

Brownfield Incentive Program
Northeast Corner of Hamlin and Adams
City of Rochester Hills
December 11, 2017

Plan	Current BFP	Current 381WP	Consent Judgment	Proposed New Plan		Modified Proposed New Plan	
Date	December 18, 2006	February 12, 2008	April 20, 2006	November 9, 2017		December 8, 2017	
Investment	\$19,300,000	\$19,300,000		\$50,000,000		\$50,000,000	
Eligible Activities		\$2,789,030		\$8,373,415		\$8,373,415	
Contingency		\$401,035		\$1,246,172		\$1,246,172	
Interest		\$0		\$4,581,988		\$3,050,514	
Requested TIF	\$3,500,000	\$3,190,065	\$3,500,000	\$14,201,575		\$12,670,101	
BRA Admin				\$240,000		\$200,000	
State RLF				\$1,287,667		\$1,034,905	
LBRF				\$2,963,575		\$0	
Total Capture				\$18,692,817		\$13,905,006	
Requested Grant	\$0	\$0	\$0	\$0		\$0	
Reimbursement	9 years	15 years	Reimbursement limited to 75% of increment each year, and would not exceed 7 years after completion of project. May be extended if costs exceed \$3.5M	23 years		20 years	
Eligible Activities	BEA, Due Care to "standard appropriate for this development" Site preparation to address unstable fill material Response and Due Care Activities	Response & Due Care Activities		Department Specific Activities BFP & 381WP Preparation Interest		Department Specific Activities BFP & 381WP Preparation Interest	
Parcel	Entire Site	Entire Site	Entire Site	A	B	A	B
Remedy Costs				\$4,594,333	\$3,546,481	\$4,594,333	\$3,546,481
Proposed Use	Mixed-use commercial, retail, office center	Mixed-use commercial retail and office center.	Remains zoned residential, but development was for commercial/office/retail	Residential	Natural Area Parking	Residential	Natural Area Parking
Proposed Clean-Up Level	Cleaned up "to standards", assumed to be commercial standards in effect at the time	Cleaned up to non-residential standards, assumed to be commercial standard in effect at the time	Cleaned up to non-residential standards, assumed to be commercial standard in effect at the time	Unrestricted Residential	Restricted Non-Residential	Unrestricted Residential	Restricted Non-Residential
Proposed Clean-Up & Monitoring	Removal of existing fill, replacement with engineered fill; Environmental cleanup to standards (not specific on activities)	Soil removal & management; Soils in Area E to removed or encapsulated in-place; Cap installation on PCB impacted soils; Barrier installation on north and east; Site Control (i.e. fencing); Storm water management restricts infiltration; Presumptive remedy of Vapor/Venting system on buildings; Air quality and dust monitoring during soil removal activities; Long term operation and maintenance; Deed restrictions	Soil Assessment on property, including neighboring property to the north; Removal and off-site disposal of any solid waste encountered during development; Cleanup on the eastern parcel outside the fenced area that is site-specific as agreed to by City and MDEQ; Cleanup within fenced area where complete encapsulation is used only if that is the only economically feasible alternative, as agreed to by City and MDEQ; Off-site impacts in upper two feet of soils on the residential properties to the north be investigated by the City. If they exceed residential criteria, Plaintiffs would prepare and implement a remediation plant up to a maximum \$150,000; PCB impacts mitigated using the self-implementing cleanup provisions under TSCA after EPA notification; Installation of stormwater drainage and retention/detention system; Assessment of source control of contaminated runoff to surface waters; Installation of Methane Protective measures; Monitor & management of contaminated runoff to surface water	Soil Removal & Management: Site Control & Erosion Control (i.e. silt fencing, dust monitoring, gravel mat for trucks); Sub-slab Venting System for buildings; Passive Vent System along Hamlin Road: Optional Passive Vent Adjacent to Parcel B	Soil Removal in Area E: Hydraulic Barrier System Installation (Clay Backfill Wall and Slurry Wall); Cap Installation above Landfill: Optional Passive Methane Venting in landfill; Site Control & Erosion Control (i.e. silt fencing, dust monitoring, gravel mat for trucks); Long-term Operation & Maintenance	Soil Removal & Management: Site Control & Erosion Control (i.e. silt fencing, dust monitoring, gravel mat for trucks); Sub-slab Venting System for buildings; Passive Vent System along Hamlin Road: Optional Passive Vent Adjacent to Parcel B	Soil Removal in Area E: Hydraulic Barrier System Installation (Clay Backfill Wall and Slurry Wall); Cap Installation above Landfill: Optional Passive Methane Venting in landfill; Site Control & Erosion Control (i.e. silt fencing, dust monitoring, gravel mat for trucks); Long-term Operation & Maintenance
City Benefit			Substantial environmental benefits to City All documentation provided to City Improvements/Connections tying to municipal water and sewage systems	Removal of contamination, installation of engineering controls, creation of natural area, multi-family residential is consistent with City's Master Plan.		Removal of contamination, installation of engineering controls, creation of natural area, multi-family residential is consistent with City's Master Plan.	
MDEQ	No review	Review limited to review and approval of 381 Work Plan and appropriateness of reimbursement	Submittal of all necessary Work Plans to DEQ for review and input	No Further Action Letter provided by MDEQ	Due Care Plan review and approval	No Further Action Letter provided by MDEQ	Due Care Plan review and approval