



**Application to the
Chippewa County Brownfield Redevelopment Authority
For Development Incentives**

Thank you for your interest in Chippewa County Brownfield Redevelopment Authority (BRA) incentives. Before you complete this application form, please contact the BRA at 906-495-5631 or email admin@chippewacountyedc.com to discuss your project and ensure it meets statutory requirements for tax increment financing (TIF), the BRA's primary incentive, and BRA goals. When you are ready to move forward with your request, please submit this form to admin@chippewacountyedc.com. BRA staff will coordinate project review with the BRA.

If your project needs other incentives or you have questions about the BRA or Chippewa County Economic Development Corporation, please get in touch with us at admin@chippewacountyedc.com.

1. Developer Information

Name and address of development company:

Developer contact person: _____

Email address of developer contact: _____

Phone number of developer contact: _____

2. What incentive(s) do you plan to request? The BRA only approves tax increment financing (TIF), but may apply for some grants or loans on a developer's behalf. Tax exemptions and PILOTs may affect TIF.

Brownfield Tax Increment Financing
/ Housing Tax Increment Financing

Property Tax Exemption

EGLE grant or loan

MI Neighborhood grant

CRP grant

Payment in Lieu of Taxes (PILOT)

Other: _____



3. **Property Information**

Address or location of development site:

Is the property vacant or are there existing buildings, and if so, do buildings have current residents or tenants? What will happen to residents / tenants before the development goes forward?

4. Please provide a summary of the proposed project. Include a projected schedule and deadlines. Indicate whether income-restricted housing is included in the project. Include the projected total capital investment in the project.



5. How many jobs will be created or retained? What type of jobs, if any?
6. Provide a brief description of the site's environmental condition, if known. If a Phase I or Phase II environmental site assessment (ESA) has been completed, please attach a copy of the narrative portion of the report. A Phase I ESA is required for state approval of tax increment financing.
7. How is the property eligible for TIF? The property must be blighted, functionally obsolete, contaminated, historic, near a transit hub, or property that will be developed as housing.
8. Describe how the project meets the Development Initiative Criteria (see below), if applicable.



Project Budget

Proposed TIF eligible activities	Amount of TIF requested	Amount of developer or other funding
Public infrastructure (infrastructure in the street or right of way; eligible for housing development and limited other situations)		
Private infrastructure (eligible only for housing development projects)		
Site preparation (eligible for housing development and limited other situations)		
Demolition of structures, portions of structures, or other improvements		
Environmental due diligence and environmental cleanup		
Housing development activities not included above (please refer to Act 381 of 1996, as amended, for a definition of housing development activities)		
Interest on eligible activities		
Consulting and legal fees		
Other		

Please attach:

- Map showing site location
- Photos of the property, including any structures or improvements
- Site plan, if available
- Renderings, if available
- Phase I or II environmental site assessment narrative (attachments not required), if available



Development Initiatives Criteria

While minimum eligibility requirements must be met, projects that only meet minimum requirements are not guaranteed approval. Developers may be asked to improve their proposals by showing increased public benefit as a condition for BRA approval. It is unlikely that brownfield incentives will be approved for projects that request maximum TIF capture and developer reimbursement and/or extraordinary subsidies per housing unit while providing minimal public benefit.

The Chippewa County BRA will also consider “development initiative criteria,” including projects’ sustainability, housing type diversity, priority development areas, emerging developers, and fulfilling a need for market rate and income qualified housing for residents living in Chippewa County more than half the year. Please refer to the Chippewa County BRA’s developer guidance for more information about the BRA’s development initiative criteria. Projects that meet development initiative criteria will be given extra weight in plan reviews. Projects are not required to meet any or all of the criteria, but if the project includes any of the priority criteria, the Chippewa County BRA will look more favorably on project approval and requests to reduce or defer fees so that the developer is reimbursed more quickly and/or with a lower up-front cost. If you need a copy of the guidance, please check our website at bra.chippewacountyedc.com or contact the Chippewa County BRA at admin@chippewacountyedc.com.