

MICHIGAN

BROWNFIELD

**REDEVELOPMENT
PROGRAM**

**RESTORING WATER QUALITY
THROUGH BROWNFIELD
REDEVELOPMENT**

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Brownfield
Redevelopment
Unit
Department of
Environmental
Quality



What is a brownfield?

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Property that is
known to be
contaminated



Or suspected to be
contaminated based
on prior use

A brownfield can also be...

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- Blighted
- Functionally Obsolete
- Adjacent or contiguous to eligible property
- Land Bank-owned
- Historic
- In a Core Community

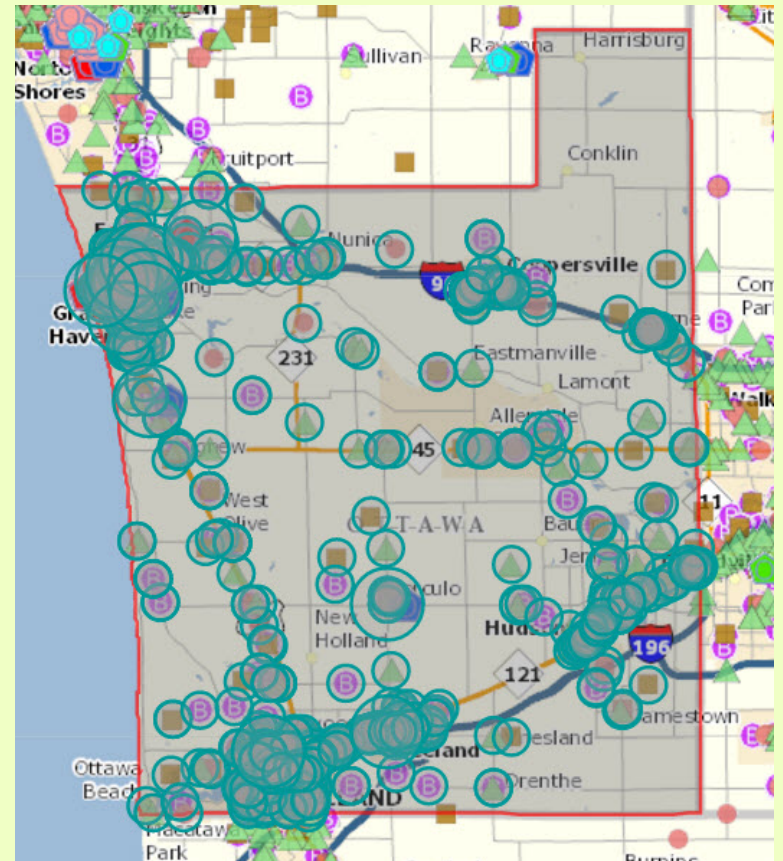
**Beechtree Leasing Redevelopment
Grand Haven, Ottawa County**



Brownfields in Ottawa County?

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- 212 Closed storage tank sites
- 101 Open leaking UST sites
- 105 Part 201 sites
- 582 Baseline Environmental Assessments (BEAs)
- 17 Brownfield projects that have utilized DEQ incentives (2000 to present) – 14 of which were located in NW Ottawa County



Brownfield redevelopment purpose and benefits

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- When feasible, reuse existing structures and infrastructure
- Remove blight and functional obsolescence
- Improved environmental conditions
- Create new tax revenue and jobs
- Discourages urban sprawl



How brownfields impact water quality?

- Recognized environmental conditions (leaking tanks, improper chemical storage/disposal practices, cracks in the floor (or no pavement/floor), floor drains discharging to the ground, etc.)
- Source soil contamination leaches to groundwater (threat to drinking water and irrigation wells)
- Contaminated groundwater migrating to a surface water feature



Types of brownfield contaminants

- **Petroleum compounds (gas stations, auto repair facilities)**
- **Metals (foundries, machine shops, urban fill, lead paint)**
- **Chlorinated solvents (dry cleaners, industrial business, commercial degreasing compounds)**
- **Asbestos**
- **Polychlorinated biphenyls**

Local brownfield water quality improvement measures

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- Remove underground storage tanks
- Install new underground storage tanks
- Construct slurry walls
- Groundwater treatment and disposal
- Soil excavation and disposal
- Institutional controls



DEQ brownfield tools to incentivize redevelopment

- **Brownfield Redevelopment Grants and Loans**
- **Tax Increment Financing (TIF)**
- **Refined Petroleum Fund**
- **Superfund Site Assessment**
- **Coastal Zone Management Grant**



Local brownfield redevelopment DEQ TIF project

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ANEW Fueling Station – Borculo, Ottawa County, Michigan

- A former service station that operated from the mid 1970s until 2002
- Ten underground storage tanks (USTs) removed
- Soil and groundwater contamination from former leaking USTs
- 5,625 tons of contaminated soil (source material) removed and 28,000,000 gallons of groundwater treated



Local brownfield redevelopment DEQ grant project

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Lemon Creek Winery – Grand Haven, Ottawa County, Michigan

- A former service station that operated from the late 1950s to the early 2000s
- Four USTs removed with soil and groundwater contamination discovered
- 1,200 tons of contaminated soil (source material) removed and 6,000 gallons of groundwater treated



Local brownfield redevelopment TIF project

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Beechtree Party Store – Grand Haven, Ottawa County, Michigan

- Former service station operations (1930s to early 2000s)
- Four USTs removed with soil and groundwater contamination discovered
- 515 tons of petroleum contaminated soil (source material) removed



Questions? Ask us!

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