

**Iron Ridge Market Place project in Ferndale and Pleasant Ridge:** Extensive renovations to a former manufacturing and industrial facility transformed the property into a mixed-use campus with tech offices, professional offices, fitness center, apartments, and commercial space. Initial environmental assessments were conducted on the site using funding from a previous EPA Brownfield Assessment Grant.



In 2024, the EPA awarded Oakland County a grant for \$1.5 million to conduct environmental assessments on brownfields. We can work together to identify and clean up contaminated sites. Completing this work will help to:

- Promote redevelopment
- Maintain vibrant communities
- Strengthen the local economy
- Improve the natural environment
- Preserve open space
- Reduce public health risks
- Remove blighted properties
- Create high-quality local jobs

## SEE IF YOUR SITE QUALIFIES FOR FUNDING AND NOMINATE A PROJECT TODAY!

- 1 Is the property located in Oakland County?
- 2 Does the property have land or a building with actual or perceived environmental contamination?
- 3 Is the current or prospective property owner responsible for contamination at the site?
- 4 Complete a Brownfield Intake Form available at: [OakGov.com/BrownfieldRedevelopment](https://oakgov.com/BrownfieldRedevelopment)

### QUESTIONS? Please contact

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MOVING FORWARD



BROWNFIELD  
REDEVELOPMENT  
AUTHORITY

# Brownfield Property Environmental Site Assessments

*Do you have a vacant or blighted property in your community that may be contaminated? See if the site qualifies for funding and learn how to nominate a project.*



**Oakland County received a \$1.5 million grant from the U.S. Environmental Protection Agency (EPA) to conduct environmental assessments on brownfield sites. This work is typically done during the initial stages of redeveloping a property that may be contaminated with hazardous materials.**

### WHAT IS A BROWNFIELD?

Brownfields are underutilized or abandoned properties that may be difficult to expand, redevelop, or reuse because of actual or perceived environmental contamination. Sites that have land or buildings with hazardous materials like asbestos, lead, mold, storage tanks or other pollutants may qualify. Brownfields typically include current or former gas stations, dry cleaners, auto repair shops, industrial manufacturing, warehouses, landfills, or mining land.

### IS YOUR PROJECT ELIGIBLE?

**To qualify for grant funding, the project must:**

- Be a site located in Oakland County
- Have land or a building with actual or perceived environmental contamination
- Be a new/prospective property owner or a current landowner that is not responsible for contamination at the site

### WHAT WILL THE GRANT FUND?

**Full or partial funding is available for approved projects to conduct:**

- Phase I Environmental Site Assessments that gather information about existing property conditions, historical uses of the site, and examine potential threats to human health and the environment.
- Phase II Environmental Site Assessments to further investigate, sample, and test soils found at the site to determine the presence, concentration, level of exposure, and extent of hazardous substances.
- Hazardous Materials Surveys that conduct a field investigation at the site to inspect all suspect building materials that could contain harmful substances.
- Baseline Environmental Assessments that describe Phase I and Phase II results and include the sampling and analysis to confirm that the property is contaminated above acceptable levels.
- Due Care Compliance Reports that outline the actions a property owner must take to manage, mitigate, and prevent further contamination and protect against exposure to existing contaminants, especially when they are aware of contamination on the property.

*Brownfield assessments can identify building materials that may contain harmful substances.*

### HOW DO I NOMINATE A PROJECT?

Oakland County is seeking nominations for the program from local units of government, residents, businesses, developers, and property owners.

**To be considered for grant funding, complete the Brownfield Intake Form available at:**

**[OakGov.com/BrownfieldRedevelopment](https://OakGov.com/BrownfieldRedevelopment)**

All potential projects will be evaluated and scored based on how well a project aligns with grant criteria and desired outcomes. Once a project is approved by the County and accepted by the EPA, a pre-qualified County Contractor will coordinate with the property owner to obtain site access and review work to be completed prior to conducting approved brownfield assessments.

*Project nominations will be accepted through September 30, 2028 or until grant funds have been exhausted.*

