

Common Brownfield and Environmental Acronyms & Definitions

Acronym Full Name

ACT 381	Brownfield Redevelopment Financing Act
AQD	Air Quality Division - MDEQ
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AAI	All Appropriate Inquiry
BEA	Baseline Environmental Assessment
BRA	Brownfield Redevelopment Authority
CAA	Clean Air Act
CDBG	Community Development Block Grant
CERCLA	Comprehensive Environmental Response Compensation & Liability Act
CIA	Corridor Improvement Authority
CNTS	Covenant Not to Sue
DDA	Downtown Development Authority
DDCC	Documentation of Due Care Compliance
DEQ	Department of Environmental Quality
DNR	Department of Natural Resources
ESA	Environmental Site Assessment
EPA	Environmental Protection Agency
EZ/EC	Empowerment Zones/Enterprise Communities
FTV	Future Taxable Value
GWCAC	Groundwater Conservation Advisory Council
HASP	Health and Safety Plan
HUD	Department of Housing and Urban Development
IFE	Industrial Facilities (Tax) Exemption
ITV	Initial Taxable Value
LBA	Land Bank Authority
LDFA	Local Development Financing Authority

LEED	Leadership in Energy and Environmental Design
LBRF	Local Brownfield Revolving Fund
LUG	Local Unit of Government
LUST	Leaking Underground Storage Tank
MBP3	Michigan Pollution Prevention Partnership
MBDP	Michigan Business Development Program - MEDC
MCRP	Michigan Community Revitalization Program - MEDC
MEDC	Michigan Economic Development Corporation
MDEQ	Michigan Department of Environmental Quality
MOU/MOA	Memorandum of Understanding/ Memorandum of Agreement
MSF	Michigan Strategic Fund
MSHDA	Michigan State Housing Development Authority
NPL	National Priorities List
NREPA	Natural Resource Environmental Protection Act - 451
NEZ	Neighborhood Enterprise Zone
ODWMA	Office of Drinking Water and Municipal Assistance - MDEQ
OEA	Office of Environmental Assistance - MDEQ
OGL	Office of the Great Lakes
OOGM	Office of Oil, Gas and Minerals - MDEQ
OPRA	Obsolete Property Rehabilitation Act
OWMRP	Office of Waste Management and Radiological Protection - MDEQ
Part 111	Part 111 of NREPA Act 451 - Treatment, Storage, Disposal Sites
Part 115	Part 115 of NREPA Act 451 - Waste Disposal Areas
Part 201	Part 201 of NREPA Act 451 - Michigan's Cleanup Program



Acronym Full Name

Part 213	Part 213 of NREPA Act 451 - Leaking UST Program
PCBs	Polychlorinated Biphenyls (PAHs)
PNAs	Polynuclear Aromatics
PRE	Principle Residence Exemption
PRP	Potentially Responsible Party
QLGU	Qualified Local Governmental Units
QAPP	Quality Assurance Project Plan
RAP	Remedial Action Plan
RCRA	Resource Conservation & Recovery Act
Ren Zone	Renaissance Zone
RLF	Revolving Loan Fund
RRD	Remediation and Redevelopment Division - MDEQ
RPF	Refined Petroleum Fund
SAP	Sampling and Analysis Plan
SEV	State Equalized Value
SCCBRA	St. Clair County Brownfield Redevelopment Authority
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 - MDEQ

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—is a 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 laboratory analysis of soil, groundwater, soil-gas, and/or indoor air to evaluate the potential presence of hazardous substances or petroleum products.

Baseline Environmental Assessment—a 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 MDEQ exemption to remedial liability for new owners/operators of property with pre-existing contamination.

Documentation of Due Care Compliance—is a report detailing completed response activities resulting in a demonstration that a property is currently in compliance with "due care" obligations specified under Part 201.

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

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

ACT 381—authorizes and permits the use of school and local tax increment financing to help reduce the burden of Brownfield related costs when redeveloping affected properties.

ACT 381 Work Plan—is a supporting document prepared in association with brownfield plans that include the proposed capture of school tax increment revenue. The Act 381 Work Plan is reviewed for approval by either the MSF or MDEQ depending upon the nature of the eligible activities subject to reimbursement through school tax increment revenue.

Local Brownfield Revolving Fund—established by the BRA, the LBRF places excess captured taxes into the fund from properties where DEQ approved eligible environmental response activities were conducted for a maximum of five years.

Tax Increment Financing—captured taxes that can be used to reimburse the expenses for eligible environmental response and non-environmental activities until the Brownfield Plan ends.

