



# Rochester Hills

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## Master

**File Number: 2018-0130**

**File ID:** 2018-0130

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 17-043

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 03/28/2018

**File Name:** Brownfield Plan for Legacy RH

**Final Action:**

**Title label:** PUBLIC HEARING - Request for Approval of a Brownfield Plan for Legacy of Rochester Hills, City file No. 17-043, for the remediation of property for a proposed residential apartment development on 28 acres located at the northeast corner of Hamlin and Adams, zoned by Consent Judgment, Parcel Nos. 15-29-101-022 and -023, Goldberg Companies, Applicant

**Notes:** See 2018-0077

**Sponsors:**

**Enactment Date:**

**Attachments:** 042318 Agenda Summary.pdf, ASTI Memo on Brownfield Plan 040918-041218.pdf, Hamlin-Adams Brownfield Plan Final - 04 09 18.pdf, Rochester IRR 040618.pdf, Applicant response TIF & Interest.pdf, ASTI Memo on 381 Work Plan 040418-041218.pdf, Hamlin Adams Act 381 Work Plan DRAFT 4 4 2018.pdf, Minutes BRA 041018.pdf, PHN 042318.pdf, Hamlin Adams Brownfield Application.pdf, Memo Roediger 4-10-18 Mtg..pdf, Brownfield Policy Final.pdf, Resolution (Draft).pdf

**Enactment Number:**

**Contact:** PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Brownfield Redevelopment Authority	04/10/2018	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	04/23/2018					

### Text of Legislative File 2018-0130

Title

PUBLIC HEARING - Request for Approval of a Brownfield Plan for Legacy of Rochester Hills, City file No. 17-043, for the remediation of property for a proposed residential apartment development on 28 acres located at the northeast corner of Hamlin and Adams, zoned by

Consent Judgment, Parcel Nos. 15-29-101-022 and -023, Goldberg Companies, Applicant

Body

**Resolved**, that the Rochester Hills City Council hereby approves the Brownfield Plan for Legacy of Rochester Hills, for remediation of property for a proposed residential apartment development on 28 acres located at the northeast corner of Hamlin and Adams, zoned by Consent Judgment, Parcel Nos. 15-29-101-022 and -023, Goldberg Companies, Applicant, with the following findings and 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.
5. The submitted Internal Rate of Return (IRR) evaluation supports the need for the requested incentive.
6. The applicant has demonstrated that the proposed project requires a 5% interest capture to succeed.
7. The extreme circumstances associated with this site's history and the desire of the City to use this site for residential purposes have increased the cost of environmental cleanup. Therefore, the City finds that the requested interest cost is considered an eligible and appropriate activity in this case.

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 to be addressed in the letters from ASTI Environmental dated April 12, 2018 as discussed by City Council.