

BROWNFIELD PLANS AND TAX INCREMENT FINANCING



A Brownfield Plan is a method to finance eligible activities by capturing local and state tax increment revenue from a redevelopment project.

Michigan's Brownfield Program uses tax increment financing (TIF) to reimburse brownfield related costs (eligible activities) incurred while redeveloping contaminated, functionally obsolete, blighted or historic properties. Without these reimbursements, many brownfield redevelopment projects might not move forward due to the cost of cleanup.

Brownfield TIF, collected through a Brownfield Plan (BF Plan) is a powerful tool that the St. Joseph County Brownfield Redevelopment Authority can use to finance brownfield eligible activities through the capture of incremental increase of taxes through the new investment.

The new (incremental) taxes are used to reimburse the party (Developer and/or Authority) that financed the eligible activities as described in the BF Plan.

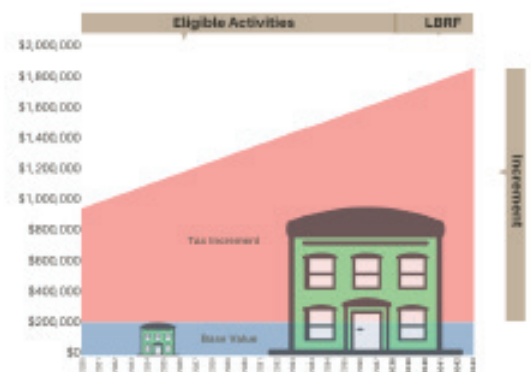
Some of the eligible activities include: Phase I and II Environmental Site Assessments, Baseline Environmental Site Assessments, Due Care activities, response activities, removal and closure of underground storage tanks, disposal of solid waste, dust control, and more. Additionally, the cost to prepare and implement BF Plans and Work Plans are considered eligible.

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Site preparation and infrastructure improvements in the Cities of Three Rivers and Sturgis (MEDC Core Communities) are also considered eligible activities.

A BF Plan reimburses eligible brownfield costs only if the project creates tax increment from new investment and the taxes are paid.

Tax Increment Financing



Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA

WHERE TO START:

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