

**MOTION** by Karas, seconded by White, in the matter of City File No. 03-013 (Hamlin/Adams Brownfield), the City of Rochester Hills Brownfield Redevelopment Authority **APPROVES** the **BROWNFIELD REDEVELOPMENT PLAN** based on the Plan dated received by the Planning Department on August 18, 2006, with the following findings and subject to the following conditions:

Findings:

1. The submitted plan meets the requirements for a Brownfield Redevelopment Plan under State Act 381 and the City of Rochester Hills.
2. The subject parcels are the site of a former landfill/dump and a source of known contamination within the City.
3. If implemented, the Plan provides a reasonable course of action for the remediation of a known contaminated site.
4. If implemented, the amount, pay back period, and use of tax increment financing is reasonable for the eligible activities proposed.

Conditions:

1. That all 381 Work Plans for the site are required to be reviewed and accepted by the City's Brownfield Redevelopment Authority prior to submittal to the Department of Environmental Quality (DEQ).
2. That the applicant and City Council enter into a reimbursement agreement prior to the utilization of TIF captured for eligible activities.
3. That a cap regarding the life of the plan be imposed by City Council and identified in a reimbursement agreement to be entered into between the applicant and City Council prior to the utilization of any TIF captured for eligible activities.
4. That if the extent of Due Care activities related to the subject site is altered or revised due to a change to the proposed development plans or proposed use of the site the applicant shall submit an amended BRA Plan to the Brownfield Redevelopment Authority.
5. That all remaining issues identified in the attached STS letter dated September 6, 2006 be addressed and approved by Staff prior to approval by City Council.

Roll Call Vote:

Ayes: Hardenburg, Stevenson, Turnbull, Duistermars, Walterhouse, Karas, White  
Nays: None  
Absent: None

**MOTION CARRIED**

Adopted at a Regular Rochester Hills Brownfield Redevelopment Authority Meeting held on Thursday, September 28, 2006.