ECONOMIC GROWTH INSTITUTE
UNIVERSITY OF MICHIGAN

Michigan Clean Cities

WYANDOTTE BROWNFIELD REDEVELOPMENT ACTION PLAN

PROJECT OVERVIEW

Through the Michigan Vehicle Technology Transition Impact Project (MiVTTP), program partner Michigan Clean Cities (MICC) is developing a Brownfield Redevelopment Action Plan (BRAP) to help Wyandotte pay for a proposed local power generation site. The work is being done with the City of Wyandotte and its city-owned utility, Wyandotte Municipal Services (WMS), as they consider a brownfield site for new reciprocating internal combustion engine (RICE) generators.

The project will work with experts such as the Michigan Department of Environment, Great Lakes, and Energy (EGLE). BRAP will build on earlier engineering analysis of the site to produce a funding database, draft application materials, and a plan for site preparation and construction.



WHY WYANDOTTE

Wyandotte is one of 41 Michigan communities that own their electric utility. WMS serves about 12,000 customers but generates little of its power locally. Instead, through its membership in the Michigan Public Power Agency (MPPA), WMS gets its power from shared shared energy production facilities outside the city, including a natural gas plant in Ohio and landfill gas plants across Michigan. Like every utility on the regional power grid run by the Midcontinent Independent System Operator (MISO), WMS must also show that it has enough power available to cover its highest demand of the year. Producing more of that power at home would make Wyandotte less vulnerable to price swings and disruptions in the wider energy market.

During MiVTTP planning, local leaders made Infrastructure and Energy Readiness their top priority, with the goal of increasing local generating capacity. The proposed RICE generators would meet that goal, but they need a site. Part of the former power plant property sits in a floodplain, so the City is also considering a brownfield site that earlier engineering work has already examined. BRAP is being developed to find the funding needed to prepare and build on that site. Once built, the proposed generators would add roughly 80 megawatts of local capacity to help meet the city's peak power demand.

HOW WE GOT HERE: The MiVTTP Process

MiVTTP is led by the University of Michigan's Economic Growth Institute (EGI) and Michigan Clean Cities (MICC). The work follows three phases:

Phase 1: Listening Sessions: The MiVTTP team held listening sessions on local electrification needs and economic transition opportunities. Participants included elected officials, community organizers, and other local representatives.

Phase 2: Strategic Planning: EGI led planning sessions with Wyandotte representatives from local government, the municipal utility, economic and workforce development, education, and regional planning using the Allovance Method. Together, this local planning team set six strategic priorities and ranked them by importance. The community then submitted seven project proposals, which were scored against six weighted strategic priorities. Two projects were recommended for Phase 3 based on their strategic value and feasibility, including the RICE generator project.

Phase 3: Workforce Solutions and Technical Assistance: The MiVTTP team, in collaboration with the City, defined the work, deliverables, and schedules for the two selected projects. Michigan Clean Cities is leading BRAP with the City, WMS, and EGLE to identify funding and prepare application materials for a potential generation site.

PROJECT OUTCOMES

BRAP is still being developed. When complete, it will give the City tools for moving the proposed site forward.

Funding Database: The database will build capacity within the city to identify relevant federal, state, and utility-related programs that could support site preparation and construction, while creating a plan to pursue them.

Draft Application Materials: Ready-to-use materials, such as a project narrative and funding justification, will allow the City to respond quickly when funding opportunities are available instead of starting each application from scratch.



Redevelopment Plan: The plan will turn the earlier engineering analysis into a clear sequence of next steps, such as releasing a request for proposals and coordinating with state partners, so the City knows what to do first and can show funders the project is ready to implement.

Longer-Term Goals: The proposed generators are intended to restore local generating capacity and help maintain reliable service as electric vehicle charging and other electric uses add demand.

NEXT STEPS

Michigan Clean Cities expects to complete BRAP by December 2026. From there, the City will decide which funding opportunities to pursue first and whether to release a request for proposals for the site.