

**CITY OF WYANDOTTE BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD & WORK PLAN DEVELOPMENT PROCESS**

PROJECT DEVELOPMENT ACTIVITIES

1. Developer Approaches Authority
 - A. The owner or prospective developer must demonstrate that the proposed property is a facility under Act 381 prior to the Board taking any official action.
 - B. Once the property is determined to be a facility, the Developer will prepare a preliminary report that summarizes the estimated investment for both personal and real property, the extent of contamination, the estimated cost of the proposed eligible activities, and the Developer's proposed method of financing the eligible activities.
 - C. If the Board then determines that the proposal has sufficient merit after considering the various criteria of Act 381, the Board may give preliminary approval and authorize the preparation of a Brownfield Plan and a Development Agreement that describes the respective obligations of the Developer and the Board and the necessary contingencies, conditions, covenants, and warranties.
 - D. The Board will review the Brownfield Plan, the Work Plan and the Development Agreement when completed and determine if the Brownfield Plan meets the requirements of Act 381 and constitutes a public purpose.
2. Brownfield Work Plan Approval by MDEQ
 - A. If the Brownfield Plan provides for the capture of school taxes, the Work Plan, the Brownfield Plan and other required information will be submitted to MDEQ for approval.
3. Final Brownfield/Work Plan Approval by City Council
 - A. After the MDEQ has approved the Work Plan, or the time for approval has passed or if the Brownfield Plan does not provide for the capture of school taxes, the Board will authorize the submission of the Brownfield Plan to City Council for approval as provided in Act 381.
4. Implementation
 - A. The Board will authorize the implementation of the Plan when and as approved by the City Council.

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5. Brownfield Plan Execution
 - A. Authority begins collection of TIF Revenues
 - B. TIF pays costs and deposits into site fund.