



Troy Brownfield Redevelopment Authority

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What is the Troy Brownfield Redevelopment Authority?

The Troy City Council established the Brownfield Redevelopment Authority in 1999, becoming the 100th municipality to do so in the State of Michigan. The Brownfield Authority is a reaffirmation of the City's commitment to facilitate business and property owners in redeveloping brownfield sites throughout Troy.

The decision to create the Brownfield Authority was the result of two acts adopted by the State of Michigan. The first was the 1994 Amendment to the Natural Resources Environmental Protection Act, which reformed liability determinations and reduced remediation costs for those looking to purchase and develop sites classified as brownfields. The second were Public Act 381 and 382 of 1996, which provide developers with financial incentives in the form of Michigan Business Tax (MBT) Credits and Tax Increment Finance (TIF) reimbursements for environmental cleanup.

These new statutes have allowed brownfield redevelopment to compete with greenfield development. These along with the benefits such as: reuse of existing infrastructure, slowing of urban sprawl, and preservation of green space, make redevelopment a more attractive and important option than ever before. The City is excited about the new opportunities for the redevelopment of brownfields, and the Brownfield Authority is ready to assist you with your development plan.

What are the incentives for redevelopment?

The 1994 Amendments to Michigan's environmental laws created a unique opportunity for so-called brownfield sites. In the past, attempts to redevelop brownfields proved to be a lengthy, costly, and potentially risky venture. The Part 201 Amendments and the Brownfield Act have made redevelopment a sound business decision with several provisions, which a developer may apply for with approval of a development plan by the Troy Brownfield Authority.

The reforms are two-pronged. The first involves liability protection:

- The 201 Amendments define and limit liability; it is now possible for an innocent purchaser to take title to environmentally impaired property without assuming past liability for existing contamination.

The second involves financial incentives for cleanup and redevelopment in the form of TIF reimbursements and the MBT credit:

- TIF reimbursement: the Brownfield Authority may capture the incremental real and personal property tax revenues generated by a developer's project to pay for eligible environmental cleanup and contamination prevention incurred on the property, and eligible demolition on functionally obsolete structures.
- Michigan Business Tax Credit: A tax credit of 10% up to ten million dollars is available for an owner or operator of a facility for capital and equipment expenditures for redevelopment.

What has Troy Brownfield Authority done?

The Brownfield Authority has supported the successful redevelopment of the former Ford Tractor Plant, the former Stanley Door site, and the Harabedian Paving Company site. The TBRA recently partnered with the Troy Downtown Development Authority and the State of Michigan in providing TIF incentives in the redevelopment of the former KMart headquarters. More information on these projects, and how the TBRA can assist you with your project can be found online at www.troymi.gov.



Meeting and Contact Information

The Troy Brownfield Authority meets quarterly. For specific meeting dates and more information please visit the Troy Brownfield Authority Web site at www.troymi.gov/EconomicDevelopment/BrownfieldAuthority.asp or contact:

Real Estate & Development Department

Phone Number: 248.524.3498

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For more information concerning redevelopment opportunities, legislation, or application materials, please visit the Michigan Department of Environmental Quality's Web site at: www.michigan.gov/deq.