



1101 S. SAGINAW STREET
FLINT, MICHIGAN 48502
810.766.7426 TEL
810.766.7351 FAX

City of Flint Economic Development Corporation
Agenda
June 10, 2025

1. Call to Order
2. Roll Call
3. Public Comments
4. Approval of Agenda
5. Approval of March 11 2025 Minutes
6. Oak Business Center & Audit
7. Updates
 - a. EDA Funds
 - b. Other Updates
8. Adjournment

Next Meeting: Tuesday July 8 2025
City Hall McKenzie Room 10:00AM



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City of Flint Brownfield Redevelopment Authority
Agenda
June 10, 2025

1. Call to Order
2. Roll Call
3. Public Comments
4. Approval of Agenda
5. Updates:
 - a. Flint Commerce Center Redevelopment Project Brownfield Plan Amendment
 - b. EGLE Brownfield Stakeholders Workshop
6. Adjournment

DRAFT MINUTES



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EDC Minutes: March 11, 2025

1. Called to Order at 10:05am
2. Roll Call –, Vice Chair King, Banks, Priestley, Vance, Wells-Strozier. Absent with Notice: Mayor Neeley, Munroe. Also attending: Bailey, EDC/BRA Attorney Strittmater, Madis.
3. Public Comments - none
4. Approval of Agenda – motion by Banks, support by Wells-Strozier; unanimous vote of approval
5. Approval of Minutes from February 11, 2025 – motion by Priestley, support by Vance; unanimous approval
6. Oak Business Center & Audit - discussion of Oak Business Center operations and budget, and options for its future. Strittmater discussed process toward appraisal and consideration of future options, beginning with audit of EDC finances to date.

Motion to adopt Resolution EDC03-2502: Resolution Supporting EDC Audit by Priestley, seconded by Wells-Strozier. Unanimous approval by roll call vote.

7. EDA Funds Advisory Committee - discussed EDA funds and upcoming steps.
8. EGLE Brownfield Stakeholder Workshops - discussed training opportunity.
9. Update of EDC By Laws

Motion to adopt Resolution EDC03-2501: Resolution Supporting Update of EDC By Laws by Priestley, seconded by Vance; unanimous approval by roll call vote.

Motion to approve Purchasing Policy as corrected by Banks, seconded by Vance; unanimous approval by roll call vote.

DRAFT MINUTES

Motion to name Tyler Bailey, Deputy Director of Business Services for the City of Flint, as EDC Administrator per Purchasing Policy by Vance, seconded by Banks; unanimous approval.

10. Updates

1. EDA Funds
2. Oak Business Center Projects -
3. Other Updates

11. Adjournment -

Motion to adjourn by Priestley, seconded by Banks; unanimous approval at 11:10am.

BRA Minutes: March 11, 2025

Brownfield Redevelopment Authority Meeting cancelled due to lack of agenda items.

Brownfield Redevelopment Grants and Loans

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) offers grants and loans for projects that promote the reuse of contaminated properties and provide economic benefit to the community. These grants and loans can help to:

- Revitalize abandoned properties and return them to the tax rolls.
- Attract developers to brownfield properties.
- Avoid sprawl by reusing properties with existing infrastructure.

ELIGIBLE ACTIVITIES

EGLE Brownfield Grants and Loans can be used to address environmental costs associated with the contaminated property being redeveloped, including:

- Environmental investigations and Baseline Environmental Assessments
- Due care planning and implementation
- Underground storage tank removal
- Response activities
- Demolition, lead, mold, and asbestos abatement, when certain criteria are met

GRANT REQUIREMENTS AND FUNDING

- Grants are available to address environmental activities at contaminated properties with a specific redevelopment. The economic benefit of the project must exceed the grant amount.
- The maximum award amount is \$1 million. Recipients are limited to one grant per year.

LOAN REQUIREMENTS AND FUNDING

- Loans may be used to address environmental activities at properties with known or suspected contamination and that have economic development potential.
- The maximum award amount is \$1 million. Communities are limited to one loan per year.



LOAN TERMS

- 1.5 percent interest rate
- 15-year payback, beginning with a 5-year interest-free, payment-free grace period
- Loans may be repaid through a BRA using tax increment financing

LIABILITY

Grants and loans cannot benefit a party responsible for an activity causing contamination at the property.

WHO CAN APPLY?

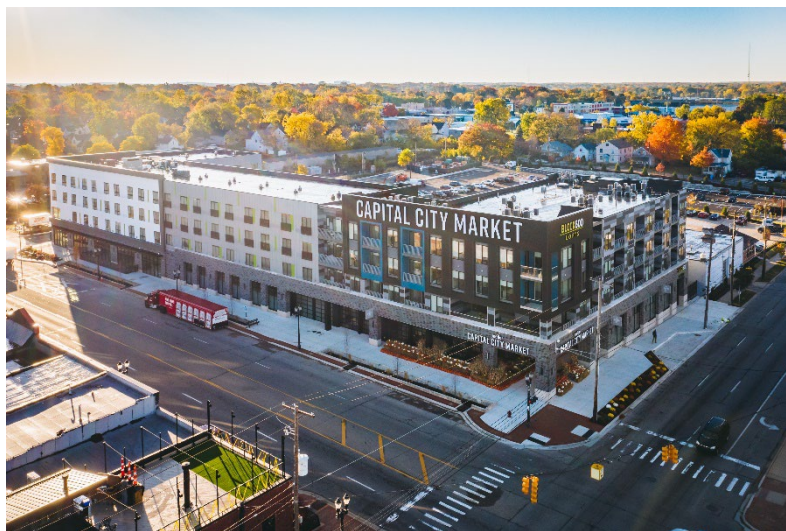
Local units of government, including brownfield redevelopment authorities (BRAs), economic development corporations, or other public bodies created pursuant to state law. Applications are accepted year-round.

HOW TO APPLY

EGLE Brownfield Redevelopment staff collaborate with communities to determine eligibility and the optimal mix of project funding prior to application. Please contact an EGLE Grant Coordinator to discuss your project.

CONTACT US

Jeff Hukill, Brownfield Coordinator
HukillJ@Michigan.gov | 517-242-9276
Michigan.gov/EGLEBrownfields
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Act 381 Brownfield Tax Increment Financing

Tax Increment Financing (TIF) is a powerful funding tool that can help cover additional costs associated with redeveloping a brownfield property. The premise of brownfield TIF is simple:

- When a vacant, blighted, contaminated, or otherwise challenged property is redeveloped it becomes more valuable.
- The increase in value results in an increase in property taxes paid to the municipality, school district, or other taxing authorities for that property.
- The additional tax paid due to the increased property value is referred to as the increment.
- The increment is “captured” by the taxing authority and used to reimburse the developer for the cost of addressing brownfield conditions on the property during construction.
- The brownfield activities eligible for reimbursement are defined in the Brownfield Redevelopment Financing Act (Act 381). They require local and sometimes state approval.
- Once the developer has been reimbursed for the approved eligible brownfield activities on a project, the taxing authority begins retaining all taxes collected for the property, fully realizing the increase in tax revenue from the development.

LOCAL APPROVAL

All projects seeking to use Act 381 TIF must prepare a Brownfield Plan for the project. The plan must identify the brownfield activities to be performed as well as the estimated taxes to be generated and captured. The plan must be approved by the local unit of government and the local Brownfield Redevelopment Authority (BRA). Public hearings and notifications are required as part of this process.

STATE APPROVAL

Projects seeking to capture state education and school operating taxes must submit an Act 381 Work Plan to the appropriate state agency for approval. The Act 381 Work Plan must include a copy of the locally approved Brownfield Plan. Environmental activities typically associated with known or suspected soil and groundwater contamination require review and approval by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Non-environmental brownfield activities including demolition, site work, and infrastructure are reviewed by the Michigan Economic Development Corporation (MEDC).



ELIGIBLE ACTIVITIES

Activities reviewed by EGLE can be divided into two categories:

1. Activities that require approval to use state taxes **before** they take place, including:
 - Due Care Activities
 - Documentation of due care compliance
 - Activities performed to make the property safe for its intended use, such as removing contaminated soil or installing vapor mitigation systems or exposure barriers
 - Response Activities
 - Remediation Activities
 - Demolition; lead, mold, and asbestos abatement under some circumstances
 - And many more (refer to the [Act 381 Work Plan Guidance](#) for additional eligible environmental activities)
2. Exempt activities that can take place **prior** to or without approval to use state taxes, including:
 - Phase I and Phase II Environmental Site Assessments and Baseline Environmental Assessments (BEAs)
 - Asbestos, mold, and lead surveys; hazardous materials and pre-demolition surveys
 - Due care investigations, planning, and reporting

Reach out to your [local EGLE Brownfield Coordinator](#) to discuss a specific project.

USING TIF WITH OTHER EGLE BROWNFIELD INCENTIVES

EGLE Brownfield Loans are often used in conjunction with Brownfield TIF. EGLE loans can provide the capital often needed on the front end of development projects. The loans provide a 5-year payment-free and interest-free grace period to help with the back end of a project. The 5-year window is typically sufficient time to complete the development and generate a tax increment large enough to cover the amount of the loan payment.

EGLE Brownfield Grants can be used with Brownfield TIF. However, grant-funded activities must be clearly identified and separated from activities that will utilize Brownfield TIF to ensure the developer is not being reimbursed for costs that were paid for with the EGLE grant.

CONTACT US

Dan Gough, Brownfield Specialist
GoughD1@Michigan.gov | 517-281-8253
Michigan.gov/EGLEBrownfields
#MiBrownfields



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Brownfield Site Assessments

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) offers environmental assessments at no cost to qualified applicants through its Brownfield Site Assessment (BSA) Program.

These assessments can be used to evaluate the environmental condition of a property, and when contamination is identified, help to determine if additional work is necessary to make the property safe for reuse. Brownfield Assessments can be utilized to:

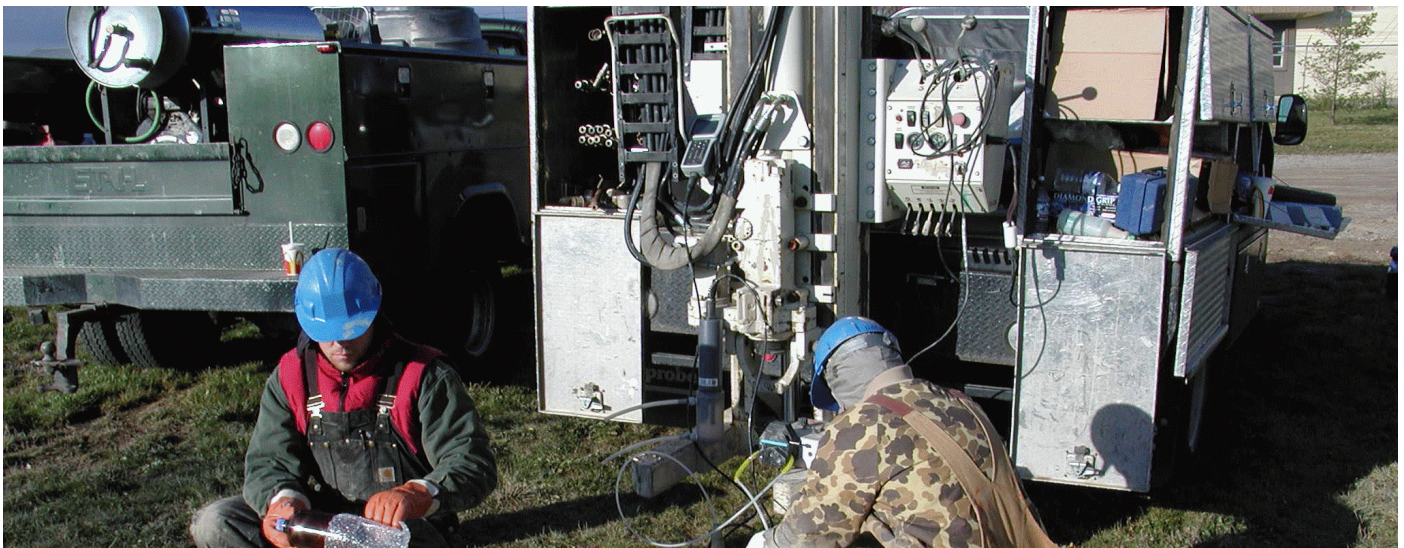
- Market a stagnant property
- Facilitate real-estate transactions
- Provide much needed data to support redevelopment projects

WHAT PROPERTIES QUALIFY?

Most properties with known or suspected contamination are eligible. Priority is given to properties with a proposed or active redevelopment project. Assessments can also be provided for properties being marketed for sale or lease. In all cases, the current property owner must sign an access agreement prior to EGLE performing the assessment.

WHAT CAN WE FUND?

EGLE's BSA program provides a range of environmental assessments to support both project needs and community development goals. This can include one or more of the following: Phase I and Phase II Environmental Site Assessments (ESAs), Asbestos and Hazardous Materials Surveys, Baseline Environmental Assessments, due care planning and cleanup options. BSAs are conducted directly by EGLE and our contractors on behalf of an eligible entity.



WHO CAN APPLY?

Any public entity, non-profit, property owner, developer, or Tribe can contact EGLE to apply. EGLE will seek support for the project from the local municipality before proceeding with the assessment.

HOW TO APPLY

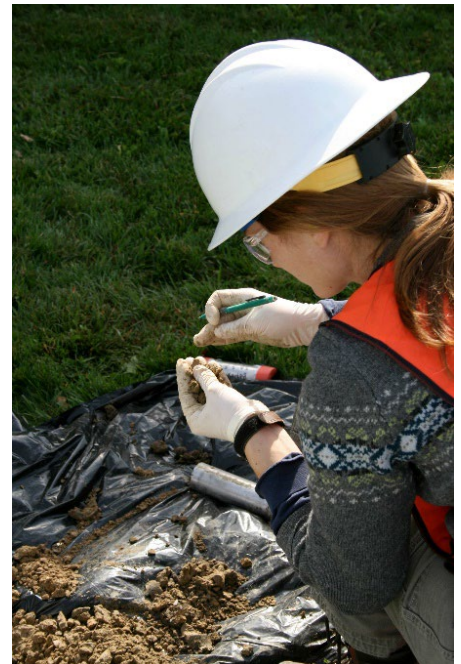
An eligible applicant can nominate a property at any time – there is no application deadline. The application process is quick and EGLE staff usually determine the project's eligibility within a few weeks.

CONTACT US

To nominate a property, reach out to the EGLE [brownfield coordinator in your area](#).

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