

# Common Brownfield and Environmental Acronyms & Definitions

## Acronym Full Name

<b>ACT 381</b>	Brownfield Redevelopment Financing Act	<b>LEED</b>	Leadership in Energy and Environmental Design
<b>AQD</b>	Air Quality Division - MDEQ	<b>LBRF</b>	Local Brownfield Revolving Fund
<b>AST</b>	Aboveground Storage Tank	<b>LUG</b>	Local Unit of Government
<b>ASTM</b>	American Society for Testing and Materials	<b>LUST</b>	Leaking Underground Storage Tank
<b>AAI</b>	All Appropriate Inquiry	<b>MBP3</b>	Michigan Pollution Prevention Partnership
<b>BEA</b>	Baseline Environmental Assessment	<b>MBDP</b>	Michigan Business Development Program - MEDC
<b>BRA</b>	Brownfield Redevelopment Authority	<b>MCRP</b>	Michigan Community Revitalization Program - MEDC
<b>CAA</b>	Clean Air Act	<b>MEDC</b>	Michigan Economic Development Corporation
<b>CDBG</b>	Community Development Block Grant	<b>MDEQ</b>	Michigan Department of Environmental Quality
<b>CERCLA</b>	Comprehensive Environmental Response Compensation & Liability Act	<b>MOU/MOA</b>	Memorandum of Understanding/ Memorandum of Agreement
<b>CIA</b>	Corridor Improvement Authority	<b>MSF</b>	Michigan Strategic Fund
<b>CNTS</b>	Covenant Not to Sue	<b>MSHDA</b>	Michigan State Housing Development Authority
<b>DDA</b>	Downtown Development Authority	<b>NPL</b>	National Priorities List
<b>DDCC</b>	Documentation of Due Care Compliance	<b>NREPA</b>	Natural Resource Environmental Protection Act - 451
<b>DEQ</b>	Department of Environmental Quality	<b>NEZ</b>	Neighborhood Enterprise Zone
<b>DNR</b>	Department of Natural Resources	<b>ODWMA</b>	Office of Drinking Water and Municipal Assistance - MDEQ
<b>ESA</b>	Environmental Site Assessment	<b>OEA</b>	Office of Environmental Assistance - MDEQ
<b>EPA</b>	Environmental Protection Agency	<b>OGL</b>	Office of the Great Lakes
<b>EZ/EC</b>	Empowerment Zones/Enterprise Communities	<b>OOGM</b>	Office of Oil, Gas and Minerals - MDEQ
<b>FTV</b>	Future Taxable Value	<b>OPRA</b>	Obsolete Property Rehabilitation Act
<b>GWCAC</b>	Groundwater Conservation Advisory Council	<b>OWMRP</b>	Office of Waste Management and Radiological Protection - MDEQ
<b>HASP</b>	Health and Safety Plan	<b>Part 111</b>	Part 111 of NREPA Act 451 - Treatment, Storage, Disposal Sites
<b>HUD</b>	Department of Housing and Urban Development	<b>Part 115</b>	Part 115 of NREPA Act 451 - Waste Disposal Areas
<b>IFE</b>	Industrial Facilities (Tax) Exemption	<b>Part 201</b>	Part 201 of NREPA Act 451 - Michigan's Cleanup Program
<b>ITV</b>	Initial Taxable Value		
<b>LBA</b>	Land Bank Authority		
<b>LDFA</b>	Local Development Financing Authority		



## Acronym Full Name

<b>Part 213</b>	Part 213 of NREPA Act 451 - Leaking UST Program
<b>PCBs</b>	Polychlorinated Biphenyls (PAHs)
<b>PNAs</b>	Polynuclear Aromatics
<b>PRE</b>	Principle Residence Exemption
<b>PRP</b>	Potentially Responsible Party
<b>QLGU</b>	Qualified Local Governmental Units
<b>QAPP</b>	Quality Assurance Project Plan
<b>RAP</b>	Remedial Action Plan
<b>RCRA</b>	Resource Conservation & Recovery Act
<b>Ren Zone</b>	Renaissance Zone
<b>RLF</b>	Revolving Loan Fund
<b>RRD</b>	Remediation and Redevelopment Division - MDEQ
<b>RPF</b>	Refined Petroleum Fund
<b>SAP</b>	Sampling and Analysis Plan
<b>SEV</b>	State Equalized Value
<b>TIF</b>	Tax Increment Financing
<b>TIFA</b>	Tax Increment Financing Authority
<b>TIR</b>	Tax Increment Revenue
<b>TV</b>	Taxable Value
<b>TSCA</b>	Toxic Substance Control Act
<b>UST</b>	Underground Storage Tank
<b>USEPA</b>	United States Environmental Protection Agency
<b>VBCBRA</b>	Van Buren County Brownfield Redevelopment Authority
<b>VOCs</b>	Volatile Organic Compounds
<b>WP</b>	Work Plan
<b>WRD</b>	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.

