



Rochester Hills Agenda Report

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File Number: 2006-0707

File Number: 2006-0707 **File Type:** Project **Status:** Held in Council
Version: 7 **Reference:** Hamlin/Adams **Controlling Body:** City Council
Regular Meeting
Requester: **Cost:** **Introduced:** 09/18/2006
File Name: Hamlin/Adams Brownfield **Final Action:**

Title: Consideration of the Proposed Brownfield Redevelopment Plan for the Hamlin Adams Brownfield Project, Parcel Numbers 15-29-101-022 and 15-29-101-023; Hamlin Adams Properties, LLC, Applicant

Notes: City File #03-013; Also connected to Legislative File 2003-0147
Also see Litigation files #2006-0294

Code Sections:

Agenda Date:

Indexes:

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, 11-21-06 Strobl & Sharp Air Quality Letter.pdf, 11-20-06 STS Air Monitoring Letter.pdf, 11-21-06 Revised Brownfield Redevelopment Plan.pdf, 0707 Resolution.pdf, 11-09-06 Assessing Memo.pdf, 111506 Agenda Summary.pdf, Public Hearing Notice.pdf, 110806 Agenda Summary.pdf, 09-28-06 BRA Minutes.pdf, 09-21-06 BRA Staff Report.pdf, Consent Judgment.pdf, Hamlin Adams Act 381 Workplan 9-11-06.pdf, Brownfield Redevelopment Plan 9-11-06.pdf **Enactment Number:**

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	City Council Special Work Session	11/08/2006	Discussed				
5	City Council Regular Meeting	11/15/2006	Adopted by Resolution Aye: Ambrozaitis, Holder, Rosen and Yalamanchi Nay: Raschke Absent: Duistermars and Hooper				Pass
6	City Council Regular Meeting	11/15/2006	Adopted by Resolution Aye: Ambrozaitis, Holder, Raschke, Rosen and Yalamanchi Absent: Duistermars and Hooper				Pass

Text of Legislative File 2006-0707

..Title

Consideration of the Proposed Brownfield Redevelopment Plan for the Hamlin Adams Brownfield Project, Parcel Numbers 15-29-101-022 and 15-29-101-023; Hamlin Adams Properties, LLC, Applicant

..Body

RESOLVED that the Rochester Hills City Council hereby **APPROVES** the Brownfield Redevelopment Plan for the Hamlin/Adams Brownfield Project, City File No. 03-013, based on the Plan dated received by the Planning Department on September 11, 2006, as revised November 21, 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 (TIF) 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 determined and 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 additional air quality testing, as identified in STS Consultants letter dated November 20, 2006, be included in the initial 381 Work Plan prior to submittal to the State.
6. That additional language be added to the Brownfield Redevelopment Plan to indicate that the

City reserves the right to make a determination regarding capture of an administration fee of up to \$75,000 per year prior to entering into a Reimbursement Agreement. Revised language is to be reviewed and approved by Staff prior to submittal of the Plan to the DEQ.

POTENTIAL ADDITIONAL CONDITIONS

1. That the language in the Plan be revised to indicate that the City does not approve the capture of TIF for the repayment of interest for eligible activities, to be reviewed and approved by Staff prior to submission to the DEQ.