

Testing Engineers & Consultants, Inc.

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Carl Harlow Reappointed to the City of Mount Clemens Brownfield Redevelopment Authority

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Carl Harlow, PE, Senior Project Engineer with Testing Engineers & Consultants, Inc. (TEC) has been reappointed to the City of Mount Clemens' Brownfield Redevelopment Authority (BRA) for a second term of three years by Barbara Dempsey, Mayor of Mount Clemens, Michigan.

Harlow was originally appointed to the Mount Clemens BRA in 2011. The basic premise for the BRA is to steer development away from green areas and promoting reuse of older urban areas by enticing developers with tax credits and/or financing. The BRA uses its discretion in approving proposed brownfield redevelopment plans that are submitted by applicant companies or developers. A BRA approved plan can net the applicant the opportunity to secure a Michigan Single Business Tax credit equal to 10% for the eligible costs incurred for redevelopment activities, up to a maximum of \$1 million (as stated on their website).

Mr. Harlow's 30 plus years of professional experience as a licensed professional engineer has included the review of government grant applications, the evaluation of individual site development proposals, environmental due diligence for real estate transactions, participation in numerous community relations activities, as well as expert witness testimony. He is a member of the American Society of Civil Engineers (ASCE), the Association of General Contractors (AGC), and the Engineering Society of Detroit (ESD). Harlow's environmental expertise has been instrumental in making sound recommendations for renovations to designated Brownfield sites such as the former Engine House No. 3 that was originally built in 1908 at the corner of Market and Cherry Streets, for instance. The building owners (PARTNERS in Architecture, PLC (PIA)) repurposed the firehouse into their firm's headquarters using much of the original materials and architecture and currently occupy two thirds of the building. PIA elected to pursue LEED Certification for the building as well as Historical Designation. These BRA approved redevelopments aid in the beautification and restoration of the City of Mt. Clemens.

TEC, a certified small and woman-owned business, provides client support from property acquisition through construction, renovation and restoration. Expertise includes environmental assessment, consulting and training; geotechnical and facilities engineering and consulting; construction materials testing; and indoor air quality, asbestos, lead and mold management services. Founded in 1966, TEC has offices in Troy, Ann Arbor and Detroit.

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