

**CHARTER TOWNSHIP OF MERIDIAN
ENVIRONMENTAL COMMISSION AGENDA**
Wednesday, November 5, 2014
Town Hall Room
Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864

Work Session

1. Call the work session to order at 6:30 p.m.
2. Approval of the work session agenda
3. Review of the minutes of the October 1, 2014 work session/regular meeting
4. Other business
5. Public remarks
6. Adjournment

Regular Meeting

1. Call the regular meeting to order at 7:00 p.m.
2. Approval of the regular meeting agenda
3. Welcome re-appointed Commissioner Schools back
4. Approval of the minutes of the October 7, 2014, work session/regular meeting
5. Green Themes presentation by Jeff Hukill of the Michigan Department of Environmental Quality (MDEQ) on "**Brownfield Redevelopment.**"
6. Public remarks
7. Chair's Report
8. Communications/staff report
9. Other Business
 - a. 2015 meeting schedule resolution
 - b. Replacing/replanting street trees
 - c. Comments on the Master Plan update
10. Study groups/liaison reports
11. Public remarks
12. Adjournment

WORK SESSION

PRESENT: Chair Jackson and Commissioners Scherbarth, Kielbaso, McConnell, Sarver, and Searl (6:38)

ABSENT: None

STAFF

PRESENT: Richard F. Brown, Jr., AICP, Associate Planner

OTHERS

PRESENT: None

1. **CALL WORK SESSION TO ORDER**

Chair Jackson called the meeting to order at 6:32 p.m.

2. **APPROVAL OF THE WORK SESSION AGENDA**

- **MOTION** by Commissioner Scherbarth to approve the work session agenda. Supported by Commissioner Sarver. Approved 5-0.

3. **REVIEW OF THE MINUTES OF THE SEPTEMBER 17, 2014 WORK SESSION AND REGULAR MEETING**

Several minor corrections were noted.

4. **OTHER BUSINESS**

Commissioner Sarver summarized the Energy Team meeting and the Township's interest in being included on Consumers Energy's list of communities interested in being considered for solar energy programs/investments.

5. **PUBLIC REMARKS**

None

6. **ADJOURNMENT**

Work session adjourned without objection at 6:57 p.m.

**CHARTER TOWNSHIP OF MERIDIAN
ENVIRONMENTAL COMMISSION MINUTES
Meridian Municipal Building
October 1, 2014 - draft**

REGULAR MEETING

PRESENT: Chair Jackson and Commissioners Searl, Scherbarth, McConnell, Sarver, and Kielbaso

ABSENT: None

STAFF

PRESENT: Richard F. Brown, Jr., AICP, CBSP Associate Planner

OTHERS

PRESENT: None

1. CALL REGULAR MEETING TO ORDER

Chair Jackson called the meeting to order at 7:04 p.m.

2. APPROVAL OF THE REGULAR MEETING AGENDA

- **MOTION** by Commissioner McConnell to approve the agenda. Supported by Commissioner Kielbaso. Approved 6-0.

3. REVIEW AND APPROVAL OF SEPTEMBER 17, 2014 WORK SESSION AND REGULAR MEETING MINUTES

- **MOTION** by Commissioner Scherbarth to approve the minutes with corrections. Supported by Commissioner McConnell. Approved 6-0.

4. GREEN THEMES PRESENTATION ENTITLED "GREEN CHEMISTRY" BY ENVIRONMENTAL COMMISSION CHAIR NED JACKSON:

Chair Jackson described the twelve principles of green chemistry:

- Prevention
- Atom Economy
- Less Hazardous Chemical Syntheses
- Designing Safer Chemicals
- Safer Solvents and Auxiliaries
- Design for Energy Efficiency
- Use of Renewable Feedstocks
- Reduce Derivatives
- Catalysis
- Design for Degradation
- Real-time Analysis for Pollution Prevention
- Inherently Safer Chemistry for Accident Prevention

5. **PUBLIC REMARKS**

None

6. **CHAIR'S REPORT**

The Green-up Conference is taking place on November 12th at the Kellogg Center

9. **COMMUNICATIONS/STAFF REPORT**

Associate Planner Brown summarized the following:

- The Greater Lansing Solar Tour is taking place on October 4th
- The Township's Fall Recycling Event also takes place on October 4th

10. **OTHER BUSINESS**

a. Election of a new Vice-Chair:

- Commissioner Scherbarth agreed to serve as Vice-Chair for the remainder of 2014. Approved by the entire Commission, 6-0.

b. Resolution of appreciation for Jeralyn Moran:

- **MOTION** by Commissioner Scherbarth to approve the resolution for Commissioner Moran. Supported by Commissioner McConnell. Approved 6-0.

c. Replacing/replanting street trees:

- Commissioners Kielbaso and Scherbarth agreed to spearhead this effort.

11. **STUDY GROUPS/LIAISON REPORTS**

No reports, but Commission McConnell volunteered to be the liaison for the Parks Commission.

12. **PUBLIC REMARKS**

None

13. **ADJOURNMENT**

- **MOTION** by Commissioner Kielbaso to adjourn the Regular Meeting. Supported by Commissioner Sarver. Approved 7-0. Meeting adjourned at 8:40 p.m.

**Environmental Commission
2015 Meeting Schedule**

RESOLUTION

At a regular meeting of the Environmental Commission of the Charter Township of Meridian, Ingham County, held at the Meridian Township Upstairs Conference Room, 5151 Marsh Road, Okemos, MI 48864-1198, on the 7th day of November 2014 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, Public Act 261 of the Public Acts of 1968 requires a publication of the meeting schedule of every Municipal Board at least once a year; and

WHEREAS, the Environmental Commission desires to announce the time, date, and place of all meetings of the Environmental Commission, including so called work sessions pursuant to the provisions of Act 267 of the Public Acts of 1976, it is the desire of the Environmental Commission to maintain a meeting schedule, which is generally the first Wednesday of each month.

NOW, THEREFORE, BE IT RESOLVED BY THE ENVIRONMENTAL COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Environmental Commission will meet in regular session in the Town Hall Room, Meridian Municipal Building, 5151 Marsh Road, unless noticed or posted otherwise, at approximately 7:00 p.m. on the first Wednesday of the month, as listed below for January through December, 2013. Furthermore, if a work session is to be held, it will occur at approximately 6:30 p.m. on the same night of the scheduled meetings, in a location noticed on the meeting agenda or otherwise posted.

2. The specific dates for the regular meetings are as follows:

January	7
February	4
March	4
April	1
May	6
June	3
July	1
August	5
September	2
October	7
November	4
December	2

Environmental Commission Meeting Dates
2015 Schedule
Page 2

3. Meetings may be canceled, recessed, re-scheduled, or postponed by members of the Environmental Commission pursuant to the statute thereto appertaining.
4. Any special meetings to be held by the Environmental Commission shall be noticed and/or posted at least 48 hours prior to the scheduled time.
5. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: Commissioners _____

NAYS: None

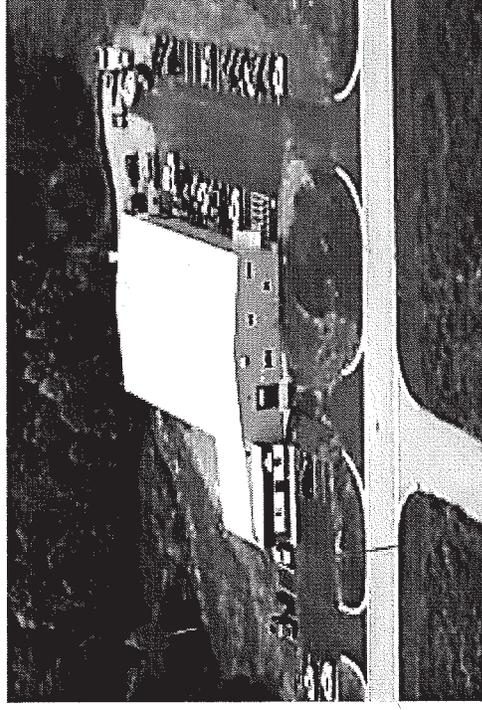
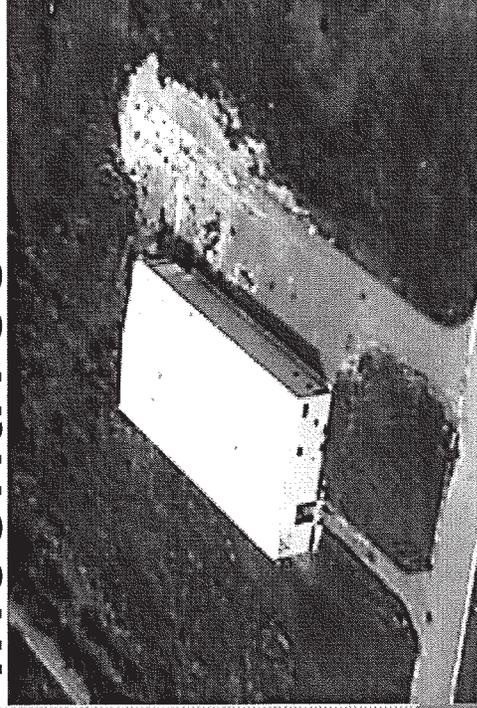
STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Environmental Commission, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of the resolution adopted at a regular meeting of the Environmental Commission, held on the 7th day of November 2014.

James E. Jackson, Chair
Environmental Commission



Brownfield Redevelopment Incentives



Meridian Township Environmental Commission Meeting
November 5, 2014

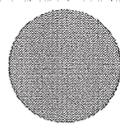
Jeff Hukill

Brownfield Program Coordinator
Upper Peninsula, Southern-Michigan
and Mid-Michigan



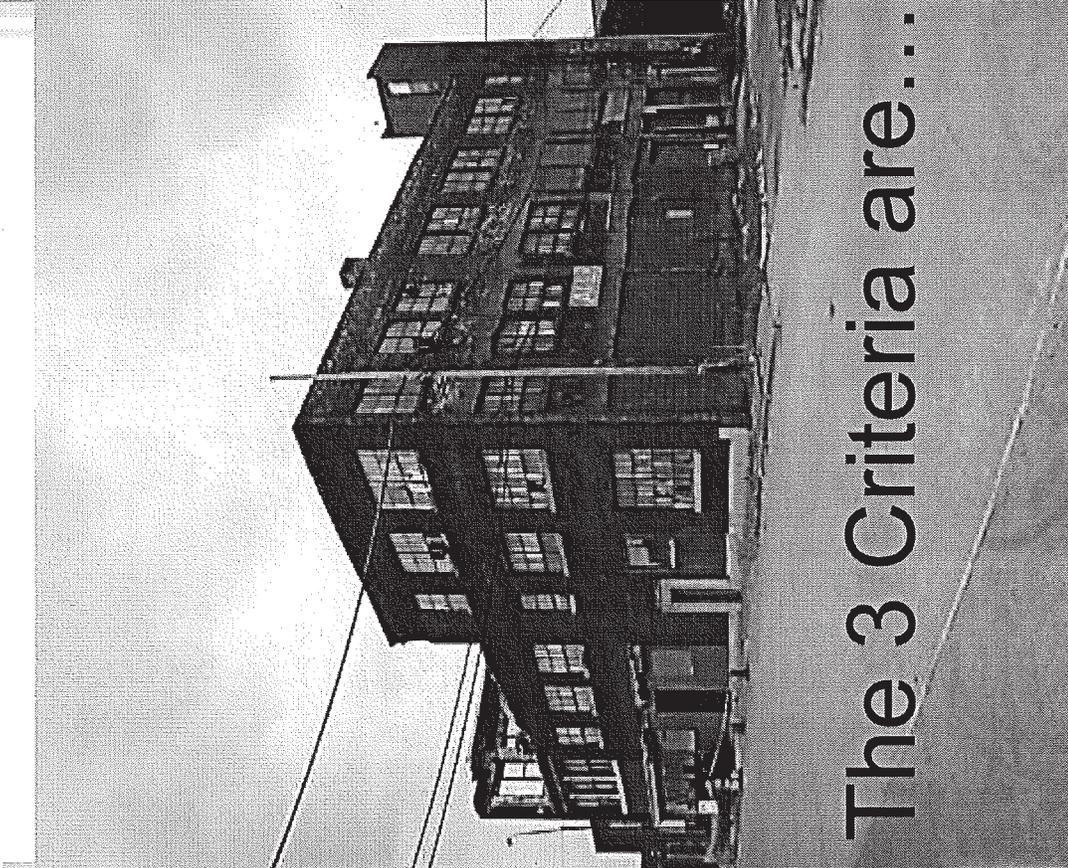
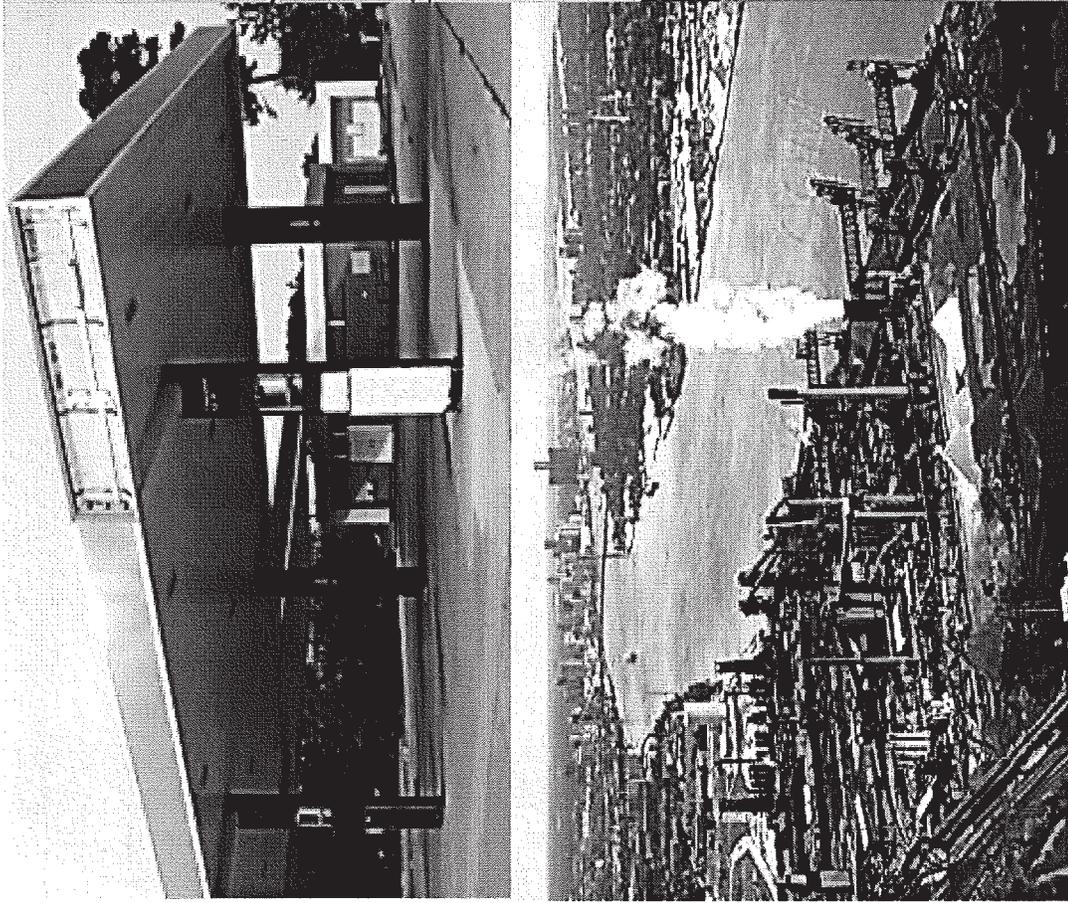
PRESENTATION OVERVIEW

- Define Brownfields
- Michigan Brownfield Incentives
- Tax Increment Financing (TIF)
- TIF Process
- Brownfield Site Specific Assessments





Defining Brownfields

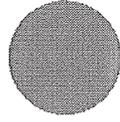
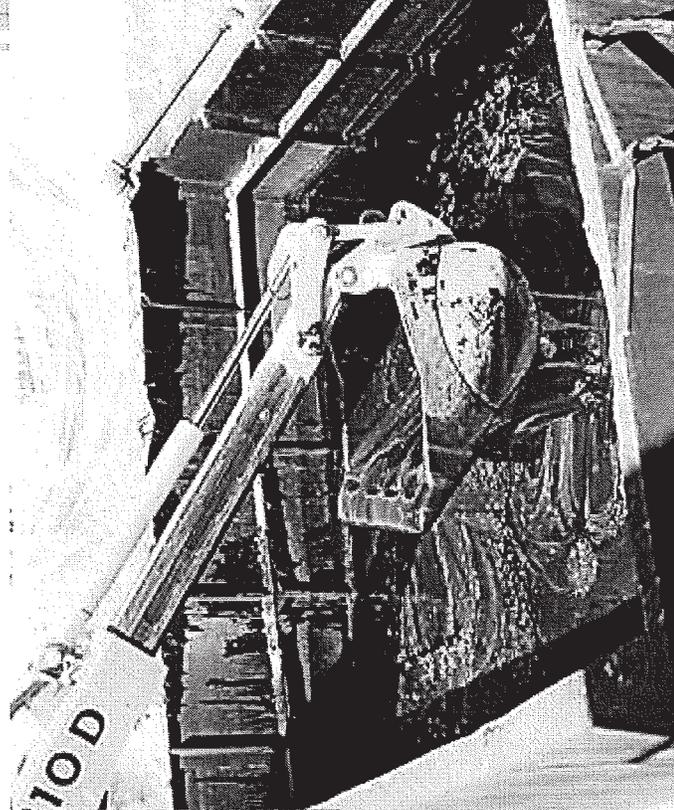


The 3 Criteria are...



1. Property is a “Facility” (Contamination exceeds residential criteria)

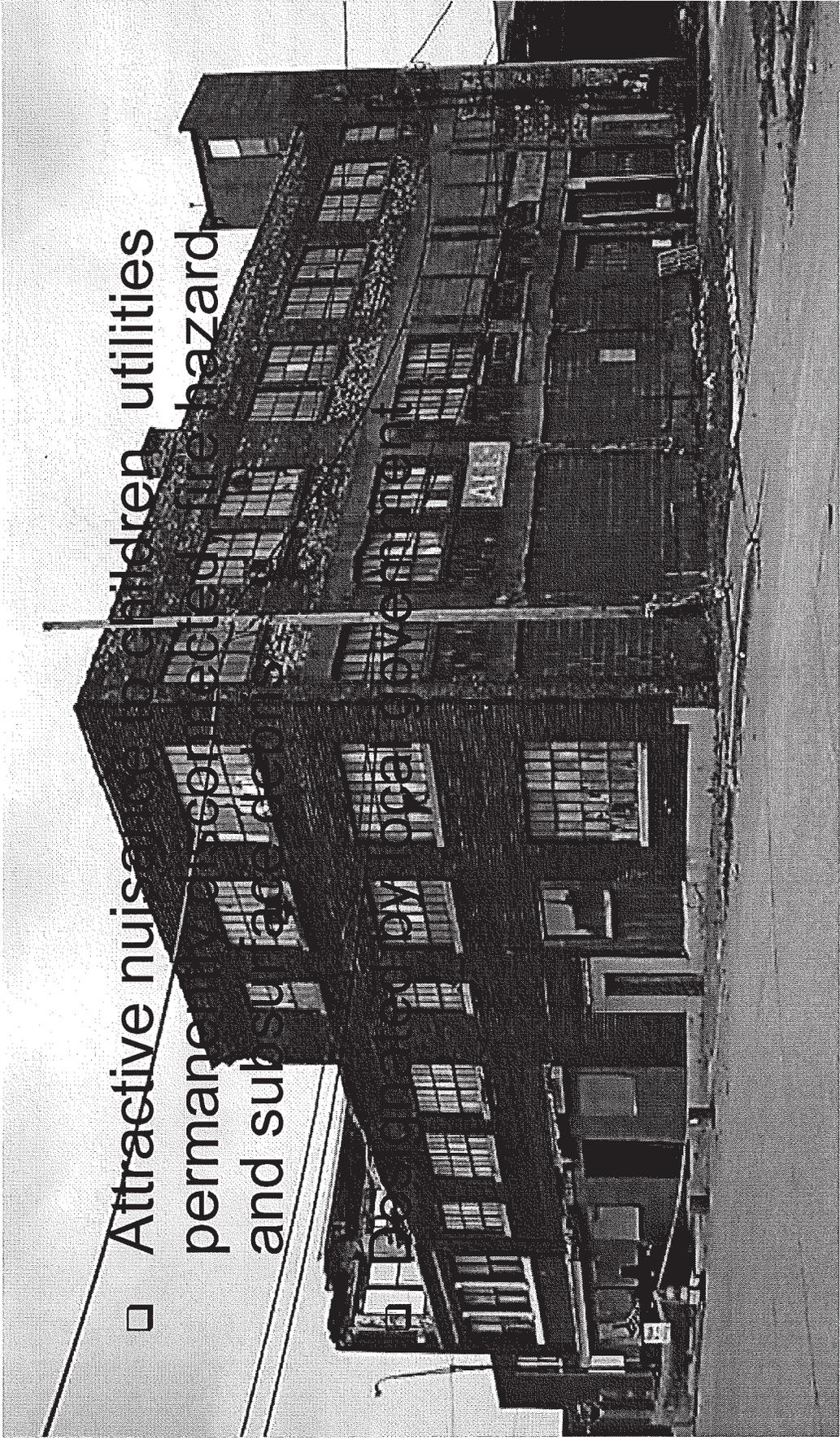
* Only way to qualify for DEQ Brownfield Incentives





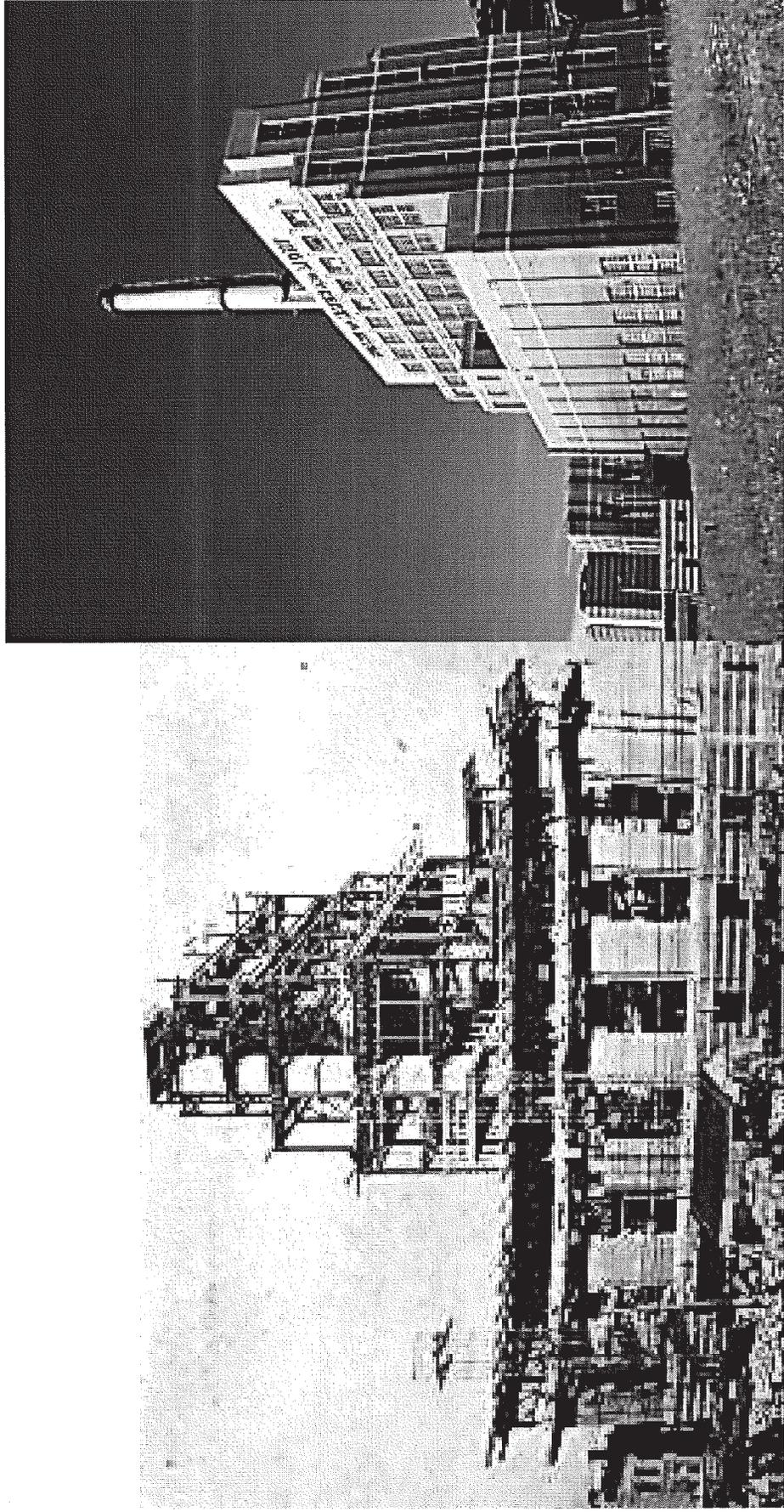
2. Property is “Blighted”

- Attractive nuisance
- Connected to other utilities
- Permanently connected fire hazard
- and substantial



DEC 3. Property is “Functionally Obsolete”

Unable to perform the function originally intended for.





Michigan Brownfield Incentives

Our Purpose: Level the Playing Field

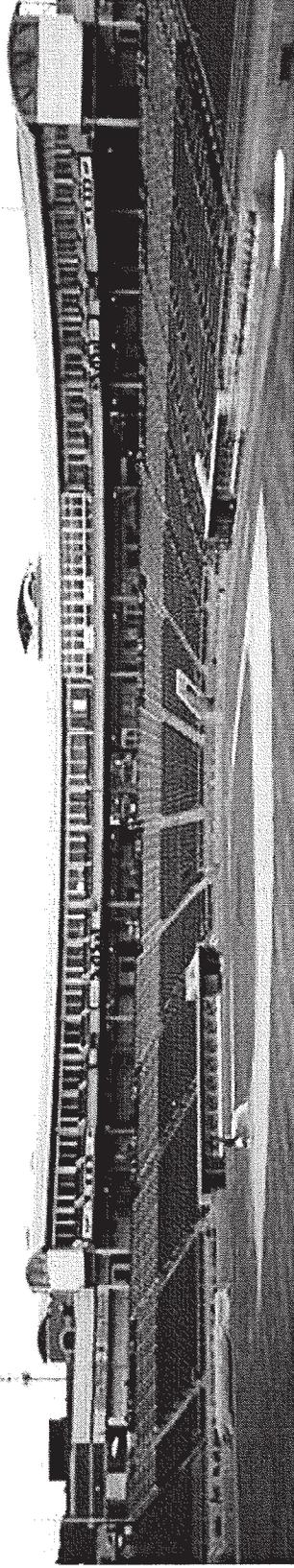
DEQ Brownfield Grants & Loans



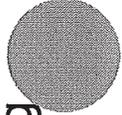


GRANTS AND LOANS - HOW TO GET STARTED?

- Call our office to discuss your project.
- A single application is used for both grants and loans, available by contacting our office.
- Applications are accepted year round.



Cooley Law School Stadium, Lansing

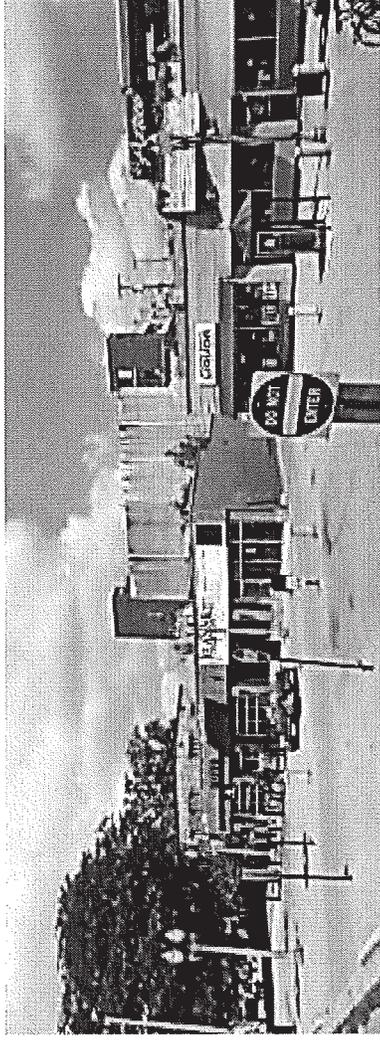




Brownfield Grants and Loans

Grants:

- Up to \$1,000,000*



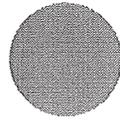
St. Anne Luxury Lofts – East Lansing (before & after)

Loans:

- Up to \$1,000,000*



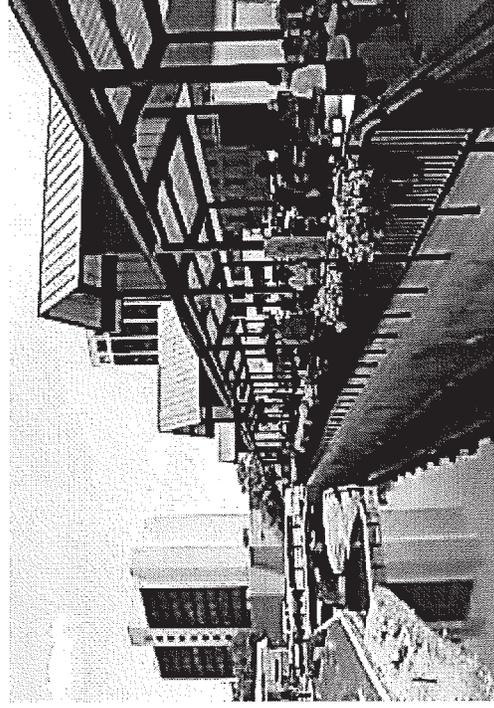
* Per Applicant per Year





GRANT / LOAN ELIGIBLE ACTIVITIES

- Environmental Investigations (Phase I&II)
- Baseline Environmental Assessments
- Due Care / Remedial Action
(as needed for redevelopment)
- Demolition



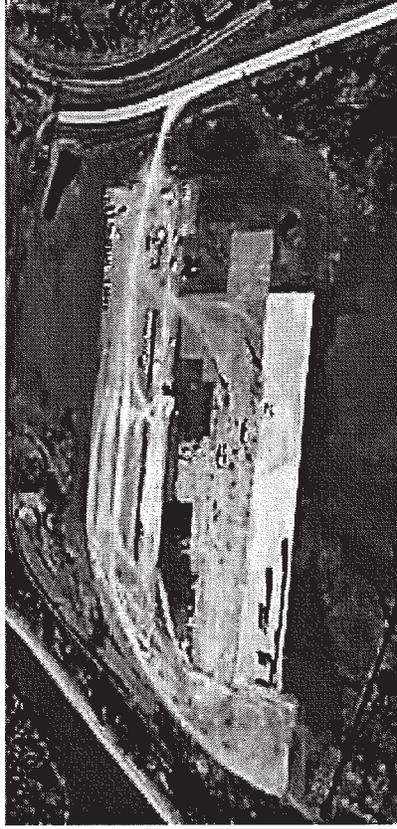
Farmer's Market in Jackson



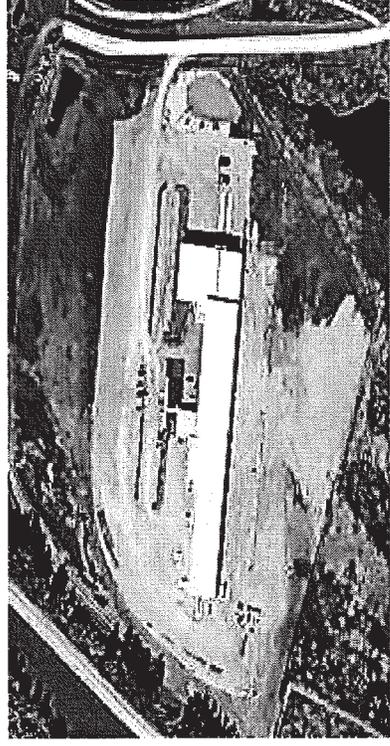


BROWNFIELD GRANT REQUIREMENTS

1. Property must be a facility.
2. No viable liable parties.
3. Redevelopment must be identified.



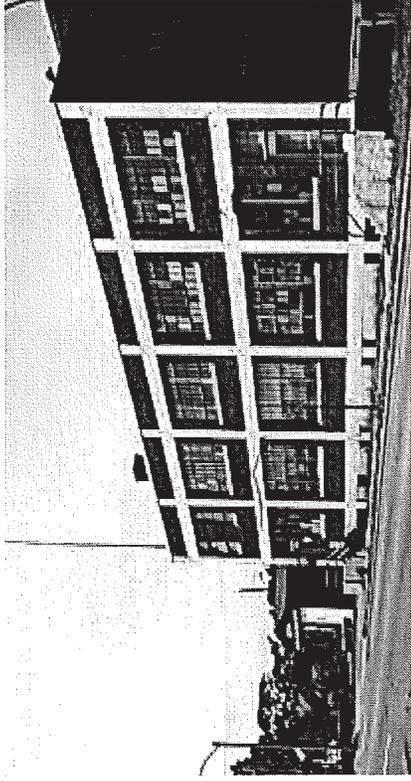
Ventower Industries, Monroe



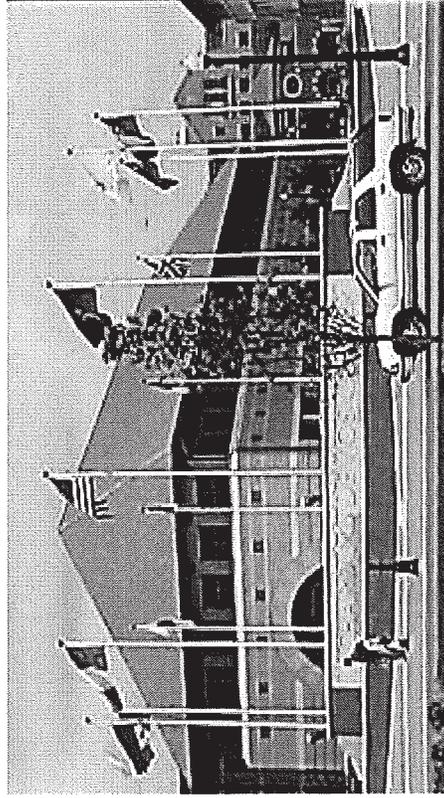


Brownfield Loan Requirements

1. Property only has to be a suspected facility.
2. Liability not a deal killer.
3. Redevelopment must only be likely.



Grand Valley State University
graduate business school at
the former Mt. Vernon
Foundry,
Grand Rapids

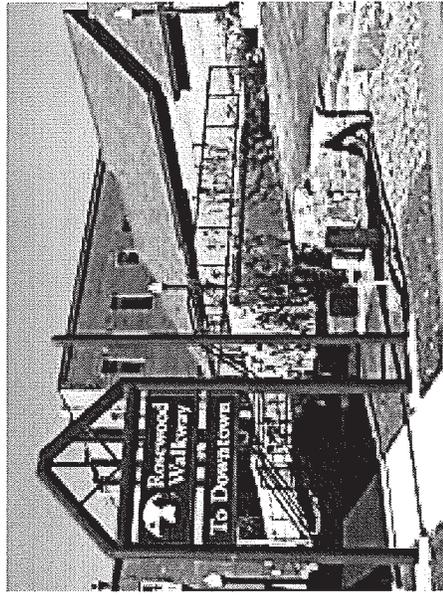




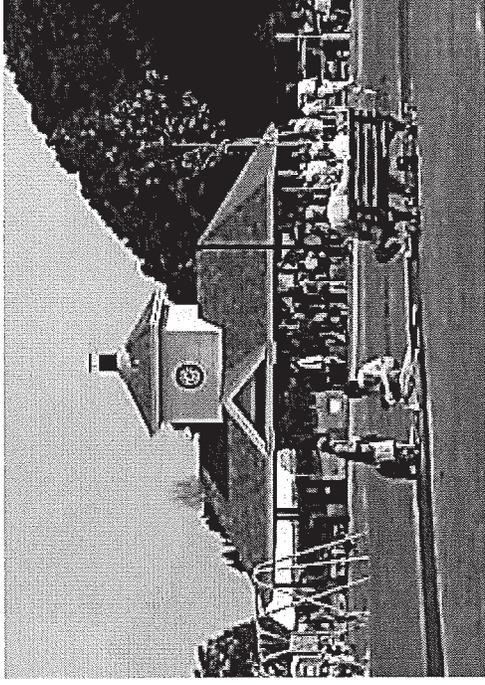
Brownfield Loans.....

- 15-YEAR TERM, FIRST 5 PAYMENT & INTEREST FREE
- INTEREST RATE OF 1.5%

Riverplace, Frankenmuth



Former Railroad Trestle, Marquette



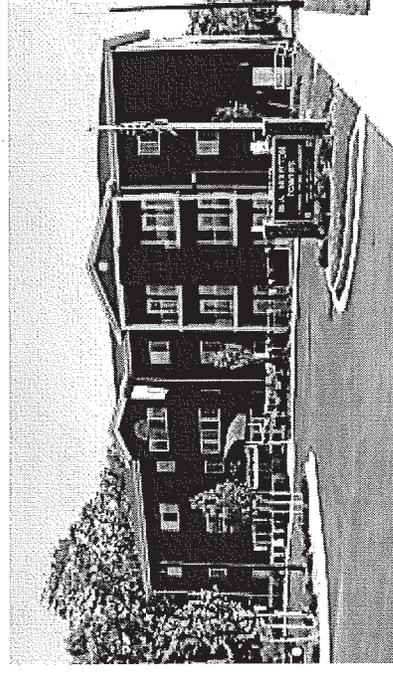
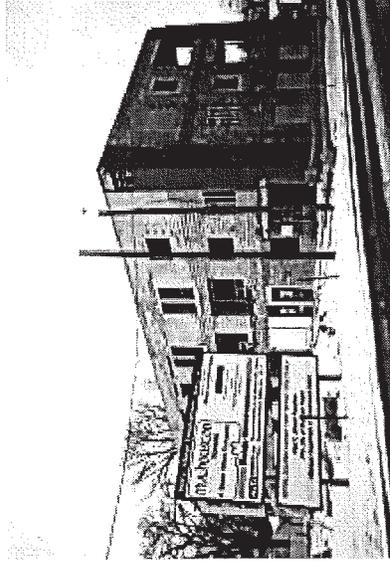
Former Rail Yard, Elberta





Other Prioritizing Factors

- Job Creation
- Private Investment
- Green Building Concepts
- Placemaking Concepts
- Local Contribution
- Walkable City Concepts
- Non-point Source Controls

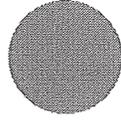
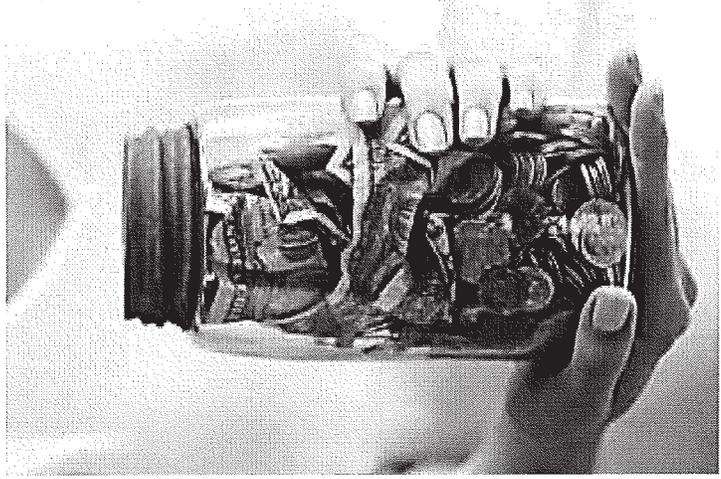


MA Houston Towers, at the former
Heritage Hospital, Muskegon
Heights



REMAINING FUNDS

- Approximately \$9.5 Million in Grant Funds
- Approximately \$11 Million in Loan Funds



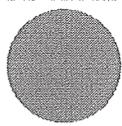


TIF - The Mechanism

ACT 381

Brownfield Redevelopment Financing Act 1996 PA 381, as amended

- 1996 - 2000 Environmental
- 2000 Added blighted and functionally obsolete properties, non-environmental activities

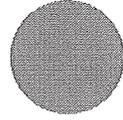




The Increment: How TIF Works

Base Taxable Value of Property Established.

Base
Taxable
Value
\$





The Increment: How TIF Works

Developer makes improvements, which raises the taxable value and increases the tax revenue collected from the property.

**Base
Taxable
Value
\$**

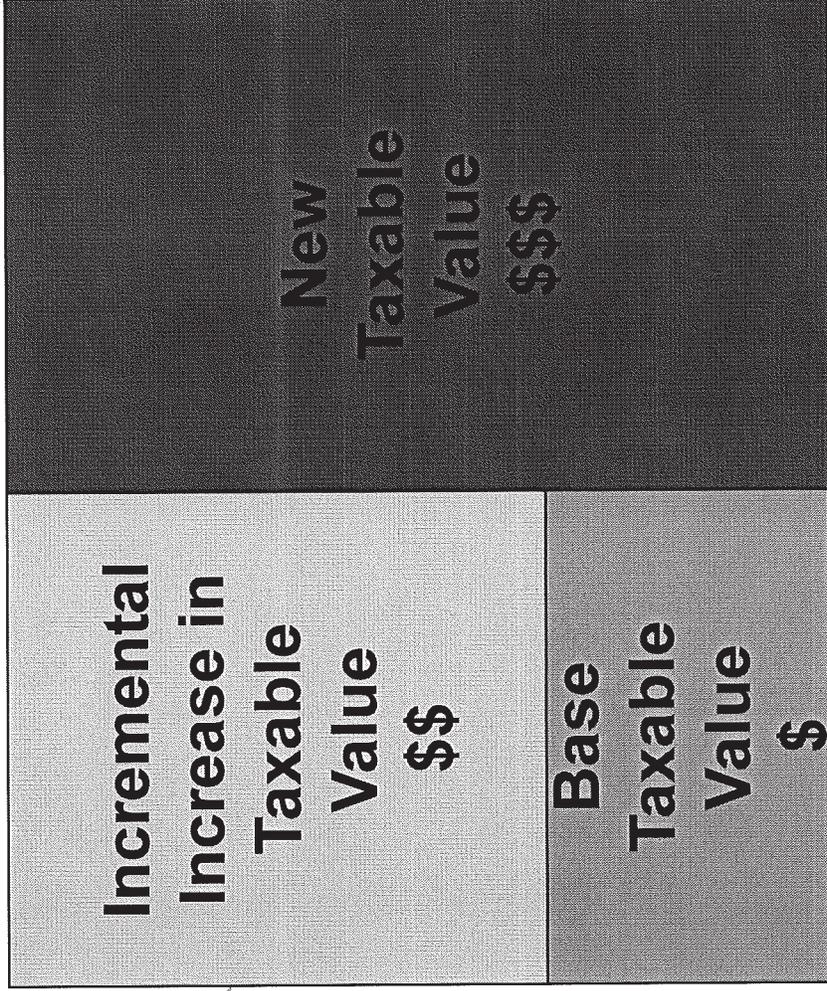
**New
Taxable
Value
\$\$\$**





The Increment: How TIF Works

The difference between the base taxable value of the property and the new taxable value after improvements is the “*increment*”.





THE INCREMENT TYPES

Two types of tax increments can be captured to pay for Eligible Activities:

1. Local taxes
 - Includes Intermediate School District (ISD) tax

2. School taxes (Act 381 Work Plan approval required)
 - Local school operating
 - State education tax.



TIF – ELIGIBLE ACTIVITIES

Statewide

- **Baseline Environmental Assessment Activities**
 - **Due Care***
 - **Additional Response Activities***
 - **Reasonable Costs of Environmental Insurance***
- *Indicates activities that require DEQ approval. Any activity that requests interest costs needs DEQ approval as well.
- Qualified Local Units of Government (Core Communities)

- **Infrastructure Improvements that directly benefit the property**
- **Site Preparation Costs that are not a response activity**



Brownfield TIF – Act 381 Provisions

- Can use local taxes for BRA administration.
- Debt millage cannot be captured.
- Interest costs may be eligible for reimbursement.



BRAs and Brownfield Plans

- To capture tax increment revenues (TIRs) you must have or use a Brownfield Redevelopment Authority (BRA).
- Properties are placed in a Brownfield Plan, where the base (initial taxable) value of each property is established.
- The Brownfield Plan must be approved by the local unit.



TIF CAPTURE

Brownfield Plan duration \leq 35 years; capture period \leq 30 years.

Capture of TIRs must begin within 5 years of Brownfield Plan approval.

When reimbursement of eligible activity cost is complete, the increased property taxes revert to the respective taxing jurisdictions.

Can establish a Local Site Remediation Revolving Fund (LSRRF) to capture extra TIRs for future use.



How are DEQ and MEDC Involved?

DEQ:

Approval Required to use School Taxes for Certain Eligible Environmental Activities.

MEGA (MEDC):

Approval Required to use School Taxes for all Eligible Non-Environmental Activities.



TIF – THE PROCESS (SIMPLIFIED)

- 1) Identification of a Brownfield site/project
- 2) Development of Brownfield Plan
- 3) Brownfield Redevelopment Authority Approves Brownfield Plan
- 4) Municipality Approves Brownfield Plan
- 5) State Approval of Act 381 Work Plan, if Seeking State Support.
- 6) Project Initiation and Completion



BROWNFIELD SITE SPECIFIC ASSESSMENTS

- Conducted by DEQ at no charge to municipality.
- Funding provided by EPA through the State's 128(a) Brownfield Assistance Grant.
- Local units of government, local development authorities, and not-for-profit community development agencies are eligible applicants.
- Requests for assessments are made by submitting a request letter and application to the MDEQ Brownfield Assessment Program Manager.
- Property must meet the definition of a brownfield site – “real property with presence or perceived presence of hazardous substance, pollutant, or contaminant.”
- Reports are similar to Phase I/II ESA and can be used to develop Baseline Environmental Assessments or All Appropriate Inquiry determination.

○ Contact :

Joseph Walczak

517-284-5167

walczakj@michigan.gov



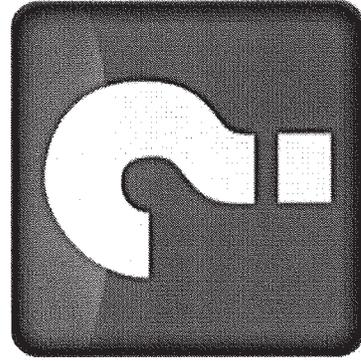
QUESTIONS?

For more information on DEQ Brownfield Grants/Loans, Act 381 Tax Capture or information about establishing a Brownfield Redevelopment Authority, please visit:

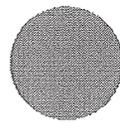
www.michigan.gov/deqbrownfields

Jeff Hukill 517-284-5113

hukillj@michigan.gov



Department of
Environmental Quality
PURE MICHIGAN



To: Planning Commission

From: Ned Jackson, Chair, Environmental Commission

Re: Revised Goals and Objectives for Master Plan

Thank you for the opportunity to comment on the revised Goals and Objectives for the Meridian Township Master Plan.

Goal 2 – Preserve Open Space and Natural Areas

This goal is quite closely aligned with the mission of the Environmental Commission, particularly Objectives B and C, both of which include strategies calling for support of the Commission's educational efforts. While the Green Themes presentations are an excellent opportunity for such efforts, anything more than this – such as the phosphorous brochure – requires professional communications expertise. The Commission previously included a member with such qualifications, who generously provided pro bono services. An explicit call for budget allocation – such as made for Goal 7, Objective A, Strategy 1 – to cover the costs of producing high impact communications content would enable the Commission to advance these objectives.

Also under Goal 2, Objective C, Strategy 1 calls for the continued use of the Greenspace Plan as a guide. Until the guidelines in the Greenspace Plan are codified in Township ordinance, it will be a challenge to implement, as plans often advance through Township staff review before considerations such as wildlife crossings are taken into account. As a result, such design features appear as “extra” costs to the project, threatening delay or even withdrawal of otherwise worthy projects.

Goal 6 – Provide and Support an Efficient, Safe, and Environmentally Sensitive Multi-Modal Transportation Network

Goal 6, concerning transportation, contains multiple – and somewhat redundant – references to Complete Streets. The language could be strengthened by specifying the adoption of ordinances to require that public and private projects adhere to specific design guidelines.

Goal 7 – Promote Efficient and Sustainable Growth Principles

Objective A: Implement sustainable energy and environmental practices throughout the Township utilizing the most current best practices should be expanded to include additional strategies related to solar energy.

In recent years the costs for solar electric systems have decreased by 50% or more. This local, clean, and renewable energy resource has become more affordable and available to both homeowners and commercial building owners. Encouraging a greater use of solar energy has both economic and environmental benefits. Economic benefits include encouraging local business development and activity, reducing energy costs, and providing a hedge against future

rises in electric costs. Environmental benefits include reducing air pollution from fossil fuel electric generators. The air pollution negatively impacts climate change and public health.

The Environmental Commission and the township Energy Group have been exploring how to make the township a “solar ready community” and how to encourage “community solar” projects. A recent Green Themes presentation to the Environmental Commission by Heather Seyfarth, Clean Energy Coalition, provided an informative and useful step-by-step process for making Meridian Township a solar ready community.* A solar ready community uses education and permitting and zoning policies to facilitate the appropriate use of solar technologies. Community solar projects provide an opportunity for local residents to invest in local solar projects.

In order to encourage a greater use of solar energy in the township, the Environmental Commission recommends that the following strategies be added to Objective A.

10. Demonstrate leadership in public buildings by using on-site renewable energy in new and existing township buildings where technically and economically practical.

11. Work with developers to consider renewable energy in the layout and construction of new development.

12. Update regulations to help support solar adoption and provide information and education to help property owners easily navigate permitting processes as they relate to solar energy.

13. Encourage community solar projects in the township to provide opportunities for township residents to invest in local solar energy projects.

Your consideration of these comments will be appreciated.

*The link to the “Clean Energy Coalition” is here: <http://cec-mi.org/>

The specific set of steps the CEC outlines by which communities can move in energy-conserving directions is here: <http://cec-mi.org/communities/programs/michigan-renewable-energy-tools/solar-ready-community/>

Many other pages in the CEC website are worth a look beyond the above links.