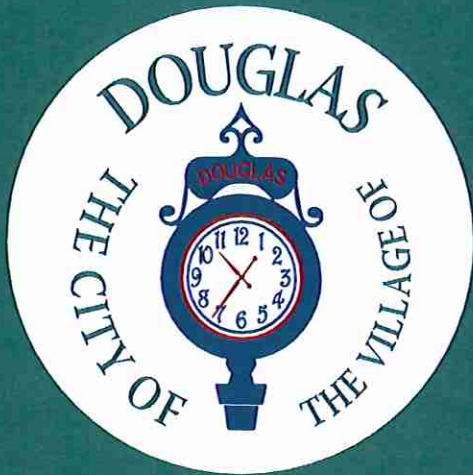
Brownfield Presentation – The City's Brownfield Redevelopment Authority met and heard a presentation from EGLE's Mike Gurnee, Brownfield Coordinator in EGLE's Remediation & Redevelopment Division. Mr. Gurnee reviewed the definition of a brownfield, discussed eligible activities, and incentives. See the attached presentation.

200 Blue Star Demolition – I received a revised version of the demolition specifications for 200 Blue Star and I spent some time this week reviewing the document and providing comment. The document is anticipated to go out to bid this September.

Non-Motorized Trail Joint Resolution – The Township Manager provided a copy of the Non-Motorized Trail Joint Resolution for Blue Star Trail to review and present to City Council at an upcoming meeting. The trail group met again today to discuss bridge options and trail route.

That is all I have for now. Have a good weekend.

Rich LaBombard
City Manager



WE WANT TO HEAR FROM YOU!

The City of the Village of Douglas is exploring options for a city-wide **WAYFINDING PROGRAM**. This program will identify strategies for community branding, highlight local destinations, and enhance connectivity.

As valued community members, we invite you to engage in a 90-minute virtual meeting, participating in constructive activities and discussion to provide preliminary ideas about signage branding and design.

THURSDAY, SEPT. 16

WAYFINDING
VIRTUAL MEETING

7 PM

Join the scheduled meeting via your computer or mobile device.

To access the meeting, use the information provided below to either (1) Type the link into your internet browser or (2) Navigate to the Zoom website or application and type in the meeting ID code.

- Meeting Link: <https://us02web.zoom.us/j/82330475432>
- Zoom Meeting ID: **823 3047 5432**

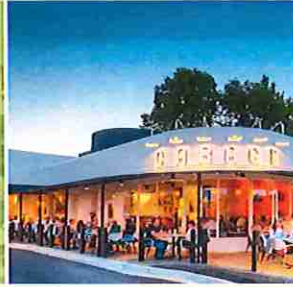
Please RSVP by visiting

https://us02web.zoom.us/meeting/register/tZYudOmsqT4uGdbEiE3IrOqs255QUY_F1W4

or scan the **QR Code** below with your mobile device camera or QR code reader.



Registration is not required to attend but greatly appreciated!



BROWNFIELD PRESENTATION

Douglas
September 9, 2021



TODAY'S PRESENTATION

MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM

- What is a brownfield property?
- What are eligible activities?
- Incentives overview
- Case Study – 200 Blue Star Highway
- Questions



WHO DOES WHAT?

MICHIGAN
BROWNFIELD
REDEVELOPMENT
PROGRAM



Environmental Activities



Non-Environmental Activities

WHAT IS A BROWNFIELD?

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EGLE-eligible brownfield property:

A piece of property that is known to be contaminated ("facility") or suspected to be contaminated based on prior use.



EGLE ELIGIBLE ACTIVITIES (ENVIRONMENTAL)

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- Department Specific Activities:
 - Site Assessments
 - BEAs
 - Due Care Planning
 - Pre-Demo/Hazardous Materials, Asbestos, Mold, & Lead Surveys



EGLE ELIGIBLE ACTIVITIES (ENVIRONMENTAL)

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- Department Specific Activities:
 - Due Care
 - Response Activities
 - Environmental Insurance
 - Removal and closure of underground storage tanks
 - Dust control
 - Industrial cleaning
 - Sheeting and shoring



EGLE ELIGIBLE ACTIVITIES (ENVIRONMENTAL)

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- Department Specific Activities:
 - ❖ Disposal of solid waste
 - ❖ Lead, asbestos, or mold abatement, and demolition that are not response activities
 - ❖ Removal and disposal of lake river sediments



* 50/50 Rule: Must be less than the total amount of environmental activities

INCENTIVES

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- **Brownfield Redevelopment Assessments**
- **EGLE Brownfield Grants**
 - 1 grant* of up to \$1 million, per local unit of government (LUG) on one project per fiscal year.
 - Must have a secure development project. Measurable economic benefit must also be greater than the grant amount.
 - LUG has to be the applicant.

INCENTIVES

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- **EGLE Brownfield Loans**
 - 1 loan* of up to \$1 million, per LUG on one project per fiscal year
 - Low interest – 1.5% rate
 - No interest or payments for the first five years
 - LUG has to be the applicant
 - Why use a loan instead of a grant?
 - Liability
 - Cash flow (pairs well with TIF and can be combined with grants)

- **Brownfield Tax Increment Financing (TIF)**

WHAT IS BROWNFIELD TIF?

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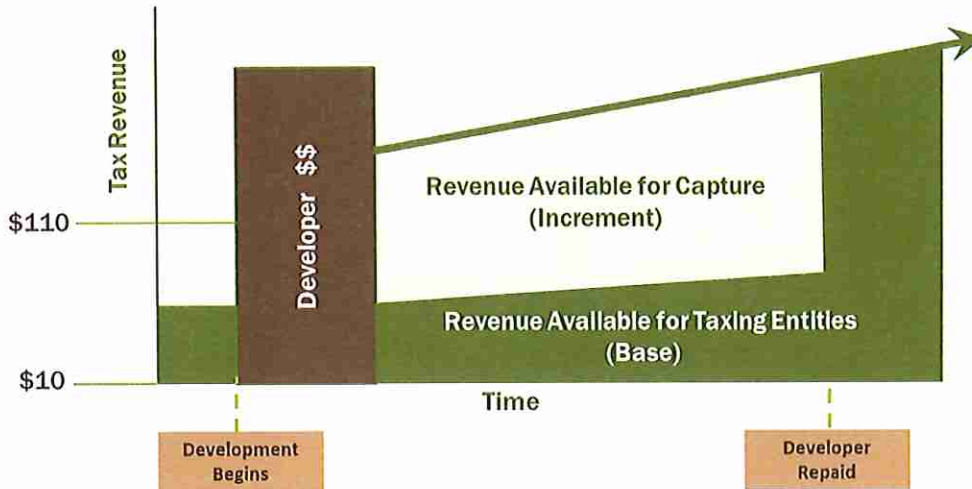
- A financing tool used by local governments to help finance qualifying costs for a new development or redevelopment (eligible activities)
- Uses the incremental increase in taxes



Former Edmore Mobil/Hub Oil gas station
Edmore

WHAT IS BROWNFIELD TIF?

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APPROVAL PROCESS: BROWNFIELD PLAN VS. ACT 381 WORK PLANS

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- Brownfield Plan (approved at the local level)
 - First step to allow capture of local and state tax increment revenues (TIRs)
 - Where? How? How much?
- Act 381 Work Plans (approved by the state)
 - EGLE and/or MSF approval if school operating and state education tax (SET) are being requested
 - Detailed scope of work and budget



LOCAL ROLE IN A BROWNFIELD PROJECT

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- Decide/prioritize what projects are priorities in their communities
- Apply for grant and/or loan
- BRA submits Act 381 Work Plans
- The LUG doesn't have to own the property

200 BLUE STAR HIGHWAY

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▪ **Site History**

- Manufacturing beginning in the 1940s
 - Plating;
 - Buffing;
 - Zinc die casting;
 - Phosphatizing;
 - Painting of metal parts
- EGLE assessment grant in 2016



200 BLUE STAR HIGHWAY

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▪ **EGLE involvement**

- Clean Michigan Initiative brownfield grant
 - \$179,765 for assessment activities to define extent of contamination to prepare for development
 - Developer engaged in project with development plan
 - Assessment and documentation for the proposed development
- Outcomes
 - Better understanding of contamination
 - Documentation for submittal to EPA

200 BLUE STAR HIGHWAY

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▪ **EPA Assessment – Targeted Brownfield Assessment (TBA)**

- Application underway
- Additional assessment conducted by EPA on behalf of the city
 - Further defining PCB contamination
 - Based on new plan for redevelopment

200 BLUE STAR HIGHWAY

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▪ **Next steps**

- EPA TBA assessment
- EPA Cleanup grant application
- Possible Brownfield Plan and Act 381 Work Plan
- Possible EGLE grant and loan application

A FEW LAST NOTES

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- Consult with EGLE early and often.
- LUG needs to be on board.
- Project timeline.
- Quantify brownfield site conditions and costs.

QUESTIONS?

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