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

Description			1	December 11, 2017				
Figure Activities Figure Activi	Plan	Current BFP	Current 381WP	Consent Judgment	Proposed New Plan		Modified Proposed New Plan	
English Activities	Date	December 18, 2006	February 12, 2008	April 20, 2006	November 9, 2017		December 8, 2017	
Contingency Interest Solution Sol	Investment	\$19,300,000	\$19,300,000		\$50,000,000		\$50,000,000	
Interest Intere	Eligible Activities		\$2,789,030		\$8,373,415		\$8,373,415	
Requested TIT \$ \$3,00,000 \$ \$14,201,075 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Contingency		\$401,035		\$1,246,172		\$1,246,172	
Back Admin State NE	Interest		\$0		\$4,581,988		\$3,050,514	
State RU Unifor Total Capture Frequented Grant Supplie Activities BEA, Dux Circl to "Standard appropriate for this development" Sile preparation or biddens untitable film interful Response & Duc Care Activities BEA, Dux Circl to "Standard appropriate for this development" Sile preparation or biddens untitable film interful Response & Duc Care Activities BEA, Dux Circl to "Standard appropriate for this development" Sile preparation or biddens untitable film interful Response & Duc Care Activities BEA, Dux Circl to "Standard appropriate for this development" Sile preparation or biddens untitable film interful Response & Duc Care Activities Remains sound residential, but development was for commercial, office center Mixed-use commercial retail and office center. Remains sound residential, but development was for commercial preference and program, including resplaying preparation in effect at the time Restricted Residential Universificated Residential Restricted Residential Restricted Residential Universificated Residential Restricted Residential Restricte	Requested TIF	\$3,500,000	\$3,190,065	\$3,500,000	\$14,201,575		\$12,670,101	
Total Capture Requested Grant S0	BRA Admin				\$240,000		\$200,000	
Total Capture Requested Grant SO SO SO Reimbursement SO SO SO SO Reimbursement SO SO SO Reimbursement SO SO SO SO SO SO SO SO SO S	State RLF				\$1,287,667		\$1,034,905	
Rembursement \$9 years \$15 years \$15 years exceed 7 years after completion of project. May be extended if costs exceed 53 564 increment early year, and would not exceed 7 years after completion of project. May be extended if costs exceed 53 564 increment early year, and would not exceed 7 years after completion of project. May be extended if costs exceed 53 564 increment early year, and would not exceed 7 years after completion of project. May be extended if costs exceed 53 564 increment early year, and would not exceed 7 years after completion of project. May be extended if costs exceed 53 564 increment early year, and would not exceed 7 years after completion of project. May be extended if costs exceed 53 564 increment early year, and would not exceed 7 years after completion of project. May be extended if costs exceed 53 564 increment early year, and would not exceed 7 years after completion of project. May be extended if costs exceed 53 564 increment early year, and would not exceed 7 years after completion of project. May be extended if costs exceed 53 564 increment early year, and would not exceed 7 years after completion of project. May be extended if costs exceed 53 564 increment early year, and would not exceed 7 years after completion of project. May be extended if costs exceed 53 564 increment early year, and would not exceed 7 years after completed if costs exceed 53 564 increment early year, and would not exceed 7 years after completed in costs exceed 53 564 increment early year, and would not exceed 7 years after completed in costs exceed 53 564 increment early year, and would not exceed 7 years after completed in costs on the project of the completion in the cost of a year of the exceed 7 years after complete engaged in costs of the completion in the cost of a year of the exceed 7 years after exceed 8 years and of the completion in the cost of a year of the exceeding 4 year	LBRF				\$2,963,575		\$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 53.5M BEA, Due Care to "standard appropriate for this development" Site preparation to address unstable fill material Response & Due Care Activities BEA, Due Care to "standard appropriate for this development" Site preparation to address unstable fill material Response & Due Care Activities Parcel Entire Site Entire Site Entire Site Entire Site A B A A A B A A A B A A B A B A A	Total Capture				\$18,692,817		\$13,905,006	
Reimbursement 9 years 15 years exceed 7 years after completion of project. May be extended if costs exceed 53.5M BEA, Due Care to "standard appropriate for this development" Site preparation to address unstable fill interferal Response & Due Care Activities BFR & 8381WP Preparation Response and Due Care Activities Response and Due Care Activities BFR & 8381WP Preparation Remedy Costs	Requested Grant	\$0	\$0	·	· · · · · · · · · · · · · · · · · · ·		\$0	
Eligible Activities Sile preparation to address unstable fill material Response & Due Care Activities BFP & 38 JWP Preparation Interest BFP &	Reimbursement	9 years	15 years	exceed 7 years after completion of project. May be extended if costs			20 years	
Proposed Use Mixed-use commercial, retail, office center Mixed-use commercial standards in effect at the time Cleaned up to non-residential standards, assumed to be commercial 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 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 Cleaned up to non-residential standards, assumed to be commercial 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 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. Soil removal & management: Site only economically feasible alternative, as agreed to by City and MDEQ. Soil semoval & Management: Site control & Erosion Control & E	Eligible Activities	Site preparation to address unstable fill material	Response & Due Care Activities		BFP & 381WP Preparation		Department Specific Activities BFP & 381WP Preparation Interest	
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 Remains zoned residential, but development was for commercial/office/retail Residential Natural Area Parking Residential Natural Area Parking Residential Unrestricted Residential Unrestricted Residential Unrestricted Residential Unrestricted Residential 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; Control (i.e. spit) and sears: Site control (i.e. spit) and sears: Site control (i.e. spit) and sears: Site control (i.e. spit) and sears of the control (i.e. spit) and spit of the control (i.e. spit)	Parcel	Entire Site	Entire Site	Entire Site		В		В
Proposed Use Mixed-use commercial, office center Mixed-use commercial standards in mixed-use commercial standards in effect at the time Cleaned up "to standards", assumed to be commercial standards, assumed to be commercial standards, assumed to be commercial standards, assumed to be commercial standard in effect at the time Cleaned up to non-residential standards, assumed to be commercial standards, assumed to be commercial standard in effect at the time Cleaned up to non-residential standards, assumed to be commercial standards, assumed to be commercial standard in effect at the time 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 fence area where complete encapsulation is used only if that is the only economically feasible attensive, as agreed to be group to the north standard in effect at the time Soil Removal & Management: Site Control & Erosino Control (i.e. sit to Control & Erosino Control (i.e.	Remedy Costs				\$4,594,333	\$3,546,481	\$4,594,333	\$3,546,481
effect at the time Standard in effect at the time Soil Assessment on property, including neighboring property to the north; Removal and off-site disposal of any soil dwaste 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 encapsulated in-place; Cap installation on PCB impacted soils; Barrier installation on porth and east; Site Control (i.e. seit) Soil Removal & Management: Site Control & Erosion Control (i.e. seit) Soil Removal in Area E: Hydraulic Barrier System Installation (Clay Backfill Wall and Slurry Wall); Cap Installation above Soil Removal & Soil Remov	Proposed Use	Mixed-use commercial, retail, office center	Mixed-use commercial retail and office center.		Residential		Residential	Natural Area Parking
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; Soil removal & management; Soils in Area E to removed or encapsulated in-place; Cap installation on PCB impacted soils; Barrier encapsulation on PCB impacted soils; Barrier by City and MDEQ; Off-site impacts in upper two feet of soils on the following development; Cleanup on the eastern parcel outside the fenced area that is site-specific as agreed to by City and MDEQ; Soil Removal & Management: Site Control & Erosino Control (Le. sit to put the population of the position of	Proposed Clean-Up Level				Unrestricted Residential	Restricted Non-Residential	Unrestricted Residential	Restricted Non-Residential
Monitoring Environmental cleanup to standards (not specific on activities) Monitoring Environmental cleanup to standards (not specific on activities) Wenting system on buildings; Air quality and dust monitoring during soil removal activities; Long term operation and maintenance; Deed using the self-implementing cleanup grovisions under TSCA after FPA after in the investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properties to the norm be investigated by the City. If they exceed residential properti	Proposed Clean-Up & Monitoring	Removal of existing fill, replacement with engineered fill; Environmental cleanup to standards (not specific on activities)	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	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	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	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	Control & Erosion Control (i.e. silt fencing, dust monitoring, gravel mat for trucks): Sub-slab Venting System for huildings: Passive Vent System along	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
ICity Renetit	City Benefit			All documentation provided to City Improvements/Connections tying to municipal water and sewage			Removal of contamination, installation of engineering controls, creation of natural area, multi-family residential is consistent with City's Master Plan.	
MDEQ Review limited to review and approval of 381 Work Plan and approval of 381 Work Plan and approval of 381 Work Plans to DEQ for review and input MDEQ No Further Action Letter provided by MDEQ No Further Action Letter provided by MDEQ No Further Action Letter provided by MDEQ	MDEQ	No review		Submittal of all necessary Work Plans to DEQ for review and input		Due Care Plan review and approval	No Further Action Letter provided by MDEQ	Due Care Plan review and approval