



## Michigan Senate Passes Brownfields Bill

[WWW.ASTI-ENV.COM](http://WWW.ASTI-ENV.COM)

**BRIGHTON:**

810-225-2800

**DETROIT:**

313-910-5766

**GRAND RAPIDS:**

616-957-5601

**SERVICES:**

ASBESTOS, MOLD & LEAD ASSESSMENTS  
 BASELINE ENVIRONMENTAL ASSESSMENTS  
 BROWNFIELD & HISTORIC REDEVELOPMENT  
 COMPLIANCE PERMITTING & ASSESSMENTS  
 DUE CARE PLANS  
 ECOLOGICAL SURVEYS  
 ENVIRONMENTAL CONCERNS ASSESSMENTS  
 ENVIRONMENTAL DUE DILIGENCE  
 HABITAT RESTORATION  
 INDOOR AIR QUALITY  
 NEPA REPORTS  
 PHASE I ESAs  
 RECLAMATION PLANS  
 REDEVELOPMENT INCENTIVES  
 REMEDIATION  
 RESTORATION  
 SHPO ASSESSMENTS  
 SOILS/ GROUNDWATER INVESTIGATIONS  
 STORMWATER MANAGEMENT  
 TRANSACTION SCREENS  
 UST CLOSURES  
 WETLAND MITIGATION & BANKING

The Michigan Senate recently passed a bill allowing housing development projects to be eligible for brownfield tax increment financing (TIF). This legislation broadens the potential use of TIF funds for redeveloping contaminated or underutilized properties for residential purposes that previously did not qualify because they are solely housing projects (both new construction and rehab). Previously, brownfield TIF was primarily focused on mixed use, commercial, or industrial projects.

The bill aims to promote the revitalization of blighted areas and address missing middle housing shortages by offering previously unavailable financial incentives to developers interested in constructing housing on brownfield sites. This is largely for housing projects with provide housing at 120% of AMI. If passed by the Michigan House, and signed, all plans will go through MSHDA rather than the MEDC.

In addition, properties with non-native fill will now qualify as a Brownfield Site, even if the non-native fill is not contaminated above GRCC (some exemptions apply).

If you are interested in determining if your project may qualify for TIF, or learning more about how incentives apply to your project, please contact Tom Wackerman at [twacker@asti-env.com](mailto:twacker@asti-env.com).

**ASTI** ENVIRONMENTAL  
 ASSESSMENT • REMEDIATION • COMPLIANCE  
 RESTORATION • INCENTIVES  
 WORKING NATIONALLY SINCE 1985

*Tech-Bits is a publication of ASTI Environmental, PO Box 2160, Brighton MI 48116-2160. For a free subscription call 800-395-ASTI or visit [www.asti-env.com](http://www.asti-env.com) to sign up.*