

# Cheboygan County Brownfield Redevelopment Authority



## *CONSIDERING SELLING OR DEVELOPING COMMERCIAL OR INDUSTRIAL PROPERTY?*

**YOUR FINANCING INSTITUTION WILL PROBABLY REQUIRE THAT AN ENVIRONMENTAL ASSESSMENT BE COMPLETED.  
THIS GRANT PROGRAM MAY PROVIDE FUNDING FOR SUCH AN ASSESSMENT AT NO COST TO YOU!**

### **Brownfield Redevelopment Authority**

Cheboygan County and the County's Brownfield Redevelopment Authority received two federal grants to stimulate redevelopment and economic growth in our community. The grants provide resources to answer environmental unknowns and position property for redevelopment.

Cheboygan County has a strong rich history as a Great Lakes port and industrial manufacturing center. Because of economic and competitive changes, our manufacturing base has diminished, leaving behind abandoned industrial buildings and other sites with known or suspected contamination. These sites represent development challenges because of the financial resources prospective purchasers must commit to determining the environmental status of the property.

Recognizing the need to stimulate redevelopment of these sites, Cheboygan County, in cooperation with the City of Cheboygan, applied for and received two federal grants totaling \$400,000 to conduct environmental assessments and secure incentives to facilitate redevelopment.

#### **The goals of the Brownfield Assessment Project are to:**

- Remove barriers and position potentially contaminated property for redevelopment;
- Reduce threats to human health and the environment;
- Create jobs and encourage additional spin-off development;
- Redevelop downtowns and preserve open space; and
- Create public spaces

#### **Federal grant funds will be used to:**

1. **Inventory:** Identify and compile information on possible properties with potential contamination, or "brownfields",
2. **Environmental Site Assessments:** Research and investigate whether contamination exists and recommend appropriate actions for redevelopment; and
3. **Outreach:** Inform communities, stakeholders and developers of brownfield redevelopment opportunities in Cheboygan County.

The additional services for selected sites are provided in three phases. The first phase includes researching the history of the site to determine what, if any, previous uses may have resulted in contamination. If the research indicates that there may be environmental concerns on the site, samples of the soil and groundwater will be taken and analyzed in the second phase to determine if contamination exists. If contamination exists, a Baseline Environmental Assessment will be prepared in the third phase that documents the existing contamination and protects new owners from environmental liability for previous operations. New owners still have a responsibility to ensure that the contamination does not get worse and that others are not exposed. A Due Care Plan will be developed that outlines what actions need to be taken right away, as well as during and after redevelopment, to ensure the obligations of the new owners are met. The levels of service for each site will be determined by the County or City.

#### **For more information, please contact:**

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