
CITY OF ROCHESTER HILLS

Planning and
Development

DATE: July 1, 2008

TO: Rochester Hills Local
Development Finance Authority
Members

FROM: Dan Casey, Manager of
Economic Development

RE: Update on Austin
Ave./Devondale Project

At the April 10, 2008 Board meeting, the LDFA authorized the City Administration to begin preliminary engineering and right-of-way acquisition for the Austin Ave. extension and paving of Devondale St. northward. Significant progress has been made in this regard.

First, please review the revised project cost estimate in the attachment. Note that the shaded areas in the document relate to the actual construction project. The non-shaded areas relate to the alternative road route for Austin Ave., which is not the preferred alignment.

Second, the City has recently completed an application to the Michigan Department of Environmental Quality for a wetland use and filling permit. Austin Ave. is proposed to cross approximately 0.19 acres of wetland, in addition to the ditch crossing. Filling of the wetland requires a permit, although no mitigation is anticipated.

The preliminary engineering portion of the project is well underway. Soil borings and surveys have been completed. A draft report on geotechnical investigation has been submitted. Some discussions with property owners regarding right-of-way acquisition has begun.

A development project also is in the planning stages for the 10-acre parcel that will be impacted by the Austin Ave. extension. A 64,800-square-foot light industrial building is proposed for construction on the balance of the property. The timeline for the project is very short. In fact, the company that will occupy the building has requested that the City allow its developer to construct the road because of its need for site access. The developer and City/LDFA would enter into a payback agreement for which payment would be made once the City accepts the road. More discussion is required, and weather will play a factor, but it appears likely that this may occur.

I am requesting that the Board approve a resolution authorizing the City Administration to proceed and manage all aspects of the Austin Ave. extension and Devondale St. paving so that this project may proceed in a timely manner. A proposed resolution is attached.