

**City of Rochester Hills
Department of Planning**

STAFF REPORT TO THE BROWNFIELD REDEVELOPMENT AUTHORITY
February 2, 2004

HOLIDAY VILLAGE BROWNFIELD REDEVELOPMENT PLAN	
APPLICANT	Frank Aragona Trust & Tienken Properties, LLC. 37020 Garfield, Suite T-1 Clinton Twp., MI 48036
LOCATION	Southeast Corner of Rochester and Tienken
SIDWELL	Several
FILE NO.	98-047.2
ZONING	Office Research and Technology Proposed Commercial PUD (under review)
STAFF	Derek Delacourt
REQUEST	Single Business Tax Credit (SBT)

SUMMARY

The applicant is requesting review and approval of a Brownfield Redevelopment Plan for the Subject Site. The plan indicates only utilization of the Single Business Tax Credit; the applicant is seeking no Tax Increment Financing from the City. The proposed site plan indicates the redevelopment of the site with approximately 115,000 square feet of commercial use. The proposed development is currently being reviewed by the City for Planned Unit Development (PUD) approval. The proposed plans, if approved, are consistent with the BRA plan. The subject site is identified as a facility and therefore does qualify for the SBT credit if approved by the BRA and City Council.

SITE DESCRIPTION

The site is located at the southeast corner of Rochester and Tienken. The subject site is developed with a vacant industrial building and associated parking. There are no other significant site features.

ISSUES

Please refer to the attached Applied Science and Technology letter dated September 10, 2003 for full review comments.

RECOMMENDATION

Staff recommends that the BRA withhold action on the plan until such time as the applicant can conduct additional investigation and provide the BRA an indication of the eligible activities and associated costs that will be conducted on the site.

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