

STATE OF MICHIGAN

BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEGAN

**BOARD OF COMMISSIONERS—ADOPT BROWNFIELD REDEVELOPMENT PROGRAM POLICY #213**

**BE IT RESOLVED**, that the Allegan County Board of Commissioners hereby adopts the Brownfield Redevelopment Program Policy #213, as attached, effective immediately; and

**BE IT FINALLY RESOLVED** that Administration shall post the policy to the County website.

DRAFT

**ALLEGAN COUNTY  
BOARD POLICY**



**TITLE:** BROWNFIELD REDEVELOPMENT PROGRAM POLICY  
**POLICY NUMBER:** #213

**APPROVED BY:** Board of Commissioners  
**PREPARED BY:** Deputy County Administrator of Services  
**EFFECTIVE DATE:** January 8, 2026  
**LAST REVISED DATE:**  
**LAST REVIEWED DATE:**

- 1. PURPOSE:** The purpose of the Brownfield Redevelopment Program (Program) is to facilitate the redevelopment of Eligible Property (commonly referred to as Brownfields) that qualify as either a “facility” (a.k.a. environmentally contaminated), blighted property, historic resource, functionally obsolete property, transit-oriented property/development, adjacent and contiguous, a tax reverted property under the control of a land bank fast track authority, in a targeted redevelopment area, or a housing property as defined in the Brownfield Redevelopment Financing Act, 1996 Public Act 381, as amended (PA 381). By facilitating the redevelopment of Brownfield properties, the Program is intended to promote economic growth. The Program allows the use of Tax Increment Financing (TIF) to pay for or reimburse public or private costs associated with eligible activities, as defined in PA 381.
- 2. SERVICE AREA(s) AFFECTED:** Any Eligible Property included in a Brownfield Plan that is located within the County.
- 3. POLICY:** The Allegan County Board of Commissioners (BOC) is in support of the use of this Program’s incentive and will strongly consider adopting any Brownfield Plan that the Authority recommends to the BOC so long as the Brownfield Plan complies with the provisions of PA 381. Specifically, for a project proposed as a housing property to deliver “workforce housing” at or below 120% of the Area Median Income (AMI) due to an amendment to PA 381 that took immediate effect on July 18, 2023, the BOC recognizes the need for quality attainable housing and is in support of the use of the Brownfield Program for workforce housing projects. Before the BOC considers any Brownfield Plan for adoption, approval of a Brownfield Plan must occur first by the Authority with the concurrence of the local governmental unit in which the proposed Brownfield Program project is located. Additionally, strong support from the local governmental unit in which the proposed Brownfield Program project is located is needed.
- 4. REFERENCES:** [MCL – ACT 381 OF 1996](#) BROWNFIELD REDEVELOPMENT FINANCING ACT

## 5. DEFINITIONS:

**"Authority"** - The Allegan County Brownfield Redevelopment Authority (ACBRA) was established by the BOC in January of 2007 under the auspices of Public Act 381 of 1996, as amended by Public Act 145 of 2000 to facilitate improvement of environmentally distressed areas so as to promote revitalization within the County and existing Brownfields.

**"AMI"** - Area Median Income means the median income for the area as determined under Section 8 of the United States Housing Act of 1937, 42 USC 1437f, adjusted for family size.

**"BOC"** - Allegan County Board of Commissioners.

**"County"** - Allegan County.

**"Eligible Activities"** – are actions that are taken to redevelop a Brownfield property, the costs for which are eligible for reimbursement via TIF.

**"Eligible Property"** - Eligible property must be included in a Brownfield Plan and qualify as either a facility, functionally obsolete, blighted, historic resource, transit-oriented property/development, adjacent and contiguous, a tax reverted property under the control of a land bank fast track authority, in a targeted redevelopment area, or a housing property as defined in PA 381.

**"MCL"** - Michigan Compiled Laws.

**"PA 381"** - Brownfield Redevelopment Financing Act, 1996 Public Act 381, as amended.

**"TIF"** - Tax Increment Financing is a powerful funding tool that can help cover the additional costs associated with redeveloping a Brownfield property. When a Brownfield redevelopment generates new Tax Increment Revenue, those new incremental taxes can be captured by an Authority and given back to the private developer or public entity to reimburse them for the eligible costs associated with redeveloping the Eligible Property.

**"TIR"** – Tax Increment Revenues are the additional property tax revenue generated from new development or increased property values within a specific Brownfield Plan with identified Eligible Property. The original property tax revenue, based on the pre-development value, continues to go to the original taxing bodies like the city, county, and school district.