



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



STEVEN E. CHESTER
DIRECTOR

July 11, 2008

Mr. Greg Hooper
Rochester Hills Brownfield Redevelopment Authority
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309-3033

Dear Mr. Hooper and the Rochester Hills Brownfield Redevelopment Authority:

SUBJECT: Act 381 Work Plan Review for Hamlin and Adams Properties,
also known as the former Christianson Adams Landfill, Rochester Hills,
Oakland County

The Department of Environmental Quality (DEQ), Remediation and Redevelopment Division (RRD), has completed review of the work plan for Due Care activities and additional response activities at Hamlin and Adams Properties, also known as the former Christianson Adams Landfill, Rochester Hills, Oakland County, Michigan, which was submitted to us on March 24, 2008, with additional required elements provided on June 17, 2008, for approval pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (Act 381), MCL 125.2665.

Upon consideration of relevant factors identified in Section 15(4) of Act 381, and based upon representations and information contained in your submittal, the DEQ approves the plan for Due Care activities and additional response activities.

The total amount of this work plan approved for reimbursement with tax increment revenues, including taxes levied for school operating purposes, to conduct eligible activities is limited to \$3,200,400. Of this amount, no more than \$1,829,029 shall be from taxes levied for school operating purposes, which is the ratio of school taxes to local taxes levied on the eligible property. This approval does not include the use of school taxes for reimbursement of interest costs.

\$1,829,029	School Tax Capture	57.15%
+ \$1,371,371	Local Tax Capture	42.85%
\$3,200,400	Total	

Pursuant to Section 15(10) of Act 381, the DEQ's approval or denial of a work plan or portion of a work plan is a final decision regarding the use of taxes levied for school operating purposes for reimbursement.

Please note that in making this determination, the DEQ is not making any findings about exemptions to liability under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). In addition, approval of your proposed Due Care activities is not a guarantee that the agency will issue an affirmative response to a petition for determination of Due Care adequacy upon their completion.

Only those activities undertaken after the date of this approval are eligible for reimbursement with taxes levied for school operating purposes. If activities in addition to those approved above are determined to be necessary and/or if the approved costs will be exceeded, prior DEQ approval is necessary. Please be advised that the amount of tax capture is limited to actual expenditures with the exception of excess capture allowed for deposit into the local site remediation revolving fund, if applicable. Capture of tax increment revenues from the eligible property shall be in accordance with Section 13(2) of Act 381. Adequate records should be maintained for auditing purposes and be made available to the state upon request.

All actions taken pursuant to this work plan must be undertaken in accordance with the requirements of all applicable or relevant and appropriate state and federal laws, rules, and regulations, including, but not limited to, Part 201 of the NREPA, the Part 201 Rules, and laws relating to occupational safety and health. This approval does not obviate a person's obligation to obtain and maintain compliance with any permit or authorization required under state or federal laws.

A copy of all reports and findings must be furnished to the DEQ district office project manager. Include in the reports a compilation of findings and analysis including previous investigation sample results. Prior to construction, provide the engineering design and specification requirements of the clay barrier wall, and the presumptive building vapor barrier and venting system. Inasmuch as utility corridors may be conduits of contamination, include locations and design elements of all utilities at or near contaminated areas. The provided design elements should be sufficient to show compliance with due care requirements in the placement and use of the utilities. Additionally, excavation verification samples for all areas of contamination to be removed should be provided as soon as possible, including an analysis of options should unforeseen contaminated material be encountered.

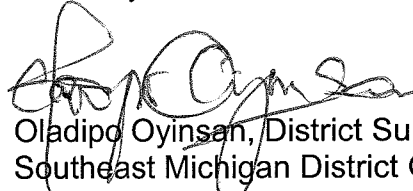
Also, please notify the DEQ as soon as possible in the event of an air monitoring exceedance as identified by an alarm event.

Pursuant to Section 13(8) of Act 381, the DEQ may pursue cost recovery for response activity costs paid for with tax increment revenues from persons who are liable for the costs of the eligible activities at the eligible property.

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The cost to the state for conducting this review will be determined and identified to you via separate correspondence for reimbursement as provided by Section 15(11) of Act 381. Please contact this office if you have any questions, or if we can be of further assistance. The project manager for this project is Mr. Benjamin Mathews, who can be reached at 586-753-3816.

Sincerely,



Oladipo Oyinsan, District Supervisor
Southeast Michigan District Office
Remediation and Redevelopment Division
586-753-3800

cc: Ms. Anne Jamieson-Urena, AKT Peerless Environmental Services
Michigan Department of Treasury
Ms. Michelle Stratz, DEQ [Project # 450925-81]
Ms. Cheryl Wilson, DEQ
Ms. Darlene Van Dale, DEQ
Mr. Benjamin Mathews, DEQ