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The following fees are effective as of October 31, 2025 pursuant to the Michigan Brownfield Redevelopment Financing Act (Act 381 of 1996, as amended) (“Act 381”).

Brownfield Plan Fee Schedule	
Application Fee*	\$2,500
Processing Fee**	1% of projected TIF reimbursement to the developer.
Minimum Processing Fee Per Project	\$3,000
Maximum Processing Fee Per Project	\$15,000

Housing Tax Increment Financing Brownfield Plan Fee Schedule	
Application Fee*	\$5,000
Processing Fee**	1% of projected TIF reimbursement to the developer.
Minimum Processing Fee Per Project	\$3,000
Maximum Processing Fee Per Project	\$30,000

Transformational Brownfield Plan Fee Schedule	
Application Fee*	\$10,000
Processing Fee**	1% of projected TIF reimbursement to the developer.
Minimum Processing Fee Per Project	\$3,000
Maximum Processing Fee Per Project	\$50,000

* A one-time, non-refundable Application Fee is due at the time of application.

** A one-time, non-refundable Processing Fee is due subsequent to the approval of the Brownfield Plan by the Oakland County Board of Commissioners.

ADMINISTRATION FEE

An annual Administrative Fee in an amount not to exceed 15% of the total annual local tax increment revenue capture generated on the eligible property is collected to fund the operation of the County's Brownfield Redevelopment Program. The Administration Fee is subject to proportional reductions due to limitations in Act 381 and subject to the terms and conditions outlined in the executed Reimbursement Agreement.

LOCAL BROWNFIELD REVOLVING FUND (LBRF)

It is the intent of the OCBRA to capitalize its Local Brownfield Revolving Fund (LBRF). The OCBRA intends to include provisions to capture revenues for deposit into the LBRF from approved Brownfield Plan(s) for each property/project located in a Brownfield Plan, subject to tax increment financing capture on an annual basis, as allowable.

The OCBRA may also deposit funds into its LBRF appropriated or otherwise made available from public or private sources.

Local tax and school operating tax increment revenue captured in excess of the amount authorized for eligible expenses under section 13(4) only if all of the following conditions are met:

- (i) The excess capture occurs during the time of capture for the purpose of paying the costs permitted under section 13(4), or for not more than 5 years after the time that capture is required for the purpose of paying the costs permitted under section 13(4), or both.
- (ii) The excess local tax capture does not exceed the total of the cost of eligible activities approved in the brownfield plan.
- (iii) The excess capture of taxes for school operating purposes does not exceed the total of the cost of eligible department specific activities approved in the applicable brownfield plan, combined brownfield plan, or work plan, and the total excess tax capture does not exceed the total of the cost of eligible activities approved in the brownfield plan.
- (iv) Excess tax increment revenues from taxes levied for school operating purposes for eligible activities authorized under section 13b(4) by the Michigan strategic fund or the Michigan state housing development authority are not captured for deposit in the local brownfield revolving fund.

The local brownfield revolving fund may be used only to pay the costs of eligible activities on property that is located within the municipality and meets at least 1 of the conditions under section 2(p), regardless of whether or not the property is included in a brownfield plan. However, activities outlined in section 13b(8) may be conducted and funded on prospective properties.

The OCBRA intends to capture LBRF funds, as allowable by Act 381, with a priority for capture during the reimbursement period for eligible activities; however, each plan will be considered on a case-by-case basis to determine the most appropriate method for capturing LBRF funds.

STATE BROWNFIELD REDEVELOPMENT FUND

The Oakland County Brownfield Redevelopment Authority withhold and provide to the Michigan Department of Treasury with an amount required by Section 13b (14) of Act 381 to fund the State Brownfield Redevelopment Fund, as approved by a 381 work plan.

PAYMENTS

All Application Fee and Processing Fee invoices must be paid in full before the Oakland County Brownfield Redevelopment Authority will submit an application to the Michigan Strategic Fund, the Michigan State Housing Development Authority (MSDHA) and/or the Michigan Department of Environment, Great Lakes, and Energy for approval.

For more information on available payment options and instructions, please contact

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The current Fee Schedule approved by the Oakland County Brownfield Redevelopment Authority is posted on the County's Brownfield Program webpage: OakGov.com/BrownfieldRedevelopment