

Legislative Analysis



BROWNFIELD REDEVELOPMENT REVISIONS

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Senate Bill 534 (Substitute S-2)

Sponsor: Sen. Randy Richardville

House Committee: New Economy and Quality of Life

Senate Committee: Economic Development and Regulatory Reform

Complete to 12-6-07

A SUMMARY OF SENATE BILL 534 (S-2) AS PASSED BY THE SENATE 12-1-07

The bill would amend the Brownfield Redevelopment Financing Act to revise the definitions of "eligible activities", "eligible property", and "blighted"

Under the bill, "eligible activities" would include reasonable costs of developing and preparing brownfield plans and work plans, as well as reasonable costs of environmental insurance. The bill also would include certain demolition activities; lead or asbestos abatement; certain activities at a former mill located along a river that is a Federal Superfund site; and certain activities at a redevelopment site north of the 45th Parallel where at least \$250 million of new capital investment was made.

The bill would revise the definition of "eligible property" to encompass property on which eligible activity could occur under the bill's expanded definition of "eligible activities", including property that was used for public purposes, as well as the purposes currently authorized under the act (commercial, industrial, or residential)

"Blighted" refers to property that meets certain criteria indicating its non-use. The bill would include property that has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use.

The bill is tie-barred to Senate Bill 539 and House Bills 4711 and 4712, which also would amend the Brownfield Redevelopment Financing Act. Senate Bill 539 (S-1) would require performance post-audits of the brownfield program, and expand brownfield authority reporting requirements. House Bills 4711 (S-1) and 4712 (S-1) would extend for five years, until January 1, 2013, the deadline for state approval of a work plan if an authority will use taxes levied for school operating purposes; make additional exceptions to the act's limitation on the use of captured tax revenue; and revise provisions concerning work plans, the duration of a brownfield plan, and state reporting requirements.

MCL 125.2652

FISCAL IMPACT:

A fiscal analysis is in progress.

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