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From: Sara Roediger, Director  
To: Brownfield Redevelopment Authority (BRA)  
Date: March 1, 2018  
Re: Legacy Rochester Hills Brownfield Plan – City File No. 17-043

Attached is the Brownfield Plan submitted by AKT Peerless for a site located at the northeast corner of Hamlin and Adams Roads, along with a review letter prepared by Tom Wackerman of ASTI Environmental, the City’s environmental consultant. The applicant is requesting support for the Brownfield Plan that will allow the use of tax increment financing for certain specified activities involved in the redevelopment of the site.

This site has a long history, and the BRA has previously approved a brownfield plan for this site in 2006 that never came to fruition. Ownership of the property has since changed hands, and is not planned to be developed as originally approved. As such, the City Council terminated the current brownfield plan at the February 5, 2018 meeting and approved a draft consent judgment amendment that would allow for residential use of the property.

At this time, the BRA is being asked to determine if the proposed plan meets the intent of the City’s Brownfield Program. As noted in Mr. Wackerman’s letter, the plan is administratively complete and ready for review by the BRA. Should the BRA choose to recommend that City Council approve the brownfield plan, after a public hearing, the following is a motion for consideration.

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 17-043, the Brownfield Redevelopment Authority recommends that City Council approves the Brownfield Plan dated February 20, 2018 for Legacy of Rochester Hills, Parcel Nos. 15-29-101-022 and -023 with the following findings and subject to the following conditions:

***Findings***

1. The submitted plan meets the requirements for a Brownfield Plan under State Act 381 and the City of Rochester Hills.
2. The subject parcels qualify as a “facility” under the terms of Act 381.
3. The submitted plan qualifies for the use of tax increment financing based on the policies and goals of the Brownfield Redevelopment Authority.
4. If implemented, the amount, pay-back period and use of tax increment financing is reasonable for the eligible activities proposed.

***Conditions***

1. A reimbursement agreement shall be negotiated between the City and the applicant prior to any TIF monies being paid out for eligible activities. The reimbursement agreement and the Brownfield Plan will dictate the total cost of eligible activities subject to payment, provided that the total cost of eligible activities subject to payment or reimbursement under the reimbursement agreement shall not exceed the estimated costs set forth in the Brownfield Plan by more than 15% without requiring an amendment to the Brownfield Plan.
2. That if the extent of due care activities related to the subject site is altered or revised due to a change in the proposed development plans or proposed use of the site, the applicant shall submit for an amended Brownfield Plan to the Brownfield Redevelopment Authority.
3. Items addressed in the letter from ASTI Environmental dated February 27, 2018 as discussed by the Brownfield Redevelopment Authority as follows: