

Common Brownfield/Environmental Acronyms & Definitions

<u>Acronym</u>	<u>Full Name</u>		
ACT 381	Brownfield Redevelopment Financing Act	LBRF	Local Brownfield Revolving Fund
AQD	Air Quality Division – EGLE	LUG	Local Unit of Government
AST	Aboveground Storage Tank	LUST	Leaking Underground Storage Tank
ASTM	ASTM International	MBP3	Michigan Pollution Prevention Partnership
AAI	All Appropriate Inquiry	MBDP	Michigan Business Development Program – MEDC
BARS	Brownfield Assessment and Redevelopment Section, RRD-EGLE	MBT	Michigan Business Tax
BEA	Baseline Environmental Assessment	MCRP	Michigan Community Revitalization Program – MEDC
BRA	Brownfield Redevelopment Authority	MEDC	Michigan Economic Development Corporation
CAA	Clean Air Act	MMD	Material Management Division - EGLE
CDBG	Community Development Block Grant	MOU/MOA	Memorandum of Understanding/ Memorandum of Agreement
CERCLA	Comprehensive Environmental Response Compensation & Liability Act	MSF	Michigan Strategic Fund
CIA	Corridor Improvement Authority	MSHDA	Michigan State Housing Development Authority
CNTS	Covenant Not to Sue	NPL	National Priorities List
DDA	Downtown Development Authority	NREPA	Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended
DDCC	Documentation of Due Care Compliance	NEZ	Neighborhood Enterprise Zone
DNR	Department of Natural Resources	OGMD	Oil, Gas, and Mineral Division – EGLE
DWEHD	Drinking Water and Environmental Health Division - EGLE	OPRA	Obsolete Property Rehabilitation Act
EGLE	Department of Environment, Great Lakes, and Energy	Part 111	Part 111 of NREPA – Treatment, Storage, Disposal Sites
ESA	Environmental Site Assessment	Part 115	Part 115 of NREPA – Waste Disposal Areas
ESD	Environmental Support Division - EGLE	Part 201	Part 201 of NREPA – Environmental Remediation Program
EPA	Environmental Protection Agency	Part 213	Part 213 of NREPA – Leaking UST Program
EZ/EC	Empowerment Zones/Enterprise Communities	Part 615,625	Part 615, 625 of NREPA – Oil, Gas, and Mineral Wells
FTV	Future Taxable Value	PCBs	Polychlorinated Biphenyls
GWCAC	Groundwater Conservation Advisory Council	PNAs	Polynuclear Aromatics
HASP	Health and Safety Plan	PRE	Principle Residence Exemption
HUD	Department of Housing and Urban Development	PRP	Potentially Responsible Party
IFE	Industrial Facilities (Tax) Exemption	QLGU	Qualified Local Governmental Units
ITV	Initial Taxable Value	QAPP	Quality Assurance Project Plan
LDFA	Local Development Financing Authority	RAP	Remedial Action Plan
LEED	Leadership in Energy and Environmental Design	RCRA	Resource Conservation & Recovery Act

Ren Zone	Renaissance Zone
RLF	Revolving Loan Fund
RPS	Radiological Protection Section - MMD-EGLE
RRD	Remediation and Redevelopment Division – EGLE
RPF	Refined Petroleum Fund
SAP	Sampling and Analysis Plan
SEV	State Equalized Value
TIF	Tax Increment Financing
TIFA	Tax Increment Financing Authority
TIR	Tax Increment Revenue
TV	Taxable Value
TSCA	Toxic Substance Control Act
UST	Underground Storage Tank
USEPA	United States Environmental Protection Agency
VOCs	Volatile Organic Compounds
WP	Work Plan
WRD	Water Resources Division – EGLE

Brownfield Definitions

Brownfield: the EPA defines a brownfield as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” The State of Michigan further defines brownfield sites as blighted, functionally obsolete, or historic resources.

All Appropriate Inquiry: refers to the requirements for assessing the environmental conditions of a property prior to its acquisition in order to satisfy federal liability protection.

Phase I Environmental Site Assessment: multi-faceted assessment of a property providing a comprehensive evaluation of the environmental concerns, most often used at the time of a real estate transaction.

Phase II Environmental Site Assessment: includes sampling and analysis of soil, groundwater, soil-gas, and/or indoor air to evaluate the potential presence of hazardous substances or petroleum products.

Baseline Environmental Assessment: documentation of pre-existing contaminant conditions which exist at a facility at the time of purchase, occupancy, or foreclosure that reasonably defines the conditions at the facility. Preparation and disclosure of a BEA provides an EGLE exemption to remedial liability for new owners/operators of property with pre-existing contamination.

Documentation of Due Care Compliance: report detailing the completed response activities resulting in a demonstration that a property is in compliance with “due care” obligations specified under Part 201.

Eligible Activities: actions undertaken to redevelop a brownfield site, the costs for which are eligible for reimbursement via tax increment financing.

Brownfield Plan: document that allows for reimbursement of eligible activities. A Brownfield Plan details the proposed project, the anticipated tax increment revenue based upon investment, what eligible activities will be undertaken, their costs, and the time frame for the project. The plan is subject to approval by the local jurisdiction.

ACT 381: authorizes the use of school and local tax increment financing to reduce the burden of brownfield-related costs when redeveloping affected properties.

ACT 381 Work Plan: supporting document prepared in association with Brownfield Plans that includes the proposed capture of school tax increment revenue. The Act 381 Work Plan is reviewed for approval by either the MSF and/or EGLE depending on the nature of the eligible activities subject to reimbursement through school tax increment revenue.

Local Brownfield Revolving Fund: established by the BRA, the LBRF represents a potential source of funds to developers in the form of a low interest loan to conduct eligible activities on brownfield sites. Funding for the LBRF comes through continued tax increment capture after developer reimbursement in a Brownfield Plan (allowed for up to five full additional years).

Tax Increment Financing: the capture of increased taxable value based on redevelopment that can be used to reimburse the expenses for eligible environmental and non-environmental activities.