



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

Legislative File No: 2022-0206 V1

**TO:** Mayor and City Council Members  
**FROM:** Sara Roediger, Director of Planning & Economic Development, ext. 2573  
**DATE:** April 14, 2022  
**SUBJECT:** Request for Approval of the Brownfield Reimbursement Agreement for Rochester/Avon Retail Development – City File No. 21-007, 2.03 acres located at the northeast corner of Rochester and Avon Roads

**REQUEST:**

Approval of the Brownfield Reimbursement Agreement for Rochester Avon Partners LLC for the Rochester/Avon Retail Development, a leaking underground storage tank property located on 2.03 acres at the northeast corner of Rochester and Avon, zoned B-2 General Business District and B-5 Automotive Service Business District with an FB-3 Flexible Business Overlay. The project includes the demolition of the existing gas station and bank building and redevelopment with a two-story mixed used building with a drive-through operation.

**BACKGROUND:**

In conjunction with an approved Brownfield Plan, a Brownfield Reimbursement Agreement must be submitted that details the administrative and operating activities that will result from the tax increment revenues that will be used to reimburse the developer for the cost of the eligible activities as defined in the Brownfield Plan. The City may retain up to \$10,000 each fiscal year for administrative and operating expenses associated with the oversight of the tax increment revenues.

The attached draft Brownfield Reimbursement Agreement has been prepared, reviewed and recommended for approval by the City Attorney and ASTI, the City’s environmental consultant.

**RECOMMENDATION:**

Staff recommends that City Council approve the Brownfield Reimbursement Agreement for Rochester Avon Partners LLC for the Rochester/Avon Retail Development project, City File No. 21-007, located at the northeast corner of Rochester and Avon Roads.

| APPROVALS:          | SIGNATURE | DATE |
|---------------------|-----------|------|
| Department Review   |           |      |
| Department Director |           |      |
| Mayor               |           |      |
| Deputy City Clerk   |           |      |