



APPLICATION FORM

Authority: Parts 195, 196, and 201, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. To be considered for a grant or loan, completion of this form is mandatory.

Please place this page in the front of the application. To complete the form in Word for Windows, mouse-click once in the gray fields, or twice on the outlined boxes.

Applicant name: City of Rochester Hills Brownfield Redevelopment Authority
Applicant address: 1000 Rochester Hills Drive, Rochester Hills, MI 48309
Applicant's Federal Identification Number:

Applicant's Representative name: Mr. Bryan Barnett
Title of Applicant's Representative: Mayor, City of Rochester Hills
Telephone: 248-656-4600 Fax: 248-841-2576 E-mail address:

Name of the applicant's Project Contact: Derek Delacourt
Title of the Project Contact: Planner
Address, if different from the applicant's:
Telephone:248-841-2573 Fax: 248-841-2576 E-mail address: delacoud@rochesterhills.org

Amount of funding requested: \$4,000,000.00 to be funded over a two year period with \$1 million in grant funding and \$1 million in loan funding in the first year.

Will the applicant accept a low-interest loan if one is offered? [X]Yes [ ]No
If the applicant is unwilling to accept a loan, please explain why in Part II, question 5.

Is the project site within a (check all that apply)

- [ ] Core Community [ ] Distressed Area per 1992 PA 147 [ ] Renewal Community
[ ] Enterprise Community [ ] Cool Cities Neighborhood [ ] Traditional Downtown
[ ] Empowerment Zone [X] Brownfield Redevelopment Plan [ ] Renaissance Zone

Size of the property: 100 Acres, further described as Attachment A

The requested funds are needed for the following eligible activities:

- [ ] Baseline Environmental Assessment
[ ] Interim response action
[X] Due care planning
[X] Implementation of a due care response activity
[X] Other environmental response actions
[ ] Demolition

Name of the project (the DEQ prefers to call projects by the name of the new development, if any. If there is not a proposed development, please provide another name): Madison Park

Projected economic development type (for example, commercial, manufacturing, residential): commercial office and retail
Projected number of jobs to be created by the new development: Full time: 2,000 Part time:
Projected amount of private investment to be created by the new development: \$250,000,000.00

State Senate District number where the project site is located: 12
State House of Representatives District number where the project site is located: 29

## **MADISON PARK EXECUTIVE SUMMARY**

The Madison Park Redevelopment Project involves the redevelopment of an approximately 100 acre site located at West Hamlin Road and M-59 in Rochester Hills, Michigan. The site is a former municipal solid waste landfill, which operated from approximately 1965 to 1978. The Property was licensed to accept general refuse and industrial waste.

The Project will begin with the re-engineering of the landfill portion, including the removal of waste and the construction of leachate and methane collection systems. A cap will be installed that will significantly improve the integrity of the remaining landfill portion, and reduce infiltration through the existing waste. Collection systems will eliminate uncontrolled discharges of methane gas and leachate to the surrounding environment. Once the environmental controls are in place, the Property will be prepared for development.

The approved land use currently permits up to 2,000,000 square feet of combined office, research and technology, and retail space, as provided by under the amended consent order and judgment. The currently proposed site plan for Phase 1 includes approximately 275,000 square feet of retail. Phase 2 would include up to 500,000 square feet of office/research tech and hotel space, once regional economic conditions present greater demand for these uses.

The developer anticipates that the total investment in the redevelopment will be approximately \$250 million dollars. Yearly tax revenues generated by the current use of the Property (i.e., vacant land pursuant to the approved Due Care Plan) over the 2004 base year is/are approximately \$30,000 based on a taxable value of \$1.3 million dollars. Upon completion of Phase 1 retail, tax increments are anticipated to grow to approximately \$1.5 Million per year. Upon completion of Phase 2 office/hotel, yearly tax increments will exceed \$4.1 million.

The planned combined office, research and technology, and retail space would support a minimum of 2,000 new permanent jobs upon completion (500 in Phase I and 1,500 with Phase II). The exact number of new jobs created will depend on the final occupants of the development. Compared to employment generated under its current use, the number of jobs created by this project will have far reaching effects on the local economy.

This project will provide additional public benefit as it will be one of the more significant developments in the region benefiting not only the City of Rochester Hills, but Oakland County and the State in terms of tax revenue.

## I. EXECUTIVE SUMMARY

Please provide a one-page executive summary of the proposed project. The DEQ uses the executive summary to inform other agencies of a project we may be funding. It does not need to be detailed, but should give an informative overview of the project. The executive summary should describe:

- The proposed or potential economic development, including the type of development planned, the effect of the development locally, and whether other local funds are committed to pay for some or all of the costs associated with redevelopment.
- The number of permanent jobs to be created in the first five years of the project. Please specify the number of permanent full time jobs and the number of permanent part time jobs.
- The potential increase in the community's tax base and the amount of private investment that will be made in the project.
- The eligible activities to be undertaken using the requested DEQ funding.
- The environmental and physical condition of the property.
- Any information that will help the DEQ determine the project's priority, including a description of local economic conditions; the amount of available, developable property in the area; and whether the project will include green buildings or parking lots, pollution prevention measures, LEED building concepts, open space preservation, or walkable community measures.

If the applicant is making a financial commitment to the project, either through Act 381 tax capture or other means, please briefly describe the local contribution as well.

## II. PROJECT INFORMATION

Projects proposed for Brownfield Redevelopment Grants and Loans should have either identified economic development (a purchase agreement, development agreement, or other agreement with a private developer), or have good potential for redevelopment. Please describe the proposed or potential for economic development and include the following in the description:

1. The name(s) of the projected owner of the economic development, if any, and the type of development planned or projected.

The Property is currently owned by REI Brownstown, LLC. The approved land use currently permits up to 2,000,000 square feet of combined office, research and technology, and retail space, as provided by under the amended consent order and judgment. Phase 1 of the currently proposed site plan includes 275,000 square feet of retail. The site is is expected to be occupied by national retailers, upper-end restaurants, and national bank chains. Phase 2 would include up to 500,000 square feet of office/research tech and hotel space, once regional economic conditions present greater demand for these uses. These users have not been identified to date.

2. If a developer is committed to the project, a summary of the developer's business experience, including any other businesses, terms and conditions of their participation, bankruptcies, and civil or criminal enforcement actions related to environmental violations.

The members of REI Brownstown, LLC are Real Estate Interests Group, Inc. (REI) and Schostak Brothers, Inc. REI was established in 1983, and has completed many residential and commercial projects, ranging from small urban infill sites to master planned mixed-use communities greater than 1,000 acres (such as Waterstone) and REI staff has significant experience with Brownfield Redevelopment Projects on landfills (such as Home Depot and Fairlane Green). Schostak Brothers, Inc. is an 80+ year old full-service real estate company providing management, development, leasing, office, industrial, and marketing services for clients serving a portfolio in excess of over 50 properties throughout the Midwest. Please see the attached Project Descriptions for examples of projects.

3. How the development will result in measurable economic benefit. This could include new jobs created, investment of private funds in improving or reusing the property, and/or an increase in the community's tax base.

The developer anticipates that the total eligible investment in the redevelopment will be approximately \$250 million dollars, plus \$30 million dollars in remediation costs. Yearly tax revenues generated by the current use of the Property (i.e., vacant land pursuant to the approved Due Care Plan) over the 2004 base year is/are approximately \$30,000 based on a taxable value of \$1.3 million dollars.

A preliminary Updated Tax Table is attached that has not yet been reviewed by Rochester Hills City Council.

#### Phase I Retail

Upon completion of Phase 1 retail, tax increments are anticipated to grow to approximately \$1.5 Million per year. Approximately 500 jobs will be created by this development

#### Phase II Office/Retail/Hotel

Upon completion of Phase 2 office/hotel, yearly tax increments may exceed \$4.1 million. Approximately 1,500 jobs will be created by this additional development

The exact number of new jobs created will depend on the final occupants of the development. Compared to employment generated under its current use, the number of jobs created by this project will have far reaching effects on the local economy.

4. How the proposed development fits into the community's overall development plans, and how it will affect the community as a whole and the area immediately surrounding the project site. Is the community in which the project is located economically disadvantaged or depressed?

The Property is currently master planned as a regional employment area. The proposed use compliments this designation through the potential creation of up to 5,000 new jobs. The redevelopment of this Property, in particular, coincides with the City's concentrated efforts to redevelop Brownfield sites within the community. The City is burdened by over 600 acres of former landfills, and historical industrial operations that have left areas of the City vacant and contaminated. The City also experienced an unfortunate incident whereby a house exploded that was located near another abandoned, uncontrolled landfill. Those issues, and the lack of available land for development, prompted the City to create a Brownfield Redevelopment Authority to focus on the potential redevelopment of sites. Although the City is not considered economically disadvantaged, it contains more acreage of landfill property than any other Southeast Michigan community.

5. The local government's financial commitment to the project. Include any federal, state (other than the proposed grant), or local incentives offered to the developer as part of the project. If the local government is unable to make a financial commitment to the project, explain why.

The local unit of government committed \$34,000 in Community Development Block Grant (CDBG) monies to perform off-site groundwater monitor well installation and sampling for the purpose of identifying potential migration issues. All groundwater monitor wells off-site were installed in City right-of-ways to ensure that the City would have access to the sample locations in the future in the event that the redevelopment does not occur.

A Brownfield Plan was passed by the local unit of government in May of 2004, providing tax increment financing plan to reimburse the developer for eligible activities conducted at the site out of both local and school taxes. An Amended Brownfield Plan will be submitted to the Rochester Hills Brownfield Redevelopment Authority for review and approval that reflects these development projections.

A 381 Work Plan is currently being prepared that will request school tax capture from the Michigan Department of Environmental Quality for eligible activities.

The Project has received preliminary approval for State Revolving Fund monies totalling 40 to 60 percent of the total project costs. In addition, the developer is exploring other available incentives, including single business tax (SBT) incentives, from the Michigan Economic Development Corporation (MEDC), the Michigan Economic Growth Authority (MEGA), and other grant sources.

6. How the project demonstrates the principles of site reuse, greenspace preservation, smart growth, reduction of storm water runoff, walkability, LEED building standards, green roofs or parking, or other sustainable development concepts, and how it will protect human health and the environment.

Storm water management practices at the site will be "green" in nature, through the use of bio-swales and other practices. A storm water filtration network and wetland area will be relied upon to "filter" storm water before it enters the Clinton River via the City owned park. A detailed description of the "green" nature of this process is attached.

7. The response activities that are believed to be necessary for redevelopment and reuse of the property. Include an estimated cost for each item in the Sources of Project Funding Table on page 9.

The project involves the removal/offsite disposal of waste and relocation of waste on site, the installation of methane and leachate collection systems, and the re-engineering and installation of a cap, the installation of special footings and foundations to support the project, and long term monitoring and maintenance. All eligible activities included in the application will be completed prior to the construction of Phase I, with the exception of operations and maintenance activities.

The Project will be broken down into three phases, pre-construction, construction, and operations and maintenance (O&M).

### **Pre-Construction Activities**

Pre-construction planning activities include the following: work plan preparation; engineering and design of the collection systems, cap and footings; the creation of a project specific health and safety plan, air monitoring plan and landfill excavation plan; and obtaining all necessary permits.

Pre-construction site activities will begin with the demolition of existing structures. A series of light poles and a club house must be removed to install the necessary due care measures at the site. Additional site activities will include the implementation of soil erosion prevention measures, as described in the Work Plan; surveying the site; preliminary site grading and soil

stockpiling and the installation of a catch basin for leachate collection in the northeast corner of the site.

### **Construction Activities**

Once these activities are complete, any remaining excess overburden will be excavated from the northern portion of the site and stockpiled. Approximately 100,000 to 120,000 yards of waste will be relocated to the northern excavated area. Remaining waste in the eastern portion of the site will be excavated to the bottom of the fill area and backfilled with clean, engineered fill.

The remaining portions of the landfill will be re-graded or reshaped as necessary to facilitate the application of the re-engineered cap. The methane collection system will then be installed as described in the Work Plan. Special footings and foundations will be constructed to address settlement and methane issues. All of the Phase I area will be capped at completion with two feet of 10<sup>-7</sup> clay or equivalent. The Phase II area will be capped with a temporary 1' clay cap.

Surface water management measures will be incorporated in the final site plan.

### **Post-Construction Activities**

Post-Construction activities consist of the long term operations and maintenance (O&M) of the leachate and methane collection systems and the cap. The respective O&M plans will be provided as attachments to the proposed Work Plan.

This 2006 grant and loan request is to fund **\$2,000,000.00** of activities. The entire project budget is listed in the Sources of Project Funding Table, and the breakdown for the specific grant and loan request is described in a different table.

It is anticipated that \$1,000,000.00 in loan funds and \$1,000,000.00 in grant funds will be awarded in fiscal year 2006. A revised grant/loan request will be submitted in the beginning of fiscal year 2007 for the remaining \$1,000,000.00 in loan funds and \$1,000,000.00 grant.

8. An approximate schedule for conducting response activities and implementing the proposed or projected economic development. Include any deadlines or factors affecting implementation of the project, such as other grants or developer deadlines.

Pre-construction planning activities are currently underway. Pre-construction site activities included in this application are scheduled to begin as early as October 15, 2006. Construction is slated to begin in late 2006, and is expected to be completed by October of 2007. It is understood that funding for activities included in this application will not be expended until the following activities occur:

- The City of Rochester Hills approves an Amended Brownfield Plan;
- A 381 Work Plan is reviewed by the Rochester Hills Brownfield Redevelopment Authority and approved by the Michigan Department of Environmental Quality;
- Work Plans for the Grant and Loan are approved by the Michigan Department of Environmental Quality; and
- A Development and Reimbursement Agreement is finalized and executed between the City of Rochester Hills, the Oakland County Drain Commission and the Developer.

#### **Proposed Schedule:**

Development Activity Projected Start/End Date

Pre-Construction 10/15/06–2/15/07

Landfill Excavation 2/15/07 – 6/1/07

Site Work / Land Development / Utilities 6/1/07 – 11/31/07

Above Ground Construction (Development) 12/01/07 – 12/31/08

9. Prior brownfield redevelopment projects undertaken by the applicant, either with DEQ grant or loan funding, or without.

See Exhibit C, Project Descriptions.

Please also complete the Sources of Project Funding Table on page 9.

### III. PROPERTY INFORMATION

Please describe the property or properties where the proposed grant-eligible activities will be undertaken, including the following:

1. A street address and cross streets describing the location of the property. If there is no street address, please provide a legal description of the property.

The site is located south of West Hamlin Road, and east of the Adams Road M-59 interchange in Rochester Hills, Michigan. The address is 2801 West Hamlin Road, and the Property is further described by the legal description attached as Exhibit A.

2. The current owner and operator of the property, when the property was acquired by the owner, and how it was acquired (voluntary purchase, condemnation, tax reversion, etc.). If the operator and the owner are not the same, please indicate when the current operator began to use the property.

The current owner of the Property is REI Brownstown, LLC who acquired the Property from Suburban Softball in October of 2004 through purchase. A Baseline Environmental Assessment was completed and submitted to the MDEQ shortly before purchase.

3. The current and proposed zoning of the property.

The Property currently has flexible land use as more fully set forth in that certain Amended Consent Order and Judgment dated February 12, 2004, entered in the action entitled *REI Brownstown LLC v. City of Rochester Hills, et al., Oakland County Circuit Court Case No. 81-226225-CZ, Hon. Richard D. Kuhn*.

4. Whether the applicant or the developer has a prior relationship with any previous owners or operators. If yes, please explain.

The current owner has no relationship to any prior owners.

5. Historical uses of the property, including how it was used by the current owner and a list of former owners and operators, if possible.

The parcel identified as tax id 15-29-151-012 (Suburban Softball property), which comprises 78-acres of the 100-acre Property, was licensed as a sanitary landfill from at least 1965 to 1978. The Suburban Softball property was licensed to accept general refuse and industrial waste. Landfill operations on the Suburban Softball property were conducted primarily by two owners. The central portion of the Suburban Softball property was known as the Veteran's landfill and was operated by Veteran's Disposal Service, Inc. until March 1, 1973. On March 1, 1973, Veterans Disposal Service was bought out by Cardinal Land Company. Cardinal Land Company, operated by Browning Ferris Industries (BFI), continued to conduct landfill activities on the Suburban Softball property, primarily in three cells constructed along Hamlin Road, until the fall of 1977. The cells were located on the northeast, north central, and northwest portions on the Suburban Softball property along Hamlin Road and were designated as Areas A, B, C,

respectively. The Suburban Softball property stopped accepting waste in 1978 and was apparently vacant and unused from 1978 until 1984.

6. Whether the property will be sold before, during, or immediately following the economic development and the terms of the sale.

The Property will not be sold prior to development. The Developer intends to operate the buildings after they are constructed.

7. Any known legal, access, or title issues, or liens or easements on the property that could affect the proposed economic development.

No known title or access issues exist.

8. The known or suspected environmental condition of the property, including whether contamination is confirmed or suspected and the presence of any underground storage tanks.

During the period December 16 through 19, 2003, Mr. Trevor Woollatt, a Hydrogeologist in Applied Science & Technology, Inc.'s (ASTI) Property Services Group, supervised the installation of thirteen soil borings (SB-1 through SB-13) on the Suburban Softball property and in the right-of-ways immediately to the north and south of the Suburban Softball property.

Soil borings SB-1 through SB-4 were located north of the Suburban Softball property along West Hamlin Road in the City of Rochester Hills right-of-way, and SB-5 through SB-8 were located south of the Suburban Softball property along the former railroad grade in property currently owned by the City of Rochester Hills. The former railroad grade property is one of the parcels (15-29-176-008) that comprise the Property. Soil borings SB-1 through SB-8 were completed as permanent groundwater monitor wells MW-1 through MW-8, respectively. Soil borings SB-9 and SB-10 were located in the Veteran's Landfill portion of the Suburban Softball property, and borings SB-11, SB-12, and SB-13 were located in the BFI operated Cardinal Landfill Areas A, B, and C, respectively.

From March 2 through 4, 2004, an additional 20 soil borings (SB-14 through SB-33) were advanced through the landfill material. Seven of the borings (SB-16 through SB-22) were located in the eastern portion of the Veteran's landfill, five borings (SB-23 through SB-27) were located in the western portion of the Veteran's landfill. Borings SB-14, SB-15, and SB-28 through SB-33 were installed in the Cardinal Landfill. All borings, with the exception of SB-18 and SB-20, were completed as landfill gas vents.

One soil and one groundwater sample was collected from SB-1/MW-1 through SB-8/MW-8, and two soil samples were collected from SB-9 through SB-13, with the exception of SB-11, from which only one soil sample was obtained. A total of 25 samples were collected from borings (SB-14 through SB-33). All soil and groundwater samples were submitted for analysis of volatile organic compounds (VOCs) by US EPA Method SW846 8260, semi-volatile organic compounds (SVOCs) by US EPA Method SW846 8270, polychlorinated biphenyls (PCBs) by US EPA Method SW846 8082, and the 10 Michigan metals – arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium silver, and zinc (Metals) by US EPA Methods SW846 6020 and 7471

Air samples were collected from the vents installed in borings SB-15, SB-21, and SB-30 and were submitted for analysis of VOCs by EPA Method TO-15. The air sample results indicate that benzene, carbon disulfide, chlorobenzene, chloroethane, chloroform, cis-1,2-dichloroethene, 1,1,-dichloroethane, 1,1-dichloroethene, ethylbenzene, methylene chloride, styrene, tetrachloroethene, toluene, trans-1,2-dichloroethene, 1,1,1-trichloroethane, 1,1,2-



trichloroethane, 1,1,2-trichlorotrifluoroethane, trimethylbenzene isomers, vinyl chloride, and xylenes were detected in one or more of the three samples.

The gas vents and the previously installed groundwater monitor wells along Hamlin Road (MW-1 through MW-4) and the Rails to Trails (MW-5 through MW-6), and three probes previously installed by the DEQ on the adjoining residential parcel to the northeast were screened for methane. The rails to trails property and the residential property to the northeast are both included in the list of eligible properties and are identified as tax parcels 15-29-176-008 and 15-29-151-011, respectively. Methane was detected at all locations within the landfill at approximately 65% by volume. Methane was detected in the groundwater monitor wells located in the north and south adjoining right-of-ways at the following concentrations: MW-1 at 16.90%, MW-2 at 0.60%, MW-3 at 33.40%, MW-6 at 41.20%, and MW-7 0.10%. In addition, methane was detected at 3% in the middle south residential probe on the northeast adjoining residential parcel. Based on these results, the DEQ installed two additional probes (GP-1 and GP-2) along the east Suburban Softball property boundary. On May 24, 2004, Mr. Benjamin Mathews of the DEQ – Remediation and Redevelopment Division (RRD) screened the probes and found methane at the following concentrations: GP-1 at 29.7%, GP-2 at 7.8%, middle south residential probe 15%, and east south residential probe 28.9%.

Based on the concentrations of PCBs, arsenic, cadmium, chromium, lead, mercury, selenium, silver, zinc, acenaphthene, acenaphthylene, benzo(a)pyrene, butyl benzyl phthalate, carbazole, dibenzofuran, diethylphthalate, fluoranthene, fluorene, naphthalene, phenanthrene, phenol, benzene, chlorobenzene, 1,4-dichlorobenzene, ethylbenzene, n-butylbenzene, n-propylbenzene, tetrachloroethene, toluene, trichloroethene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes in excess of the GRCC for DC, SVIAI, GSIP, and DWP in the Property soil; lead and naphthalene in groundwater in excess of the GRCC for DW and/or GSI; and methane and other VOCs in the landfill gas; the Property meets the definition of a facility as defined in Section 20101(1)(o) of Part 201.

9. The neighborhood around the property. Are there other viable commercial businesses nearby? Is there a large amount of vacant, developable land in the community and/or the neighborhood, or is the supply of developable land relatively low? Is the demand for property in the community and/or neighborhood high? If the site is in or within walking distance of a traditional downtown, or is in or near a Cool Cities neighborhood, please describe how the development will enhance the downtown or Cool Cities neighborhood.

The area surrounding the site is residential in use. The property to the east consists of a residential apartment building. Industrial properties exist to the south and southeast. The M-59 interchange is located directly west of the site. A vacant parcel exists north of the site, across Hamlin Road, with single family residential dwellings further to the north. The community has very little un-developed land that is suitable for development. The site is not located within walking distance to any retail. Therefore, the retail portion of this Project will serve all the neighboring residents and create new jobs.

10. If grant or loan funds are requested for building demolition, describe the condition of the building. Does it present a health or safety threat? Does the structure impede the proposed response activities?

Currently, the site is comprised of softball diamonds, lights, and a clubhouse. The light poles do not stand erect, due to the uneven settlement of the landfill. The clubhouse must be demolished and the light poles removed in order to re-engineer the cap at the site.

List sources, uses, and amount of all funds committed to or anticipated for the economic development implementation project.

In the BRA Funds column, please list any dollars committed by the BRA that will NOT be used to repay a Brownfield Redevelopment Loan.

In the OTHER column, include federal dollars, other state grants, future sale proceeds, recoveries from liable parties, pledges of gifts/donations, etc.

#### IV. FUNDING

##### TOTAL SOURCES OF PROJECT FUNDING

USES OF FUNDS	Brownfield Grant or Loan	Local Funds (public)	Developer Funds (private)	Other TIF Funds (non-brownfield grant or loan)	SRF Funds	Total
Investigation and Planning		\$34,000	\$	\$1,000,000.00	\$	\$1,034,000
Baseline Environmental Assessment	\$	\$	\$	\$	\$	\$
Due Care	\$1,000,000.00	\$	\$	\$4,500,000	\$	\$5,500,000
Response Actions Necessary for Redevelopment	\$2,764,400	\$	\$	\$5,500,000	\$15,000,000	\$23,264,400
Demolition	\$235,600	\$	\$	\$0	\$	\$235,600
Grant Administration	\$	\$	\$	\$	\$	
Property Acquisition	\$	\$	\$	\$	\$	\$
New Construction	\$	\$	\$250,000,000	\$	\$	\$250,000,000
Remodel or Upgrade Existing Buildings	\$	\$	\$	\$	\$	\$
Infrastructure Improvements	\$	\$	\$	\$	\$	\$
Machinery and Equipment	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
<b>TOTAL</b>	<b>\$4,000,000</b>	<b>\$34,000</b>	<b>\$250,000,000</b>	<b>\$11,000,000</b>	<b>\$15,000,000</b>	<b>\$280,034,000</b>

## GRANT/LOAN FUNDING REQUEST

	2006	
	<u>Grants</u>	<u>Loans</u>
<b>Due Care</b>		
Methane Collection System	\$536,250.00	\$12,650.00
Leachate Collection System	\$200,000.00	
<b>Response Activities Necessary for Redevelopment</b>		
Surface Water Mgmt/Prelim Grading	\$86,250.00	
Soil Erosion Measures	\$57,500.00	
Soil Stock Piling	\$100,000.00	\$100,000.00
Clearing and Grubbing	\$20,000.00	
Excavate Overburden on Hamlin Road		\$400,000.00
Relocate waste		\$251,750.00
<b>Site Demolition</b>		\$235,600.00
<b>GRAND TOTAL</b>	<b>\$1,000,000.00</b>	<b>\$1,000,000.00</b>

## **V. ATTACHMENTS**

- A. Legal Descriptions
- B. Approved Brownfield Plan
- C. Project Descriptions
- D. Rochester Hills City Council Resolution
- E. Letters of Support
- F. Site Location Map
- G. Site Photos
- H. Proposed Site Plan
- I. Audit Records
- J. Affidavits of Non-Liability
- K. Storm Water Management Plan
- L. Updated Tax Table

**VI. CERTIFICATION**

The undersigned, as the representative of the applicant, certifies that the applicant will comply with all applicable state and federal statutes and regulations, including those associated with the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, its administrative rules, and those statutes related to civil rights, equal opportunity, labor standards, environmental protection, and historic preservation.

The undersigned, as the representative of the applicant, certifies that the property(ies) at which grant or loan funds will be used are within the jurisdiction of the applicant.

The undersigned, as the representative of the applicant, certifies that within the last 24 months, the applicant has not had a grant from the Department of Environmental Quality revoked or terminated, and has not been determined by the Department of Environmental Quality to be unable to manage a grant.

The undersigned, as the representative of the applicant, certifies that a source of funding for ongoing maintenance and operation of the proposed project, if required, has been identified.

The undersigned, as the representative of the applicant, certifies that the information provided in this application and its attachments is true and complete to the best knowledge and belief of the applicant and the undersigned.

*BRYAN BARNETT*

\_\_\_\_\_  
Typed name of Applicant's Representative

*8-25-06*

*[Handwritten Signature]*

\_\_\_\_\_  
Signature

**EXHIBIT A**  
LEGAL DESCRIPTION

## Exhibit A

### Legal Descriptions

✓ 15-29-151-008

T3N, R11E, SEC 29 PART OF W ½ OF NW ¼ BEG AT PT DIST S 01-57-30 W 999.28 FT & N 78-57-00 E 317.29 FT FROM NW SEC COR, TH N 78-57-00 E 208.71 FT, TH S 00-20-00 W 212.41 FT, TH S 78-57-00 W 208.71 FT, TH N 00-20-00 E 212.41 FT TO BEG, EXC BEG AT PT DIST S 00-03-36 E 999.28 FT & N 76-56-09 E 317.29 FT FROM NW SEC COR, TH N 76-56-09 E 208.71 FT, TH S 00-37-44 W 33.68 FT, TH ALG CURVE TO LEFT, RAD 11384 FT, CHORD BEARS S 74-35-24 W 162.63 FT, DIST OF 162.63 FT TH S 74-10-51 W 48.46 FT, TH N 00-37-44 E 42.93 FT TO BEG 0.82 A9-27-95 CORR

✓ 15-29-151-011

T3N, R11E, SEC 29 PART OF E ½ OF NW ¼ BEG AT PT ON N & S ¼ LI DIST N 610 FT FROM INTER OF SD N & S ¼ LI & NLY LI OF GTW RR RW, TH N 417 FT, TH N 86-11-00 W 343.45 FT, TH S 417 FT, TH S 86-11-00 E 343.45 FT TO BEG EXC BEG AT PT ON N & S ¼ LI DIST N 04-53-11 E 610 FT & 04-53-11 E 417 FT & N 81-17-34 W 142.60 FT FROM INTER OF N & S ¼ LI & NLY LI IF GTW RR RW, TH N 81-17-34 W 200.85 FT, TH S 04-53-11 W 51.09 FT, TH N 84-13-54 E 203.92 FT TO BEG 3.17 A8-2-02 CORR

✓ 15-29-151-012

T3N, R11E, SEC 29 PART OF NW ¼ BEG AT PT ALG N & S ¼ LINE DIST S 547.31 FT FROM N ¼ COR, TH WLY ALG CEN LINE OF HWY TO W 1/8 LINE, TH S 05-10-20 E 1572.43 FT TO NLY LINE OF GTWRR RW, TH NELY ALG SD NLY RW LINE TO N & S ¼ LINE, TH N ALG SD N & S ¼ LINE & NLY LINE OF TWRR RW, TH N 417 FT TO CEN LINE OF HAMLIN RD, TH N 86-11-00 343.45 FT, TH S 417 FT, TH S 86-11-00 E 343.45 FT TO BEG, ALSO THAT PART OF FOL DESC PARCEL WHICH LIES N OF RELOCATED M-59 HWY DESC AS BEG AT PT DIST S 01-57-30 W 999.28 FT & N 78-57-00 E 526 FT FROM NW SEC COR, TH S 02-20-20 W 1737.10 FT TH N 69-22-40 E ALG RR RW 1079.60 FT, TH N 05-10-20 E 1572.43 FT, TH S 78-57-00 W 1101.60 FT TO BRG X8.82 A4/9/85 FR 006 & 010

✓ 15-29-151-015

T3N R11E, SEC 29 PART OF NW ¼ BEG AT PT DIST S 00-10-00 E 998.59 FT & N 76-50-00 E 205.26 FT FROM NW SEC COR, TH N 76-50-00 E 112.02 FT, TH S 00-13-20 W 260 FT, TH S 76-50-00 W 90.72 FT, TH N 00-10-00 W 95 FT, TH S 89-50-00 W 18.99 FT, TH N 00-10-00 W 160.20 FT TO BEG 0.60 A12-6-91 FR 013 8-24-94 CORR

✓ 15-29-151-017

T3N, R11E, SEC 29 PART OF W ½ OF NW ¼ BEG AT PT ON N LINE OF M-59 HWY RELOCATION DIST S 01-57-30 W 999.28 FT & N 78-57-00 E 205.26 FT & S 00-10-00 E 1082.70 FT FROM NW SEC COR, TH N 00-10-00 W 023.11 FT, TH N 78-57-00 E 110.21 FT, TH N 00-20-00 W 47.59 FT, TH N 78-57-00 E 208.71 FT, TH S 00-20-00 W TO NLY LI OF RELOCATED M-59 HWY, TH NWLY ALG NLY LINE OF M-59 HWY RELOCATION TO BEG, EXC THAT PART LYING SLY OF LINE DESC AS BEG AT PT DIST S 02-40-23 E 1775.59 FT & N 87-19-37 E 100 FT FROM NW SEC COR, TH S 43-12-41 E 243.36 FT, TH S 68-32-20 E 270 FT TO PT OF ENDING 5.25 A7-22-94 FR 009

✓ 15-29-176-004

T3N, R11E, SEC 29 PART OF NW ¼ BEG AT PT ON NLY LINE OF M-59 HWY DIST N 03-25-16 E 316.26 FT & S 84-23-51 W 607.52 FT FROM CEN OF SEC, TH S 84-23-54 W 292.09 FT TH ALG CURVE TO RIGHT, RAD 2094.83 FT, CHORD BEARS N 83-16-16 W 894.71 FT, DIST OF 901.66 FT TO SLY LINE OF GTW RR, TH N 65-25-07 E 287.75 FT, TH S 24-34-53 E 20.00 FT, TH N 65-25-07 E 1040.00 FT, TH S 03-25-16 W 611.55 FT TO BEG 9.43 A06/09/87 FR 002 & 003

15-29-176-006

T3N, R11E, SEC 29 600 FT OF NW ¼ LYING SLY OF S LINE OF GTW RR EXC THAT PART LYING SLY OF LINE DESC AS BEG AT PT DIST N 03-25-16 E 367.20 FT FROM CEN OF SEC, TH S 84-23-54 W 707.41 FT, TH N 05-36-06 W 50 FT, TH S 84-23-54 W 203.40 FT, TH ALG CURVE TO RIGHT, RAD 2291.83 FT, CHORD BEARS N 83-56-22 W 926.55 FT, DIST OF 932.98 FT, TH N 72-16-38 W 500 FT TO PT OF ENDING 9.26 A4-28-99 FR 005

✓ 15-29-176-008

T3N, R11E, SEC 29 THAT PART OF ABANDONED GTW RR R/W LYING IN NW ¼ OF SEC 29 6.84A 2-7-01 FR ABANDONED RR R/W



**EXHIBIT B**  
BROWNFIELD PLAN

CITY OF ROCHESTER HILLS  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN  
FORMER CARDINAL/VETERAN'S LANDFILL SITE

Approved by the City of Rochester Hills Brownfield Redevelopment Authority  
on March 4, 2004

Approved by the City of Rochester Hills City Council  
on May 19, 2004

Prepared by:

Jill Ferrari, Esq.  
Applied Science & Technology, Inc. (ASTI)  
10448 Citation Drive  
Brighton, Michigan 48116  
(810) 225-2800  
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## FORMER CARDINAL LANDFILL SITE

### INTRODUCTION

The City of Rochester Hills Brownfield Redevelopment Authority and City of Rochester Hills City Council have considered and adopted this Brownfield Plan to encourage the redevelopment of the former landfill site located on the southeast corner of Hamlin Road and Adams Road in Rochester Hills. The plan describes the site conditions and redevelopment plan which are to be implemented by the proposed new owner and user of the property pursuant to the Michigan Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended.

### SITE DESCRIPTION

The Proposed Madison Park Project is comprised of the former Cardinal Landfill and Veteran's Landfill parcels and adjoining properties located at the southeast corner of Hamlin Road and Adams Road in Rochester Hills, Oakland County, Michigan, identified as tax parcels 15-29-151-008, 15-29-151-011, 15-29-151-012, 15-29-151-015, 15-29-151-017, 15-29-176-004, 15-29-176-006, and 15-29-176-008. A legal description of each parcel is attached as Exhibit A to this Plan. The project consists of the preparation of a baseline environmental assessment, additional response activities and due care. The proposed redevelopment of the Property will include approximately 500,000 square feet of commercial retail space and approximately 1.5 million square feet of commercial office space. The property currently has flexible zoning designations as more fully set forth in that certain Amended Consent Order and Judgment dated February 12, 2004, entered in the action entitled *REI Brownstown LLC v. City of Rochester Hills, et al.*, Oakland County Circuit Court Case No. 81-226225-CZ, Hon. Richard D. Kuhn. A site location map of the property is included as Exhibit B.

### SUMMARY OF EXISTING CONTAMINATION

The subject property was licensed as a sanitary landfill from at least 1968 to 1978. The Property was licensed to accept general refuse and industrial waste. There is no evidence that the site was ever properly closed, however, it is evident that the site stopped accepting waste and a limited cover was constructed in 1978. The Property was purchased in 1984 by the current owner, and has been used as an outdoor recreation facility since that time, housing eight softball diamonds and a clubhouse. Correspondence exists between the Michigan Department of Environmental Quality (DEQ) and the current owner of the Property indicating that several environmental conditions exist at the Property, including methane and leachate outbreaks. The redevelopment of the site will ensure proper management of the environmental concerns that have been unmanaged for years.

## ELIGIBILITY

Previous environmental investigations indicate that contaminants exist at the main parcel (15-29-151-012) in excess of DEQ Generic Residential Cleanup Criteria contained in the applicable rules promulgated pursuant to Part 201 of the Michigan Natural Resources and Environmental Protection Act of 1994, as amended. Therefore, that parcel is a "facility" within the meaning of Part 201 and an "eligible property" pursuant to Act 381. All other parcels are either adjacent or adjoining parcels and their development as anticipated will increase the captured taxable value of the main parcel, and are therefore also "eligible property."

## PLAN ASPECTS

### 1. Description of Costs to Be Paid for With Tax Increment Revenues and Summary of Eligible Activities (MCL 125.2663(1)(a)&(b))

Tax increment revenues will be used to reimburse the Developer and the Authority for the cost of eligible activities permitted under Act 381. No costs shall be reimbursed through school tax capture unless they are for activities implemented pursuant to a DEQ approved Work Plan.

As of the date of the adoption of the brownfield plan and based upon information known at this time by the Developer, it is expected that future eligible activities will consist of the following, provided that the Authority is authorized to approve any eligible activity without amendment of this plan. The following costs are estimated to amount to 30 Million Dollars:

A. Site Assessment - The proposed project activities include conducting a Phase I Environmental Site Assessment, Phase II Environmental Site Assessments, Subsurface Investigations, geo-technical surveys, Category "N" Baseline Environmental Assessments (BEAs) and Preliminary Waste Characterization;

B. Additional Response Activities – Additional Response and Due Care activities will involve the removal of solid and hazardous wastes (if encountered), installation and operation of leachate controls, backfilling, design and engineering of the new landfill cap, installation of the new cap, methane management, onsite monitoring and maintenance, and other additional response activities;

C. Due Care – Due Care at the site will involve some of the aforementioned activities, as well as long term methane and groundwater monitoring; site inspections, or any other activities identified in future 381 Work Plans approved by the Michigan Department of Environmental Quality.

D. Contingency. A 20% contingency factor has been provided due to the likelihood of encountering unexpected conditions during the renovation of an aged facility.

All of the costs identified in this section will be eligible for reimbursement only if incurred after approval of this Plan, with the exception of those costs incurred by the City of Rochester Hills prior to the adoption of the Brownfield Plan in accordance with Section 16 of the Brownfield Redevelopment Financing Act, which states that "A Brownfield Authority may reimburse reasonable and actual administrative and operating expenses that include...baseline environmental assessments, due care activities, and additional response activities, related directly to work conducted by the Authority on prospective eligible properties prior to approval of the Brownfield Plan...only from capture local taxes not to exceed \$75,000 for each authority in each "fiscal year." Therefore, the eligible activities listed under Site Assessment, Additional Response Activities and Due Care may be conducted prior to the approval of the Brownfield Plan and reimbursed through local taxes.

The estimated cost of the activities described in paragraphs A through D, is estimated at 30 Million dollars plus interest. The costs of all eligible activities will be advanced by the developer or through a separate funding source, arranged by the Developer and be reimbursed from tax increment revenues available under this Plan, as received by the Authority.

2. Estimate of Captured Taxable Value and Tax Increment Revenues (MCL 125.2663(1)(c)).

See attached combined Schedule 1. It is the intention of the Authority to collect only so much tax increment revenues as necessary to reimburse the eligible activities incurred by the Developer pursuant to this Plan, plus interest and the amounts to be deposited into the Local Site Remediation Revolving Fund as described in Paragraph 12 below.

3. Method of Financing and Description of Reimbursements by the Municipality (MCL 125.2663(1)(d)).

The Authority, the City and the Developer intend to enter into a Reimbursement Agreement that will establish their respective obligations to reimburse costs of the response activities and interest implemented on the eligible property. The reimbursement of any interest will be at a rate negotiated through the reimbursement agreement. Reimbursement to the Developer for eligible activities plus accrued interest will be from tax increment revenues generated from the eligible property identified in Exhibit A as such tax increment revenues are collected and received by the Authority. During the time period for reimbursement of eligible activities, the City may collect tax revenue generated from local taxes to be deposited into the Site Remediation Revolving Fund, and for an additional five years after all eligible activities are reimbursed, pursuant to Section 13(5) of Act 381, as stated in the Reimbursement Agreement. The amount of taxes levied for school operating purposes that will be used to reimburse the costs of implementing eligible activities at this site will be limited to the cost of eligible activities approved by the MDEQ.

4. Maximum Amount of Note or Bonded Indebtedness (MCL 125.2663(1)(e)).

Neither the Authority nor the City expects to issue any notes or bonds related to the Project. A portion of the tax increment revenues generated from the Project are expected to be used to reimburse the Developer for costs it incurs for eligible activities plus interest as will be provided in the reimbursement agreement.

5. Duration of Brownfield Plan (MCL 125.2663(1)(f)).

The Plan will remain in effect for as many years as required to fully reimburse all eligible activities, interest as provided in the Reimbursement Agreement, and deposits to the revolving fund, or for 30 years, whichever is less. It is the intention of the Authority to collect only so much tax increment revenues as are required to pay all obligations of the Authority incurred and approved pursuant to this Plan and the revolving fund deposits as stated in the Reimbursement Agreement.

6. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (MCL 125.2663(1)(g)).

See attached combined Schedule 1. It is the intention of the Authority to collect only so much tax increment revenues as are required to reimburse the eligible activities costs incurred by Developer and interest thereon pursuant to this Plan and the Reimbursement Agreement, and the amounts to be deposited into the Site Remediation Revolving Fund as described in Paragraph 12 below and the Reimbursement Agreement, as well as administrative costs as allowed under Act 381. In the event that eligible activities and interest exceed 30 Million Dollars, this Brownfield Plan may be amended by the Rochester Hills City Council in accordance with Act 381.

7. Legal Description, Property Map, Statement of Characteristics That Qualify the Property as Eligible Property and Statement as to Personal Property (MCL 125.2663(1)(h)).

Attached as Exhibits A and B to this Plan. Personal property of the Developer shall be included as part of the eligible property.

8. Estimates of Residents and Displacement of Families (MCL 125.2663(1)(i)).

There are no persons residing on the eligible property to which this Plan applies, and therefore there are no families to be displaced.

9. Plan for Relocation of Displaced Persons (MCL 125.2663(1)(j)).

There are no persons residing on the eligible property to which this Plan applies, and therefore there is no need for a relocation plan.

10. Provisions for Relocation Costs (MCL 125.2663(1)(k)).

There are no persons residing on the eligible property to which this Plan applies, and therefore there is no need for the provision of relocation costs.

11. Strategy for Compliance with Michigan's Relocation Assistance Law (MCL 125.2663(1)(l)).

There are no persons residing on the eligible property to which this Plan applies, and therefore there is no need for compliance with Act No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332 of the Michigan Compiled Laws.

12. Description of Proposed Use of Local Site Remediation Revolving Fund (MCL 125.2663(1)(m)).

The Authority intends to capture the maximum amount permitted by Act 381 for deposit into a Site Remediation Revolving Fund to be utilized as approved by the Authority in accordance with Act 381. No funds from the Site Remediation Revolving Fund will be applied to this project without approval by the BRA.

13. Other Material that the Authority or Governing Body Considers Pertinent.

This project involves the redevelopment of a landfill that has been mismanaged for over twenty years. The Michigan Department of Environmental Quality indicates that the site is currently noncompliant with Due Care requirements set forth in Part 201 of the Natural Resources and Environmental Protection Act (NREPA). This project will alleviate a known eyesore, and potential threat to public health and the environment. Documentation exists that indicates that leachate outbreaks have occurred in the nearby Gabler Drain and that methane outbreaks have occurred at the facility. The new development will include re-engineering the cap on the landfill to prevent methane and leachate outbreaks. The project will provide an enormous economic and environmental benefit to the community.

The project proposes to create thousands of new jobs, and will significantly increase the local tax base. Economic development in surrounding areas will be spurred by this development, and it will provide environmental controls that will ensure public health and safety.



## LIST OF EXHIBITS AND SCHEDULE

EXHIBIT A	Legal Description
EXHIBIT B	Site Location Map
SCHEDULE 1	Tax Capture Table



# Rochester Hills Master Report

1000 Rochester Hills Drive  
Rochester Hills, MI 48309  
(248) 656-4660  
Home Page:  
www.rochesterhills.org

File Number: 2004-0458

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File Number: 2004-0458	File Type: Project	Status: To Council Liaison
Version: 1	Reference: 03-023	Controlling Body: City Council
Requester: Planning/Development	Cost:	Introduced: 05/13/2004
File Name: Madison Park		Final Action:

**Title:** Approval of Brownfield Plan - Madison Park (City File No. 03-023) a proposed mixed-use development located on the south side of Hamlin Road, east of the proposed Adams Road realignment, identified as Parcel Nos. 15-29-151-015, 15-29-151-008, 15-29-151-017, 15-29-151-012, 15-29-151-011, 15-29-176-004, 15-29-176-008 and 15-29-176-006, REI-Hamlin Road Development, applicant.

**Notes:** REI-Hamlin Road Development Real Estate Interests Group, Inc.  
40900 Woodward Avenue, Suite 130 Bloomfield Hills, MI 48304

**Code Sections:**

Agenda Date: 05/19/2004

Indexes: Brownfield

Agenda Number:

Sponsors:

Enactment Date:

**Attachments:** Agenda Summary - Brownfield.pdf, Letter Bishop 20040430.pdf, Letter EPA 20040421.pdf, Letter McKayDEQ 20040505.pdf, Letter Opfer 20040512.pdf, Madison Park Final Brownfield Plan[4].pdf, Memo Wendt 20040512.pdf, Methane Summary April 14.pdf, Tax Table Final Mad Park.pdf, DRAFT BEA Document Amended2.pdf

Enactment Number:

## History of Legislative File

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Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 2004-0458

**..Title**

Approval of Brownfield Plan - Madison Park (City File No. 03-023) a proposed mixed-use development located on the south side of Hamlin Road, east of the proposed Adams Road realignment, identified as Parcel Nos. 15-29-151-015, 15-29-151-008, 15-29-151-017, 15-29-151-012, 15-29-151-011, 15-29-176-004, 15-29-176-008 and 15-29-176-006, REI-Hamlin Road Development, applicant.

**..Body**

*Resolved* that City Council **APPROVES** the **BROWNFIELD REDEVELOPMENT PLAN** for the matter of City File No. 03-023 - (Madison Park) with the following findings and subject to the following conditions.

### FINDINGS

The Brownfield Plan constitutes a public purpose and will facilitate the reclamation, redevelopment and revitalization of an old, distressed, improperly capped, poorly maintained, leaking, leaching landfill site that poses a continuing environmental problem to the community, its residents and its natural resources.

The submitted Brownfield Plan meets all requirements of Section 13 of the Brownfield Redevelopment Financing Act. All of the required provisions under Section 13 are included and addressed in the Plan.

The proposed method of financing the costs of the eligible activities from tax increment revenues is feasible, and the Brownfield Redevelopment Authority has the ability to arrange the financing, which will be accomplished through a reimbursement agreement to be prepared, approved and entered into.

The costs of the proposed eligible activities are reasonable and necessary to carry out the purposes of the Brownfield Redevelopment Financing Act.

The amount of captured taxable value estimated to result from adoption of the Plan is reasonable and is expected to produce tax increment revenues sufficient to pay for the proposed eligible activities identified in the Plan.

The subject parcels are a site of a former landfill and a source of known contamination within the City. The Plan provides a reasonable course of action for the remediation of this site.

### CONDITIONS:

A reimbursement agreement shall be prepared, approved and entered into between the City and the applicant prior to any TIF financing being paid out for approved eligible activities.

If the extent of Due Care activities related to the subject site are materially altered or revised, an amended Plan shall be for review and approval or rejection following the same procedure as applies to this Plan.

The Applicant shall obtain the MDEQ's review and approval of a work plan or remedial action plan in accordance with the Act.

**EXHIBIT C**  
**PROJECT DESCRIPTIONS**

## **PROJECT DESCRIPTIONS**

### **WATERSTONE**

Waterstone is a 1,400 acre master planned mixed use development located in Oxford Township, Michigan. Situated on a former sand and gravel extraction site (in operation since 1920), activities included above ground and underground storage tank removal, remediation of heavy metal contamination, demolition, slope reclamation and geotechnical work. After extensive analysis and planning, the property was transformed into 2,000 homes, 11 lakes, 27 holes of championship public golf, hundreds of acres of public open space and 700,000 square feet of retail. The project resulted in \$750 MM of new tax base to the community.

### **HIGHWOOD**

REI has closed on a \$31.5 MM acquisition of the 415 acre former Northville Psychiatric Hospital located in Northville Township, Wayne County, Michigan. This Brownfield site will require the demolition of approximately 1.0 million square feet of facilities, extensive asbestos abatement, removal of an underground steam tunnel network, clean-up of unregulated medical waste dumps, power plant demolition and clean-up, coordinating the relocation of oil and natural gas wells and distribution sites, rail line remediation and removal of numerous above ground and under ground storage tanks. Other activities will include land and entitlement approvals, Brownfield financing approvals and off-site impact mitigations. Special attention must be paid to sensitive natural features including mature wood lots and the middle Rouge River. Neighbor and community impacts must also be addressed, as this redevelopment will occur in an established suburban context.

### **ISLAND LAKES AT TAYLOR**

Island Lakes is a 199 unit residential Brownfield Redevelopment project located in the City of Taylor, Wayne County, Michigan. This 80 acre infill project required site demolition, soil remediation and approximately 800,000 cubic yards of earth balancing. This project was financed by the sale of \$14 MM in public bonds by the City of Taylor. Site redevelopment is substantially complete with home construction anticipated to begin Summer, 2006.

## **HOME DEPOT**

While an attorney in private practice, Grant Trigger was instrumental in the redevelopment of an old municipal landfill into a Home Depot site in Southfield, Michigan. The former landfill had been closed for almost thirty (30) years. After incorporating special design features to accommodate potential differential settlement of the old fill, mitigation of potentially contaminated groundwater, and methane gas migration, Home Depot was able to successfully construct a 110,000 square foot facility. The landfill materials were generally left in place, and the store and the parking lot became a cap over the old landfill. This development was only possible because the state of Michigan was willing to enter into a covenant not to sue, protecting Home Depot from liability for conditions on the site for which it was not responsible. Mr. Trigger represented Home Depot in all aspects of this redevelopment project including obtaining site plan approval, remedial action plan approval, and the execution of the innovative covenant not to sue.

## **FAIRLANE GREEN**

Immediately prior to joining REI, Grant Trigger lead a team of redevelopment professionals that conceptualized, designed, financed and implemented the redevelopment of Fairlane Green. Fairlane Green is a proposed 1 million-square-foot green retail and recreational center located in Allen Park, Michigan. The property was originally a clay quarry until it was converted to a landfill in the mid-1950s. The site became a prime location for Ford's industrial waste disposal. However, due to the inorganic nature of the waste, the site was able to be redeveloped. Grant assisted in securing financial incentives for the site, as well as the creation of "vertical condominiums" to limit the liability of future site owners.

**EXHIBIT D**

ROCHESTER HILLS  
CITY COUNCIL  
RESOLUTION

**EXHIBIT E**  
LETTERS OF SUPPORT



# Office of the Oakland County Drain Commissioner

An Order Adopting a Final Project Plan  
For the Collection and Treatment of Leachate and Methane Gas  
at Madison Park Development  
And Designating an Authorized Project Representative

**Whereas**, I, John McCulloch, the duly elected County Drain Commissioner of Oakland County, Michigan, have recognized the need to correct problems associated with the leachate and methane gas generated at the site known as the Madison Park Development within the Gabler Drain Drainage District; and

**Whereas**, the environmental impacts from the Madison Park Development site impact the Gabler Drain which is operated by the Oakland County Drain Commissioner and the Clinton River; and

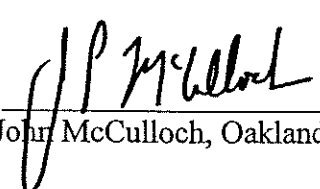
**Whereas**, the need for this project has been demonstrated to the public at two public meetings held by the City of Rochester Hills; and

**Whereas**, Environmental Consulting & Technology, Inc. was authorized to prepare a Project Plan for this proposed project that recommends the installation of a leachate collection system discharging to the sanitary sewer, a methane gas collection system and disposal flare system, and removal of 1,000,000 cubic yards of waste material in contact with the existing groundwater aquifer.

**Now, Therefore be it Resolved**, that the Oakland County Drain Commissioner, on behalf of the Gabler Drain Drainage District, formally adopts said Project Plan and agrees to implement the selected alternative as indicated above.

**Be It Further Resolved**, that I, John McCulloch, the Oakland County Drain Commissioner, or my successor in office, or in my absence, my Deputy, is designated as the authorized representative for all activities associated with the project referenced above, including submittal of said Project Plan as the first step in applying to the State of Michigan for a revolving fund loan to assist in the implementation of the selected alternative.

Signed: \_\_\_\_\_

  
John McCulloch, Oakland County Drain Commissioner

Dated: June 29, 2005

DEQ ERD

Fax:734-953-1544

Oct 13 2004 14:05 P.02



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
SOUTHEAST MICHIGAN DISTRICT OFFICE



STEVEN E. CHESTER  
DIRECTOR

October 8, 2004

**DETERMINATION ON  
BASELINE ENVIRONMENTAL ASSESSMENT PETITION  
INCLUDING COMPLIANCE WITH SECTION 20107a**

**Petitioner:**

REI Brownstown LLC  
40900 Woodward Ave., Suite 130  
Bloomfield Hills, Michigan 48304

**Petition #:** P200402522-LV

**Determination:**

BEA - Affirmed  
20107a Obligations - Affirmed

**Property Address/Location:**

2801 West Hamlin Road  
Rochester Hills, Michigan 48326

The Department of Environmental Quality (DEQ) has reviewed Petition P200402522-LV for a determination on a Baseline Environmental Assessment (BEA). In conjunction with the BEA, you requested DEQ's opinion of whether your Section 20107a Compliance Analysis (Section 7a CA), if implemented as proposed, will be consistent with the due care obligations set forth at Section 20107a of Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), MCL 324.20107a. The petition was submitted pursuant to Section 20129a of the NREPA, MCL 324.20129a. Based on the petition, including representations made in the affidavits, the BEA, which was completed on August 30, 2004, the Section 7a CA, and supporting materials submitted by letter from Applied Science and Technology, Inc., dated October 4, 2004, the DEQ has determined that the BEA is affirmed and the Section 7a CA is affirmed.

This determination affirms that the BEA is adequate for the purpose of obtaining an exemption from liability pursuant to Section 20126(4)(c). The affirmative determination on the BEA is conditioned on the timely and satisfactory completion of any response activities described in the petition. This affirmative determination on the BEA is based on the proposed use of hazardous substances identified in the BEA. Pursuant to R 209.5019(2), if the petitioner sells or transfers the property, the petitioner is required to disclose the BEA to a subsequent owner or operator in order to be entitled to an exemption from liability.

This affirmative determination on the Section 7a CA is based on the proposed property use identified in the Section 7a CA. The affirmative determination on the Section 7a CA is conditioned on the timely and satisfactory completion of any response activities described in the Section 7a CA.

DEQ ERD

Fax:734-953-1544

Oct 13 2004 14:05

P.03

REI Brownstown LLC

2

October 8, 2004

The Section 7a CA is not a work plan for the purpose of authorizing tax capture pursuant to Section 15(1) the Brownfield Redevelopment Financing Act, 1996 PA 381, MCL 125.2651, *et seq.* In this determination, the DEQ is making no judgment regarding whether the proposed actions are necessary or cost effective.

In making this determination, the DEQ is not making any other findings about whether the petitioner is liable or covered by any other exemption from liability under Part 201. This determination on the BEA and Section 7a CA does not alter liability with regard to a subsequent release or threat of release or any exacerbation of existing conditions. The determination on the BEA and Section 7a CA is only for the person and property identified in the petition. The use of the property and any response activity undertaken must be in accordance with the requirements of all applicable or relevant and appropriate state and federal laws and regulations.

Notwithstanding this determination, the petitioner may also have responsibility under applicable state and federal laws, including, but not limited to Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 815, Supervisor of Wells of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

The DEQ will maintain an administrative record of each BEA and Section 7a CA. If at any time you provide the DEQ with post-BEA information related to your BEA or Section 7a CA, the DEQ will retain such information with the administrative record. Such post-BEA information will not be considered part of the BEA or Section 7a CA, and acceptance of such information by the DEQ should in no way be construed to mean the DEQ will review or advise the petitioner regarding the adequacy of such information for any purpose.

The petitioner, as the owner and/or operator of a facility, has the following Due Care responsibilities under Section 20107a of Part 201 and Part 10 of the Part 201 Rules, unless covered by the exemptions in Section 20107a(4) or (5):

- Undertake measures as are necessary to prevent exacerbation of the existing contamination.
- Exercise due care by undertaking response activity necessary to mitigate unacceptable exposure to hazardous substances, mitigate fire and explosion hazards due to hazardous substances, and allow for the intended use of the facility in a manner that protects the public health and safety.
- Take reasonable precautions against the reasonably foreseeable acts or omissions of a third party and the consequences that foreseeably could result from those acts or omissions.
- Notify the DEQ if there are discarded or abandoned containers that contain hazardous substances on the property using Form EQP4476.
- Notify the DEQ and adjacent property owners if contaminants are migrating off the property (refer to Form EQP4482).

REI Brownstown LLC

3

October 8, 2004

- Notify the local fire department if there is a fire or explosion hazard.
- Notify utility and easement holders if contaminants could cause unacceptable exposures and/or fire and explosion hazards.

Rule 1003(5) requires a person who is subject to the provisions of Section 20107a to maintain documentation of compliance with these requirements and to provide such documentation to the DEQ upon request. If the property use changes in the future, additional due care measures may be necessary. The property owner and operator must re-evaluate and document their continued compliance with Section 20107a.

The BEA and Section 7a CA constitute response activities, consequently, this determination is subject to Section 20137(4) and (5) of the NREPA.

Authorized signature



Chadipo Dymnar, District Supervisor  
 Remediation and Redevelopment Division  
 Southeast Michigan District Office  
 734-953-1424

October 8, 2004

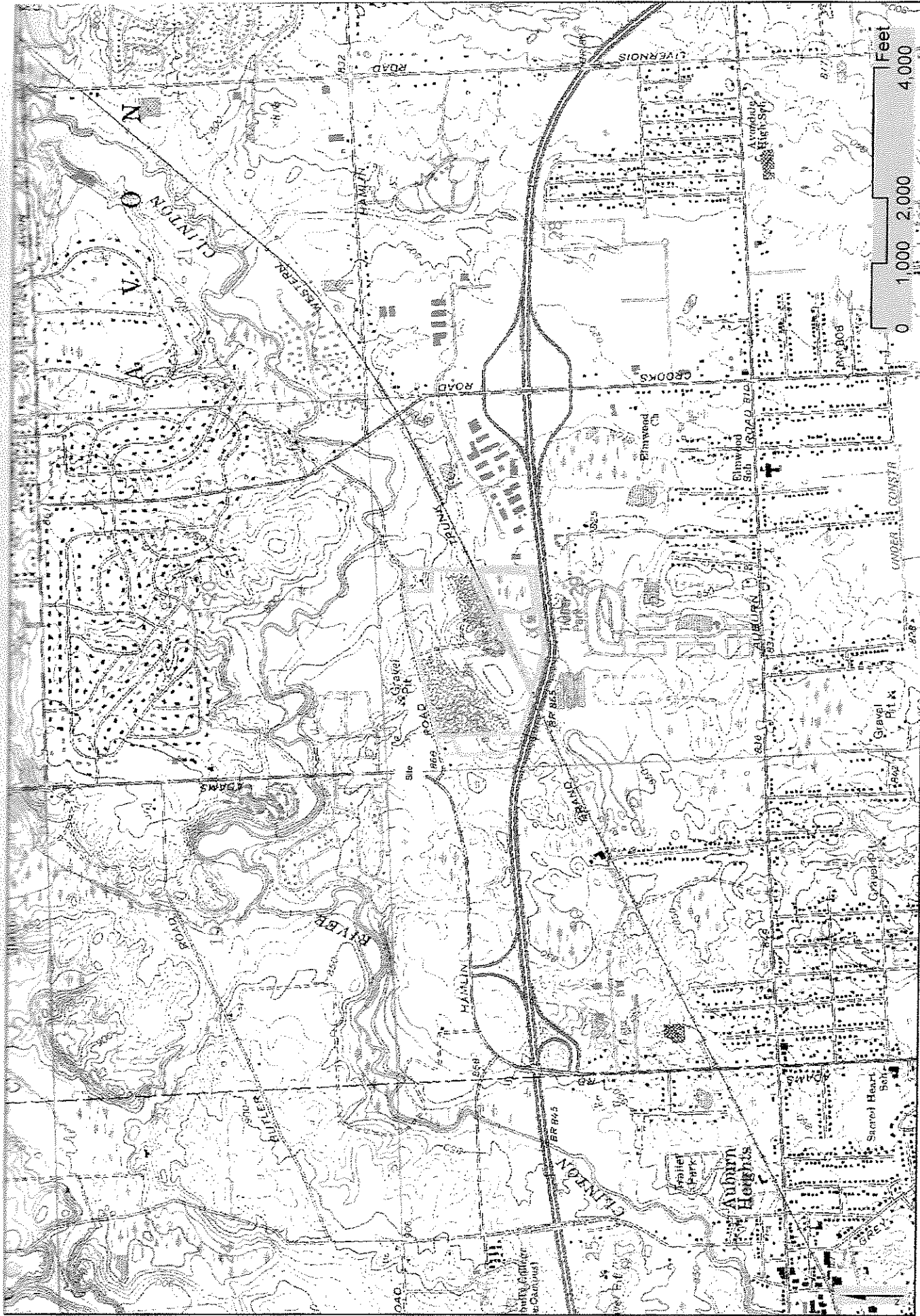
Date

Attachment

cc: Mr. Peter Collins, ASTJ  
 Ms. Lynelle Mardik, DEQ

**EXHIBIT F**

**SITE MAP**



**2801 WEST HAMLIN ROAD** Rochester Hills, Michigan

Created for: Real Estate Interest Group/City of Rochester Hills  
 Created by: JPB, Jan 19, 2004, Applied Science and Technology, Inc. (ASTI) Project 2-5450



**FIGURE 1 SITE LOCATION MAP**

**EXHIBIT G**  
SITE PHOTOS

**MADISON PARK  
SITE PHOTOGRAPHS**





**EXHIBIT H**  
PROPOSED SITE PLAN



**MADISON PARK  
PROPOSED SITE PLAN**

**EXHIBIT I**  
**AUDIT RECORDS**

## Independent Auditor's Report

To the Honorable Mayor  
and Members of the City Council  
City of Rochester Hills, Michigan

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Rochester Hills, Michigan (the "City") as of and for the year ended December 31, 2005, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City of Rochester Hills, Michigan's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Rochester Hills, Michigan as of December 31, 2005 and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

To the Honorable Mayor  
and Members of the City Council  
City of Rochester Hills, Michigan

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Rochester Hills, Michigan's basic financial statements. The management's discussion and analysis and the budgetary comparison schedules are not a required part of the basic financial statements but are supplemental information required by the Governmental Accounting Standards Board. The introductory section, other supplemental information, and statistical section are presented for the purpose of additional analysis and are not a required part of the basic financial statements. The budgetary comparison schedules, combining balance sheets, and combining statements of revenue, expenditures, and changes in fund balance have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. We have applied certain limited procedures to the management's discussion and analysis, which consisted principally of inquiries of management, regarding the methods of measurement and presentation of the required supplemental information. However, we did not audit the information and express no opinion on it. The introductory section and statistical section have not been subjected to the auditing procedures applied by us in the audit of the basic financial statements and, accordingly, we express no opinion on them.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 24, 2006 on our consideration of the City of Rochester Hills, Michigan's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grants and other matters. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

*Plante & Moran, PLLC*

March 24, 2006

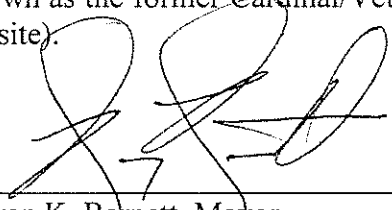
**EXHIBIT J**

**AFFIDAVITS OF NON-LIABILITY**

**APPLICANT'S AFFIDAVIT**

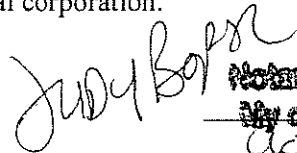
Bryan K. Barnett, being sworn, deposes and says:

1. I am the Mayor of the City of Rochester Hills.
2. To the best of my knowledge, information and belief, the City of Rochester Hills is not responsible or liable for any contamination that is known or may be discovered at the project site located at 2801 Hamlin Road, Rochester Hills, Michigan, known as the former Cardinal/Veteran's Landfill site (a/k/a Suburban Softball site).



\_\_\_\_\_  
Bryan K. Barnett, Mayor  
City of Rochester Hills

Acknowledged before me in Oakland County, Michigan, on August 25<sup>th</sup>, 2006, by Bryan K. Barnett, Mayor of the City of Rochester Hills, a Michigan municipal corporation, for the municipal corporation.



**JUDY BOPP**  
Notary Public, Oakland County, MI  
My commission expires 05-02-11

Acting in Oakland Co.  
Notary Public, Oakland County, MI  
My commission expires:

OWNER/DEVELOPER AFFIDAVIT

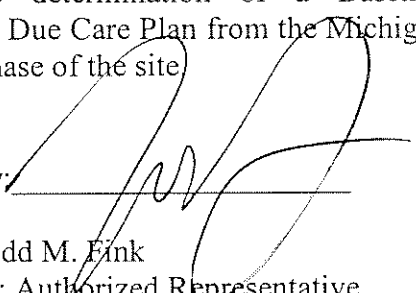
State of Michigan  
County of Oakland

The undersigned, being duly sworn, deposes and says the following:


1. That Affiant has no knowledge of any activities conducted by the affiant that would result in environmental liability for contamination that is known or may be discovered at the property located at 2801 Hamlin Road, Rochester Hills, Michigan, known as the "Suburban Softball" site.

2. That the Affiant obtained an affirmative determination of a Baseline Environmental Assessment (BEA) and Section 20107a Due Care Plan from the Michigan Department of Environmental Quality prior to its purchase of the site.

REI Brownstown, LLC  
Affiant

By:   
Todd M. Fink  
Its: Authorized Representative

Subscribed and sworn to me this 23<sup>rd</sup> day of AUGUST, 2006

Notary Public:   
Oakland County, Michigan

My Commission Expires: 9.15.2011

Catherine Mary Bulman  
Notary Public of Michigan  
Oakland County  
Expires 09/15/2011  
Acting in the County of \_\_\_\_\_



**EXHIBIT K**

STORM WATER MANAGEMENT PLAN

## **Storm Water Management**

Storm water management is broken down into three part: Pre-Construction, Construction and Post Construction. Each is described in detail below. Prior to any activity taking place the Construction Contractor will apply for, obtain and comply with a Soil Erosion Permit from the Oakland County Drain Commission and Part 91 of P.A. 451, the Michigan Soil Erosion and Sediment Control Act.

### **Pre construction**

The existing leachate breakouts are located, in most part, at the edges of the retention basin and the southern slope of the Veteran's Landfill. These areas are readily visible by the discolored staining on the slope and in the usual existence of tall plume grass. The breakouts are areas of the landfill, usually above the surrounding ground, where hydraulic pressure forces the entering runoff and rainfall infiltration to seep out of the compromised cover. Those seeps located outside the proposed area of excavation will be identified and eliminated as follows: (1) the removal of any existing cover material around and above the seep which will be disposed of as solid waste, (2) the surface vacuuming of free liquids present (which will be containerized, characterized and properly disposed of); (3) the application of a twelve (12) inch layer of compacted clay that would be keyed to the adjacent cover material. This "patch" will be covered with four (4) inches of topsoil and stabilized with seed and mulch. These temporary "patches" are intended to contain the leachate outbreak until the application of the permanent final cover.

### **Construction**

The storm water management concepts will utilize Best Management Practices (BMP). Topographically the site is elevated above the surrounding boundaries. The site currently sheds surface water away from the landfill in all directions. Runoff from the west and north sides of the site drains into an existing 48-inch storm sewer located on-site. The sewer leaves the property at its northeast corner and discharges into the Clinton River. Runoff from the east side of the landfill drains into a ditch and detention basin on the northeast boundary ultimately leaving the site to discharge into the Clinton River, located north of Hamlin Road. Runoff occurring at the south end of the site appears to flow south/southeast and follows the rails-to-rails path to the east, eventually discharging into the Clinton River.

The excavation plan will approach the site from its lowest elevation in the northeast which is the location of the current retention basin and is the lowest elevation on the property. The excavation will proceed from this point to the south (toward the rail road). The rationale for this approach is to keep the haul trucks and their loading platform slightly higher in elevation as the excavation proceeds in these directions. Placement of an initial layer of clay, approximately 2 acres in area, will provide the protection of the underlying groundwater as the trucks are loaded. Storm water that falls onto the loading area is considered "non-contact" and will be directed to a sump and retention area and discharged to the wetland area to the north as normal storm water. The operating face,

approximately two (2) to three (3) acres, would be limited to the area contiguous to the loading area enabling the loading equipment to remain on the landfill material at a lower elevation while loading the trucks. The differential in height will also produce a depression between the excavating face and the loading area where any contact water can be contained and handled as leachate. This will consist of pumping these liquids into temporary tanks (frac tanks). This liquid can then be tested and disposed of in an appropriate manner.

The placement of a diversion berm on the top of the slope, above the operating face, will direct surface runoff away from the operating face to the pathways previously described as pre-existing. This separation technique is BMP and will reduce the amount of contact water that has to be pumped and treated.

The storm water management program will continue as stated until the entire extent of the excavation area is removed and covered with the planned compacted clay layer.

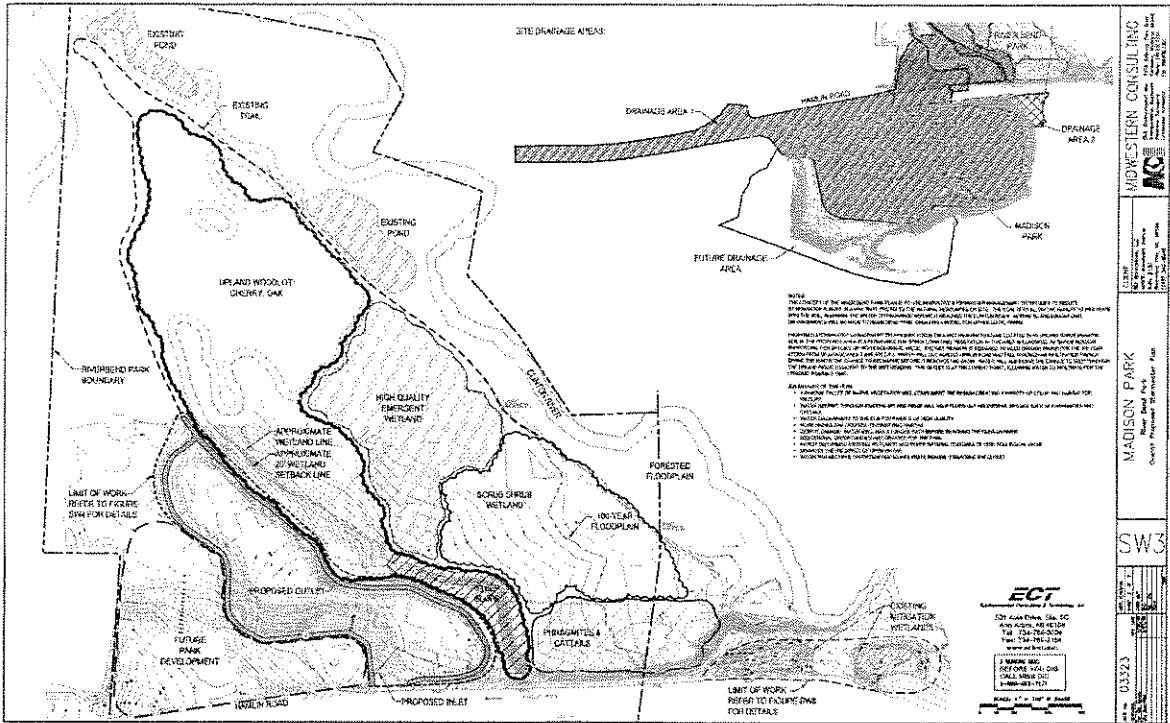
### **Post construction**

At the completion of the waste removal activities the final cover system will be installed. At this point the storm water management plan becomes a soil erosion control plan. The planting of grass or other approved methods will be used to minimize erosion. The Construction Contractor will have the responsibility to monitor and maintain the site until the permanent soil erosion measures take hold.

The final plans for the site call for a development consisting of stores, restaurants, banks and parking lots. Plans for the handling of the storm water from the developed site will be consistent with Oakland County Drain Commission and City of Rochester Hills requirements and will contain storm water detention facilities.

### **Detention Basin and Infiltration System**

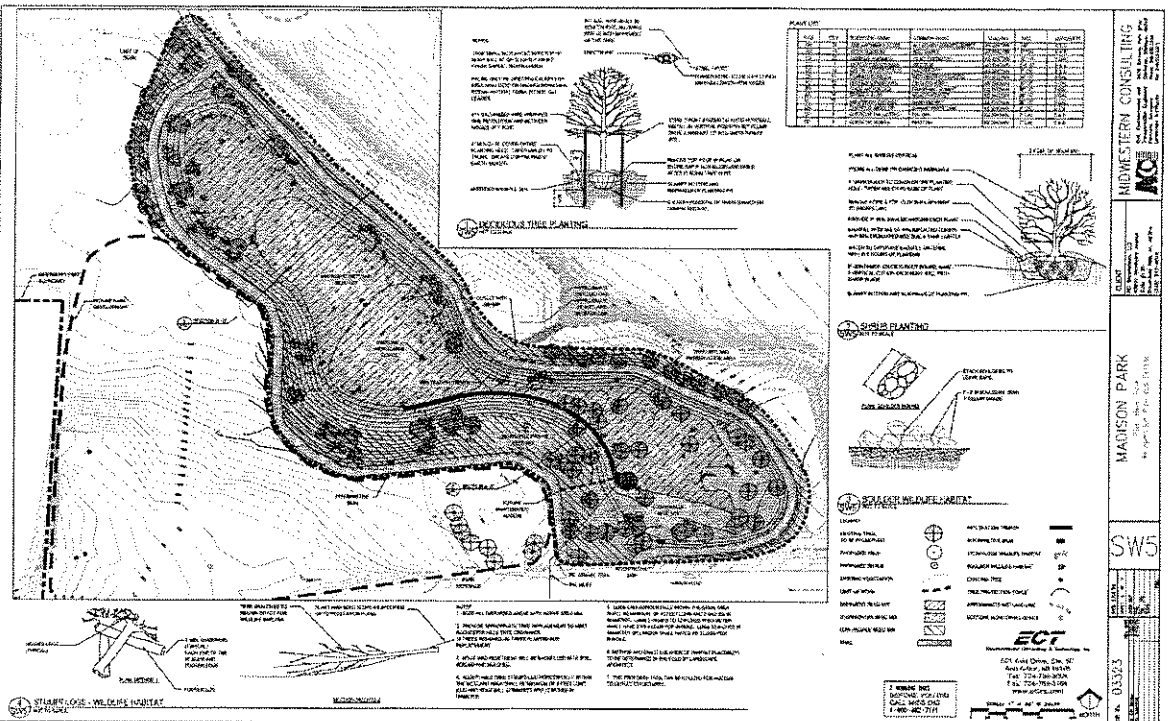
Attached are two drawings depicting the conceptual design of an innovative storm water detention basin and infiltration system that will be constructed within Riverbend Park – north of Hamlin Road. This basin will capture a portion of the existing storm water runoff generated from Hamlin Road as well as most of the storm water runoff from the proposed redevelopment. This system will enhance the existing wetlands within Riverbend Park, remove residual contamination from the runoff, and cool the water by filtering it through the wetlands before discharge into the Clinton River. These enhanced benefits are in addition to improved storm water management resulting from improvements to the cap and related conditions on the Madison Park site.



**MIDWESTERN CONSULTING**  
 1201 4th Ave. S.W.  
 Seattle, WA 98148  
 Tel: 206-465-1100  
 Fax: 206-465-1101  
 www.ect.com

**MADISON PARK**  
 03/23/23

**SW3**



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 Seattle, WA 98148  
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 www.ect.com

**MADISON PARK**  
 03/23/23

**SW5**

**EXHIBIT L**

UPDATED TAX TABLE

Proposed Tax Capture for Phase I of the Madison Park Redevelopment

Length of Plan Madison Park	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Base Taxable Value - Real	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190
Taxable Value - Real	619,190	1,305,910	1,139,770	1,167,124	24,944,505	25,543,173	26,156,209	26,783,958	27,428,773	28,085,016	28,759,056	29,449,274	30,156,056	30,879,801	31,620,917
Taxable Value - Personal	0	0	0	0	4,053,100	3,451,400	2,849,700	2,628,250	2,327,400	2,026,550	1,725,700	1,424,850	1,314,125	1,203,400	1,203,400
Yearly Captured	0	686,720	520,560	547,934	28,376,415	28,366,719	28,793,018	29,134,983	29,492,376	29,865,566	30,254,934	30,650,991	31,464,011	32,205,127	
Total Millage		41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973
Yearly Captured Tax		28,840	21,863	23,012	1,191,817	1,191,689	1,192,166	1,209,229	1,223,591	1,238,600	1,254,273	1,270,626	1,295,658	1,321,404	1,352,628
Cumulative Recapture		28,840	50,703	73,715	1,265,532	2,457,221	3,649,387	4,858,616	6,082,207	7,320,807	8,575,080	9,845,705	11,141,364	12,462,767	13,815,296

CPI Used = 1.024 (avg over last 10/11 years)

Taxable Value amounts are capped @ CPI (1.024 used) - Taxable Value uncapping subject to Property Transfers

Proposed Tax Capture for Phase I of the Madison Park Redevelopment

15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190
32,379,819	33,156,934	33,952,701	34,767,566	35,601,987	36,456,435	37,331,389	38,227,343	39,144,799	40,084,274	41,046,297	42,031,408	43,040,162	44,073,125	45,130,880	46,214,022
1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400
32,964,029	33,741,144	34,536,911	35,351,776	36,186,197	37,040,645	37,915,599	38,811,553	39,729,009	40,668,484	41,630,507	42,615,618	43,624,372	44,657,335	45,715,090	46,798,232
41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973
1,384,400	1,417,037	1,450,457	1,484,679	1,519,723	1,555,607	1,592,353	1,629,960	1,668,511	1,707,967	1,748,369	1,789,741	1,832,106	1,875,488	1,919,910	1,965,399
15,189,696	16,616,733	18,067,190	19,551,869	21,071,592	22,627,199	24,219,551	25,849,552	27,518,043	29,226,009	30,974,376	32,764,119	34,596,225	36,471,713	38,391,623	40,357,022

Proposed Tax Capture for Phase I and Phase II of the Madison Park Redevelopment

Length of Plan Madison Park Year	1	2	3	4	5	6	7	8	9	10	11	12	13
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190
Base Taxable Value - Real	1,305,910	1,139,770	1,167,124	24,944,505	25,543,173	26,156,209	26,783,958	27,426,773	28,085,016	28,759,056	29,449,274	30,156,056	30,879,801
Taxable Value - Real (Phase I)								31,436,134	32,190,601	32,963,175	33,754,292	34,564,395	35,393,940
Taxable Value - Real (Phase I)	0	0	0	4,053,100	3,451,400	2,849,700	2,628,250	2,327,400	2,026,550	1,725,700	1,424,850	1,314,125	1,203,400
Taxable Value - Personal (Phase I)								8,700,000	7,400,000	6,100,000	5,650,000	5,000,000	4,350,000
Yearly Captured	0	686,720	547,934	28,378,415	28,375,383	28,386,719	28,793,018	69,271,117	69,082,977	68,928,742	69,659,225	70,415,386	71,207,952
Total Millage	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973	41.9973
Phase I capture	28,840	21,863	23,012	1,191,817	1,191,689	1,192,166	1,209,229	1,223,591	1,238,600	1,254,273	1,270,626	1,295,658	1,321,404
Phase II capture	0	0	0	0	0	0	0	1,655,609	1,662,698	1,640,548	1,654,874	1,661,598	1,669,138
Total Yearly Captured Tax	28,840	21,863	23,012	1,191,817	1,191,689	1,192,166	1,209,229	2,909,200	2,901,299	2,894,821	2,925,499	2,957,256	2,990,542
Cumulative Recapture	28,840	50,703	73,715	1,265,532	2,457,221	3,649,387	4,858,616	7,767,816	10,669,114	13,563,935	16,469,435	19,446,691	22,437,233

CPI Used = 1.024 (avg over last 10/11 years)

Taxable Value amounts are capped @ CPI (1.024 used) - Taxable Value uncapping subject to Property Transfers  
 Calculations assume all of base value is deducted from Phase I



Proposed Tax Capture for Phase I and Phase II of the Madison Park Redevelopment

	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
2018	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190	619,190
2019	32,379,819	33,156,934	33,952,701	34,767,566	35,601,987	36,456,435	37,331,389	38,227,343	39,144,799	40,084,274	41,046,297	42,031,408	43,040,162	44,073,125	45,130,880	46,214,022	
2020	36,243,395	37,113,236	38,003,954	38,916,049	39,850,034	40,806,435	41,785,789	42,788,648	43,815,576	44,867,149	45,943,961	47,046,616	48,175,735	49,331,952	50,515,919	51,728,301	52,969,781
2021	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400	1,203,400
2022	3,700,000	3,050,000	2,825,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000
2023	72,148,521	73,127,265	74,570,098	76,052,959	77,801,809	79,592,632	81,426,434	83,304,247	85,227,128	87,196,158	89,212,445	91,277,123	93,391,353	95,556,324	97,773,255	#####	#####
2024	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973	41,9973
2025	1,352,528	1,384,400	1,417,037	1,450,457	1,484,679	1,519,723	1,555,607	1,592,353	1,629,980	1,668,511	1,707,967	1,748,369	1,789,741	1,832,106	1,875,488	1,919,910	1,965,399
2026	1,677,515	1,686,747	1,714,706	1,743,562	1,782,787	1,822,953	1,864,083	1,906,201	1,949,329	1,993,452	2,038,715	2,085,024	2,132,444	2,181,002	2,230,725	2,281,642	2,333,781
2027	3,030,043	3,071,148	3,131,743	3,194,019	3,267,466	3,342,676	3,419,690	3,498,553	3,579,309	3,662,003	3,746,882	3,833,393	3,922,185	4,013,108	4,106,213	4,201,562	4,299,180
2028	25,467,276	28,538,423	31,670,166	34,864,185	38,131,651	41,474,327	44,894,017	48,392,570	51,971,880	55,633,883	59,380,565	63,213,957	67,136,142	71,149,250	75,255,462	79,457,015	83,756,195