

PROJECT PROPOSAL AND APPLICATION FOR EGLE REMEDiation GRANT

This application has been prepared in response to PA 119 of 2023 - Sec. 512, which provides a one-time grant funding opportunity for projects meeting the following legislatively specified criteria:

Funds appropriated in part 1 for contaminated site cleanup shall be used for grants to municipalities to support the assessment and remediation of contaminated sites. Grants awarded under this section may be used for any of the following activities:

- (a) Remediation, remedial action, response activity, or removal activities at contaminated sites, as applicable.*
- (b) Monitoring environmental assessment or monitoring testing or sampling at or near contaminated sites.*
- (c) Environmental assessments.*
- (d) Vapor mitigation, pollution, emissions, or other engineered controls.*
- (e) Soil and groundwater monitoring.*
- (f) Hazardous substance removal or removal of unstable soils.*
- (g) PFAS investigation or mitigation.*
- (h) Third party oversight and administrative costs for the community.*

By not later than September 30, 2023, not less than \$75,000,000.00 shall be awarded to a city with a population of between 76,000 and 76,500 in a county with a population of between 1,000,000 and 1,500,000 according to the most recent federal decennial census.

Please discuss below how the proposed project meets the above qualifications and provide some background on the project.

I. PROJECT NAME AND LOCATION			
Project Name:	Rochester Hills Restoration and Redevelopment		
Project Address:	Landfill Planning Areas A & B		
Project City:	Rochester Hills		
Project County:	Oakland	Project Zip Code:	48309
State Senate District:	09	State House District:	55

II. APPLICANT INFORMATION			
Name:	City of Rochester Hills		
Address:	1000 Rochester Hills Dr		
City:	Rochester Hills	Zip Code:	48309
Signing Authority Contact (authorized signer for the city)	Mayor Bryan Barnett	Applicant Contact (city contact person for the project)	Sara Roediger
City Population (per 2021 Decennial Census)	76,028	County Population (per 2021 Decennial Census)	1,270,000

III. FUNDING REQUEST	
Amount Requested:	\$75,000,000

IV. PROPERTY AND OWNERSHIP INFORMATION			
CURRENT OWNER			
Parcel ID#:	Landfill Planning Area A	Landfill Planning Area B	
Property Address:	(see attached Table 1 and Figures 2, 3 and 5)	(see attached Tables 1 and 2 and Figures 1 and 4)	
Current Zoning:			
Proposed Zoning (if applicable):			
Acreage:			
Date of Acquisition:			
Current Owner Name:			
FUTURE OWNER <input checked="" type="checkbox"/> N/A - Ownership will not change			
Parcel ID#:			
Future owner Name:			

V. GENERAL PROJECT INFORMATION	
Current use(s):	<p>The project will focus on two areas in the City of Rochester Hills: Landfill Planning Area A and the Landfill Planning Area B. These two targeted areas are currently underdeveloped because of the presence of known or perceived contamination from various historical landfills (see attached maps and Section IV) that operated starting in at least the 1950s, including one federal superfund site. These areas have been the focus of redevelopment and remediation efforts for at least the past 20 years.</p> <p>The Landfill Planning Area A, which includes 9 parcels for a total of approximately 109 acres (Table 1), has no development due to historical contamination from the former Cardinal and Veterans Landfills.</p> <p>The Landfill Planning Area B, which includes 93 parcels for a total of approximately 570 acres (Table 2), has no development on the historical landfills or active land filling areas. Of the 93 parcels in this area, the primary focus will be on 22 parcels (Table 1) that contained former or active landfills or commercial uses totaling approximately 407 acres.</p>
Proposed new use(s):	<p>The proposed new development will depend on the individual parcel that is investigated and remediated and the type and extent of contamination and zoning. As listed on the table in Section IV, this will include a mix of industrial/research, multi-family, and open space.</p> <p>For Landfill Planning Area A, the development team for the main parcels has been evaluating remediation and redevelopment options for several years, and is now preparing a conceptual site plan.</p>
Previous use(s)/history:	<p>The primary impediment to development is the presence of ten former landfills in the grant area.</p>
PROPOSED GRANT FUNDED ACTIVITIES The legislatively approved activities described above have been consolidated into the following categories: <ul style="list-style-type: none"> • Remediation (includes legislative activities a, f, and portion of g) • Assessment (includes legislative activities c and portion of g) • Monitoring (legislative activity b) • Engineering Controls (legislative activity d) • Oversight and Admin (legislative activity h) 	
Site	Activities
Landfill Planning Area A	<input checked="" type="checkbox"/> Remediation <input checked="" type="checkbox"/> Assessment <input checked="" type="checkbox"/> Monitoring <input checked="" type="checkbox"/> Engineering Controls <input checked="" type="checkbox"/> Oversight and Admin

Landfill Planning Area B	<input checked="" type="checkbox"/> Remediation <input checked="" type="checkbox"/> Assessment <input checked="" type="checkbox"/> Monitoring <input checked="" type="checkbox"/> Engineering Controls <input checked="" type="checkbox"/> Oversight and Admin
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VI. Budget Table		
SITE	ACTIVITIES (from the table above)	EGLE GRANT
Landfill Planning Area A	Remediation Assessment Monitoring Engineering Controls Oversight and Admin	\$37,500,000
Landfill Planning Area B	Remediation Assessment Monitoring Engineering Controls Oversight and Admin	\$37,500,000
TOTAL (EGLE Grant Not to Exceed \$75,000,000)		\$75,000,000

VII. ECONOMIC AND REDEVELOPMENT SECTION				
Site	Pre-Project State Equalized Value (SEV)	Development Status	If a development plan is underway, provide estimates of the following:	
Landfill Planning Area A (10 parcels)	\$1,788,840	<input type="checkbox"/> Prep for future development <input checked="" type="checkbox"/> Development plan underway	Jobs:	TBD
			Capital Investment:	\$138,000,000
			Post-project SEV:	\$138,000,000
Landfill Planning Area B (22 parcels)	\$490,300	<input checked="" type="checkbox"/> Prep for future development <input type="checkbox"/> Development plan underway	Jobs:	TBD
			Capital Investment:	\$738,000,000
			Post-project SEV:	\$738,000,000
Is there a developer(s) committed to the project? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A				
Developer's Name (if applicable): For the majority of Landfill Planning Area A the developer is Schostak Development. There are no developers named yet for the Landfill Planning Area B.				
SCHEDULE				
Provide a summary schedule for the completion of the proposed eligible activities: Investigation will be conducted in 2024 through 2027. Remediation will be conducted in 2025 through 2027.				



VIII. 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 the grant funds will be used are within the jurisdiction of the applicant.

The undersigned, as the representative of the applicant, certifies that the no government employee, or member of the legislative, judicial, or executive branches, or member of the Grantee’s Board of Directors, its employees, partner agencies, or their families shall benefit financially from the grant.

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 Environment, Great Lakes, and Energy (EGLE) revoked or terminated, and has not been determined by EGLE 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, verifies that the applicant passed its most recent audit and acknowledges that EGLE may review the auditor’s conclusions posted on the Michigan Department of Treasury web site.

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.

Typed name of Applicant’s Representative

/s/ (For electronic signature: type name here after /s/)

Signature

Title

Date

I agree to the use of electronic signatures with EGLE

Please submit the proposal and application electronically to

EGLE-Brownfields@michigan.gov

Please call 517-242-9276 with questions.

#mibrownfields

www.michigan.gov/eglebrownfields



IX. PROPOSAL ATTACHMENTS

Please complete the following checklist and attach the supporting documentation.

#	DESCRIPTION	ATTACHED?	COMMENTS
1	Site Maps: Map(s) showing the location of the project area, site boundaries, existing structures, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	See Figures 1, 2, and 3 for the grant area.
	Map(s) showing the location of known contaminants, recognized environmental concerns [including contaminant boundaries (when known)], and contaminant concentrations.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	See Figures 4 and 5 for the estimated fill limits for the listed landfills in the grant area. See the report titled <i>Environmental Concerns Inventory for the Rochester Hills Landfill Planning Area</i> dated September 2010 for additional information on identified impacts in the Landfill Planning Area B.
	Map(s) showing proposed development in relation to contaminants.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	
	Map(s) showing site development plans.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	
2	Access Agreement A final or draft written access agreement between the property owner, EGLE, and the applicant is required. The agreement must include a commitment from the property owner that allows EGLE staff and applicant staff access to the property to complete the proposed eligible activities. (NOTE: An example is attached for your use.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Access agreements will be provided prior to Work Plans being submitted as properties are identified for assessment and redevelopment
3	Describe other attachments provided:		

CONSENT FOR ACCESS TO PROPERTY

PROJECT NAME:
PROPERTY ADDRESS:
TRACKING CODE:
LOCATION CODE:
NAME OF PROPERTY OWNER:

I hereby grant the right to enter the property named above to employees, officers, guests, and authorized representatives of the **Grantee / Borrower Name** and Michigan Department of Environment, Great Lakes, and Energy (EGLE) and its contractors, subcontractors and consultants. Access by, through, on, and use of the property is granted only for the duration of the Remediation grant contract and amendments, if any, to:

1. Perform response activities, and other work described in Appendix A of the PFAS Remediation grant contract. I understand that the scope of work described in Appendix A may include digging, excavating, vehicle access, sampling, demolition, and other activities that would materially change the condition of my property and confirm the presence or extent of environmental contamination there.
2. Undertake other actions necessary to administer and perform the scope of work under the Remediation Grant.
3. Photograph and create images of or on the property with an aerial drone and/or video. Images may be used by EGLE or the **Grantee / Borrower** to describe the project, promote its brownfield program, post on social media or a website,

I am the property owner or an individual with authority or the property owner's authorization to sign this access agreement. I give this written permission voluntarily with the full knowledge of my right to refuse and without threats or promises of any kind.

Please indicate that you are granting access by signing this document.

Name (Printed)	Name (Signature)
Date	
Address	
City	State
Telephone Number(s): Work	Zip
Email	Alternate



Section IV: Property and Ownership Information
Table 1 Priority Properties
City of Rochester Hills
Remediation Grant Application

Study ID	Parcel ID No.	Address	Current Zoning	Assumed End Use	Acres	Name	Owner (Current Owner of Record)	Date of Acquisition (Assessing Records)	
Landfill Planning Area B					407.0				
1	11	15-13-476-001	Not Listed	Residential	Multi-Family	24.5	SOCRRA Landfill 1968-1982	SOCRRA	No Historical Records
2	12	15-24-200-004	1741 School Road	Residential	Industrial	80.0	SOCRRA Landfill 1968-1982	SOCRRA	No Historical Records
3	13	15-24-200-001	Not Listed	Residential	Industrial	73.4	SOCRRA Landfill 1968-1982	SOCRRA	No Historical Records
4	16	15-24-200-003	Not Listed	Residential	Industrial	4.5	SOCRRA Landfill 1968-1982	SOCRRA	1/30/2001
5	17	15-24-100-026	Not Listed	Residential	Multi-Family	6.4	Composting	SOCRRA	4/5/1995
6	18	15-24-100-025	1401 School Road	Residential	Multi-Family	10.5	House	SOCRRA	No Historical Records
7	31	15-24-401-033	Not Listed	Industrial	Industrial	20.0	Sandfill Landfill #1 until 1977	2429 Bonner St. LLC	9/7/2011
8	21	15-24-401-037	Not Listed	Residential	Industrial	4.0	Sandfill Landfill #1 until 1977	Saint Theodora of Sihla Church	7/20/2012
9	22	15-24-401-031	Not Listed	Residential	Industrial	0.5	Sandfill Landfill #1 until 1977	Saint Theodora of Sihla Church	7/20/2012
10	23	15-24-401-030	Not Listed	Residential	Industrial	0.5	Sandfill Landfill #1 until 1977	Saint Theodora of Sihla Church	7/20/2012
11	24	15-24-401-032	Not Listed	Residential	Industrial	2.2	Sandfill Landfill #1 until 1977	Saint Theodora of Sihla Church	7/20/2012
12	20	15-24-401-038	Not Listed	Industrial	Industrial	9.2	Sandfill Landfill #2 until 1977	Saint Theodora of Sihla Church	No Historical Records
13	29	15-24-401-041	1911 East Hamlin Road	Industrial	Industrial	17.9	Sandfill Landfill #2 until 1977	Hamlin Dequindre Storage	6/29/2021
14	26	15-24-401-048	1536 School Road	Residential	Industrial	8.9	Stans Trucking Landfill until 1981	City of Rochester Hills	No Historical Records
15	27	15-24-326-008	1131 East Hamlin Road	Residential	Industrial	59.2	Stans Trucking Landfill until 1981	Kenneth G Frantz	3/20/2003
16	33	15-24-302-007	Not Listed	Residential	Industrial	18.3	Stans Trucking Landfill until 1981	DNL Property Holding LLC	5/11/2016
17	30	15-24-401-039	Not Listed	Industrial	None	6.7	Jones & Laughlin Landfill until 1981	The Michigan Land Bank Fast Track	10/23/2006
18	34	15-24-401-040	Not Listed	Industrial	None	10.0	Jones & Laughlin Landfill until 1981	The Michigan Land Bank Fast Track	10/23/2006
19	35	15-24-401-046	1805 East Hamlin Road	Industrial	Industrial	7.0	Kingston Landfill until 1985	Utica Land LLC	9/10/2020
20	36	15-24-401-044	Not Listed	Industrial	Industrial	10.2	Kingston Landfill until 1985	Pond Enterprises Inc.	12/20/1994
21	14	15-24-100-021	Not Listed	Residential	Multi-Family	0.7	Woodfill	City of Highland Park	No Historical Records
22	15	15-24-100-050/15-24-100-049	1406 Avon Road/1232 Avon Road	Residential	Multi-Family	32.5	Woodfill	United Tech Construction LLC	12/19/2022
Landfill Planning Area A					109.3				
23	A	15-29-151-012	2801 W Hamlin Rd	Residential	Industrial	78.8	Madison Park	REI Brownstown LLC	11/16/2004
24	B	15-29-151-008	2915 W Hamlin Rd	Residential	Industrial	0.8	Vacant	REI Brownstown LLC	11/16/2004
25	C	15-29-151-011	2463 W Hamlin Rd	Office/Tech	Industrial	3.2	House	REI Brownstown LLC	11/16/2004
26	D	15-29-151-015	Not Listed	Office/Tech	Industrial	0.5	Vacant	REI Brownstown LLC	11/16/2004
27	E	15-29-151-017	Not Listed	Office/Tech	Industrial	5.3	Vacant	REI Brownstown LLC	11/16/2004
28	F	15-29-176-006	Not Listed	Office/Tech	Industrial	9.3	Vacant	REI Brownstown LLC	11/16/2004
29	H	15-29-151-016	2961 W Hamlin Rd	Residential	Buffer	1.3	Utilities	Consumers Energy	No Historical Records
30	I	15-29-101-023	Not Listed	Residential	Park	9.2	Hamlin Conservation Park Landfill	Hamlin Conservation Park, LLC	9/13/2016
31	J	15-29-101-021	Not Listed	Residential	Park	1.0	Innovation Hills Park	City of Rochester Hills	No Historical Records

Section IV: Property and Ownership Information
Table 2 Landfill Planning Area B All Properties
City of Rochester Hills
Remediation Grant Application

Map Property ID	Parcel ID	Property Address	Owner	Acres
1	15-13-427-001	1990 Avon Road East	Yates Cider Mill Inc.	0.6
2	15-13-427-002	1950 Avon Road East	Yates Cider Mill Inc.	1.6
3	15-13-427-003	Unknown	City of Rochester Hills	1.3
4	15-13-477-001	1880 Avon Road East	1880 Avon LLC	5.3
5	15-13-477-002	51172 Dequindre Road	51172 Dequindre LLC (Yates Cider Mill)	7.8
6	15-13-476-006	1750 Avon Road East	Riverview Square LLC	3.4
7	15-13-476-007	-	City of Rochester Hills	0.1
8	15-13-476-004	-	Oakland Macomb Interceptor Drain	0.6
9	15-13-476-005	51171 Dequindre Road	51171 Dequindre LLC (Yates Cider Mill)	30.0
10	15-13-477-003	51172 Dequindre Road	Jeffery McComb	0.7
11	15-13-476-001	-	SOCIA	24.5
12	15-24-200-004	1741 School Road	SOCIA	80.0
13	15-24-200-001	-	SOCIA	73.4
14	15-24-100-021	-	City of Highland Park	0.7
15	15-24-100-050/15-24-100-049	1406 E Avon Road/1232 E Avon Road	United Tech Construction LLC	42.6
16	15-24-200-003	-	SOCRRA	4.5
17	15-24-100-026	-	SOCRRA	6.4
18	15-24-100-025	1401 School Road	SOCRRA	10.5
19	15-24-426-001	-	Nabil Siblani	1.3
20	15-24-401-038	-	J&B Land LLC	9.2
21	15-24-401-037	-	J&B Land LLC	4.0
22	15-24-401-031	-	J&B Land LLC	0.5
23	15-24-401-030	-	J&B Land LLC	0.5
24	15-24-401-032	-	J&B Land LLC	2.2
25	15-24-401-085	1710 School	SOCRRA	4.4
26	15-24-401-048	-	City of Rochester Hills	8.9
27	15-24-326-008	1131 East Hamlin Road	Six Star Investments LLC	59.2
28	15-24-326-007	-	City of Rochester Hills	5.0
29	15-24-401-041	1911 East Hamlin Road	Nichols Investment Properties LLC	17.9
30	15-24-401-039	-	The Michigan Landbank Fast Track Authority	6.7
31	15-24-401-033	-	B&B Group LLP	20.0
32	15-24-401-086	-	City of Rochester Hills	5.5
33	15-24-302-007	-	CSB Bank	18.3
34	15-24-401-040	-	The Michigan Landbank Fast Track Authority	10.0
35	15-24-401-046	1805 East Hamlin Road	Safeway Storage LLC	7.0
36	15-24-401-044	-	Pond Enterprises	10.2
37	15-24-401-003	-	Joan & Gerald Wiegand	11.0
38	15-24-326-004	1441 East Hamlin Road	Joan & Gerald Wiegand	9.8
39	15-24-326-005	-	William & Judith Hotchkiss	7.3
40	15-24-401-036	1811 East Hamlin Road	Brian & Ronald Mikolaczyko	1.0
41	15-24-401-035	1785 East Hamlin Road	Schaenzle Tool & Die Inc.	1.1
42	15-24-401-034	1765 East Hamlin Road	John Wright	1.0
43	15-24-401-025	-	Patricia & Patrick Pihajlic	3.0
44	15-24-401-084	1671 East Hamlin Road	Hamlin Tool & Machine Co.	7.2

Section IV: Property and Ownership Information
Table 2 Landfill Planning Area B All Properties
City of Rochester Hills
Remediation Grant Application

Map Property ID	Parcel ID	Property Address	Owner	Acres
45	15-24-401-021	1601 East Hamlin Road	H & H Rentals LLC	3.8
46	15-24-401-022	1665 East Hamlin Road	DDT properties LLC	1.0
47	15-24-401-045	1663 East Hamlin Road	1663 Hamlin Road LLC	0.8
48	15-24-401-006	1575 East Hamlin Road	J & Y Vettese Properties LLC	2.3
49	15-24-401-004	1515 East Hamlin Road	James Griffin	0.9
50	15-24-401-005	1535 East Hamlin Road	James Griffin	0.9
51	15-24-326-002	1225 East Hamlin Road	William Hotchkiss	2.0
52	15-24-302-009	1199 East Hamlin Road	Frank Paglia	0.8
53	15-24-302-008	1161 East Hamlin Road	Kenneth Hill	1.9
54	15-24-100-024	1351 School	Wilbur Archer	3.7
55	15-24-100-023	1245 School	Margaret Tessmer	3.4
56	15-24-100-045	1233 School	Frank Suhy	2.5
57	15-13-376-001	1440 Avon Road	Robert Kirschenheiter	0.9
58	15-24-200-002	1505 School Road	Calvin & Patricia Motes	0.9
59	15-24-326-006	1399 East Hamlin Road	Paul & Cheryl Bunk	0.5

Area A

60	15-24-401-056	1410 Parke Street		0.4
61	15-24-401-057	1430 Parke Street		0.4
62	15-24-401-058	1450 Parke Street		0.4
63	15-24-401-059	1470 Parke Street		0.4
64	15-24-401-060	1490 Parke Street		0.4
65	15-24-401-061	1510 Parke Street		0.4
66	15-24-401-062	1516 Parke Street		0.4
67	15-24-401-063	1526 Parke Street		0.4
68	15-24-401-064	1540 Parke Street		0.4
69	15-24-401-065	1556 Parke Street		0.4
70	15-24-401-066	1568 Parke Street		0.4
71	15-24-401-067	1582 Parke Street		0.4
72	15-24-401-071	1590 Parke Street		0.4
73	15-24-401-072	1598 Parke Street		0.4
74	15-24-401-043	1593 Parke Street		0.4
75	15-24-401-042	1583 Parke Street		1.0
76	15-24-401-017	1565 Parke Street		1.0
77	15-24-401-016	1561 Parke Street		1.0
78	15-24-401-015	1551 Parke Street		1.0
79	15-24-401-014	1531 Parke Street		1.0
80	15-24-401-013	1511 Parke Street		1.0
81	15-24-401-012	1497 Parke Street		1.0
82	15-24-401-074	1479 Parke Street		0.4
83	15-24-401-054	1441 Parke Street		0.4
84	15-24-401-053	1411 Parke Street		0.4

Section IV: Property and Ownership Information
Table 2 Landfill Planning Area B All Properties
City of Rochester Hills
Remediation Grant Application

Map Property ID	Parcel ID	Property Address	Owner	Acres
85	15-24-401-073	1630 School Road		0.4
86	15-24-401-010	1650 School Road		0.4
87	15-24-401-011	1670 School Road		1.0
88	15-24-401-080	1690 School Road		1.0
Area B				
89	15-24-401-082	1730 School Road		0.4
90	15-24-401-083	1750 School Road		0.4
91	15-24-401-026	1770 School Road		0.4
92	15-24-401-075	1774 School Road		0.4
93	15-24-401-029	1790 School Road		0.4



Landfill Planning Area B

Rochester Hills, MI



Created for: City of Rochester Hills, MI
 Created by: TJW (I1482-36) August 23, 2023

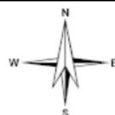
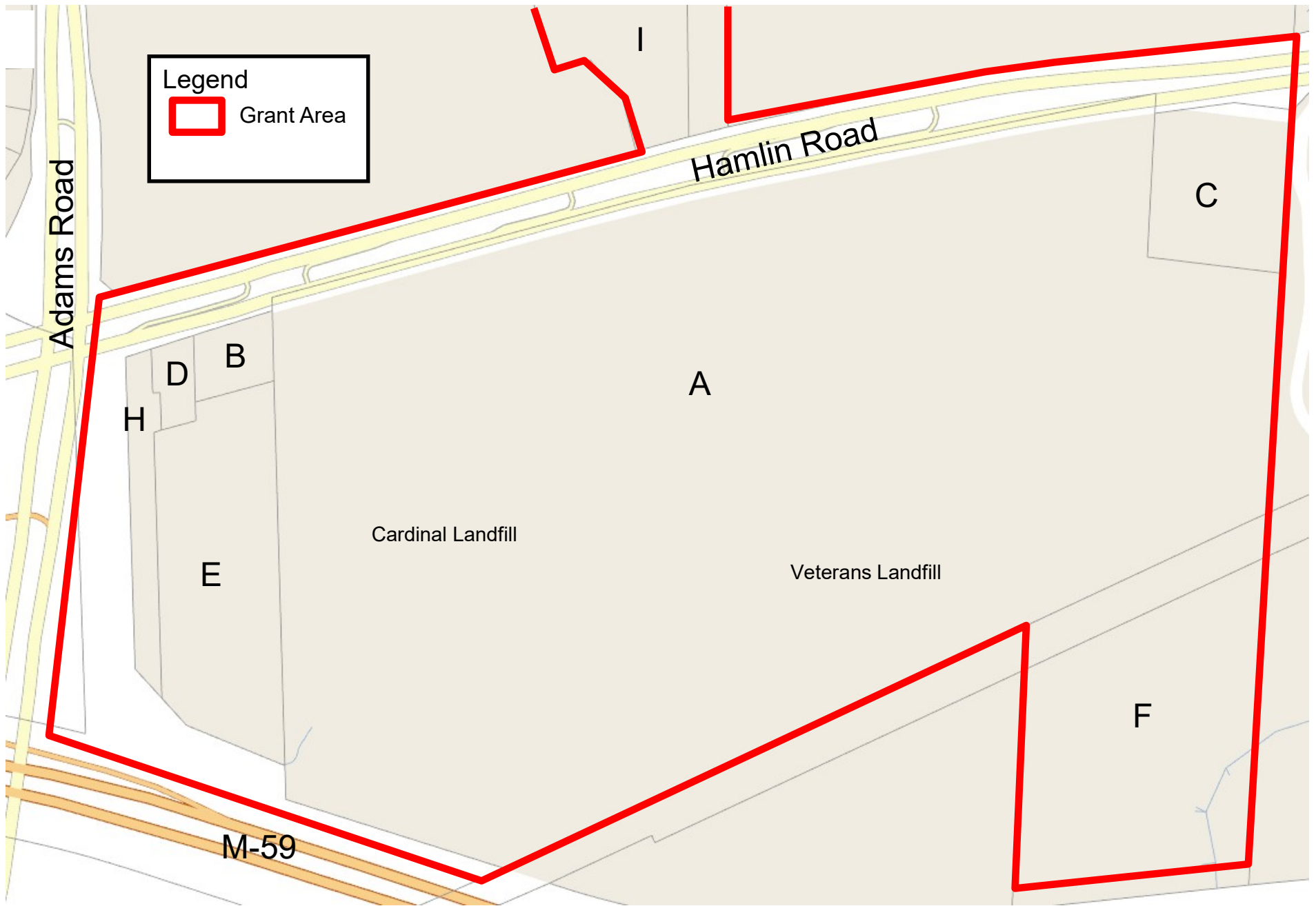


Figure I: Grant Area Map



Landfill Planning Area A

Rochester Hills, MI



Created for: City of Rochester Hills
 Created by: TJW (11482-36) November 5, 2022

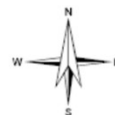
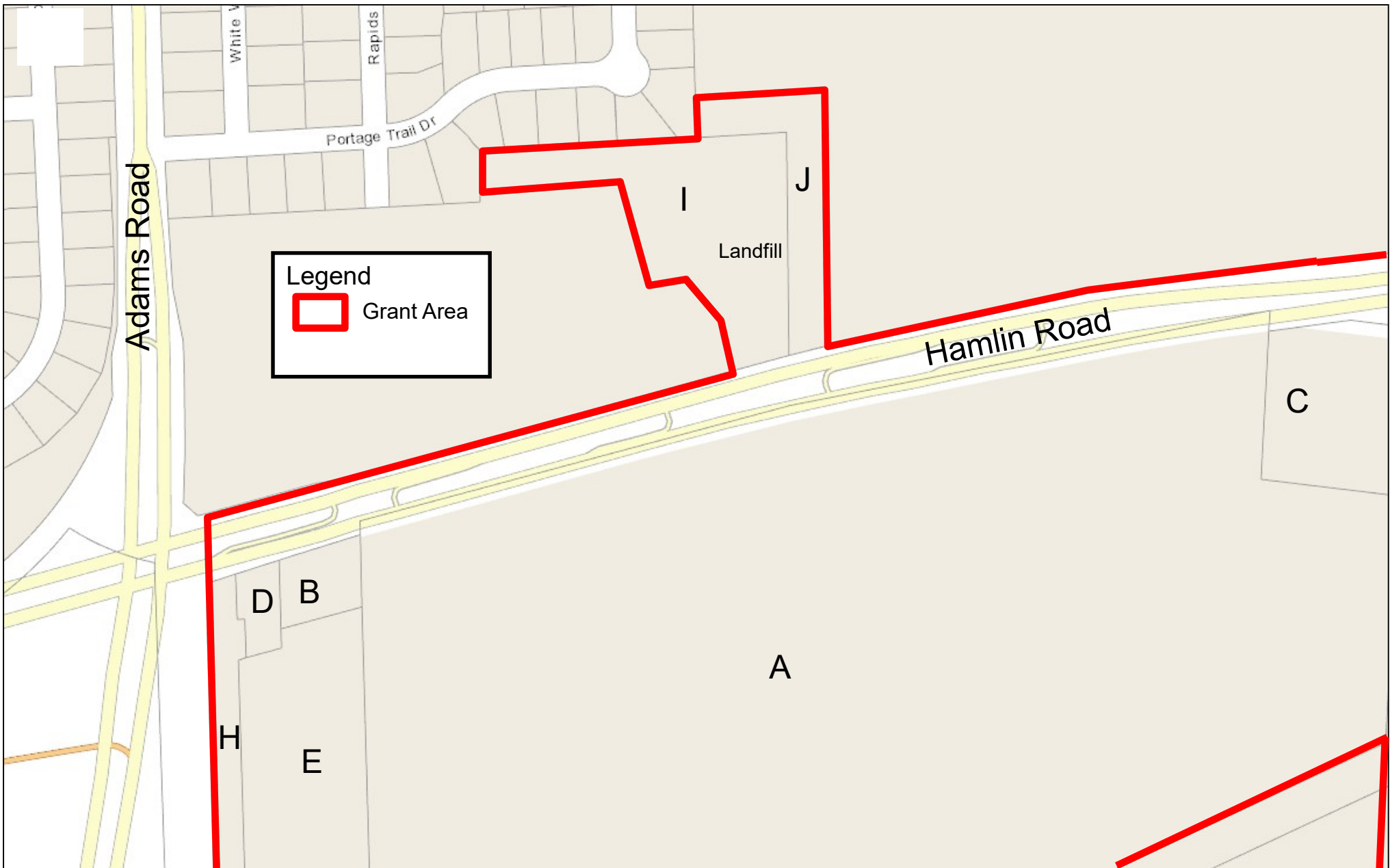


Figure 2: Grant Area Map (1 of 2)



Landfill Planning Area A

Rochester Hills, MI



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 Created by: TJW (11482-36) November 5, 2022

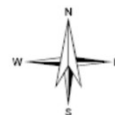
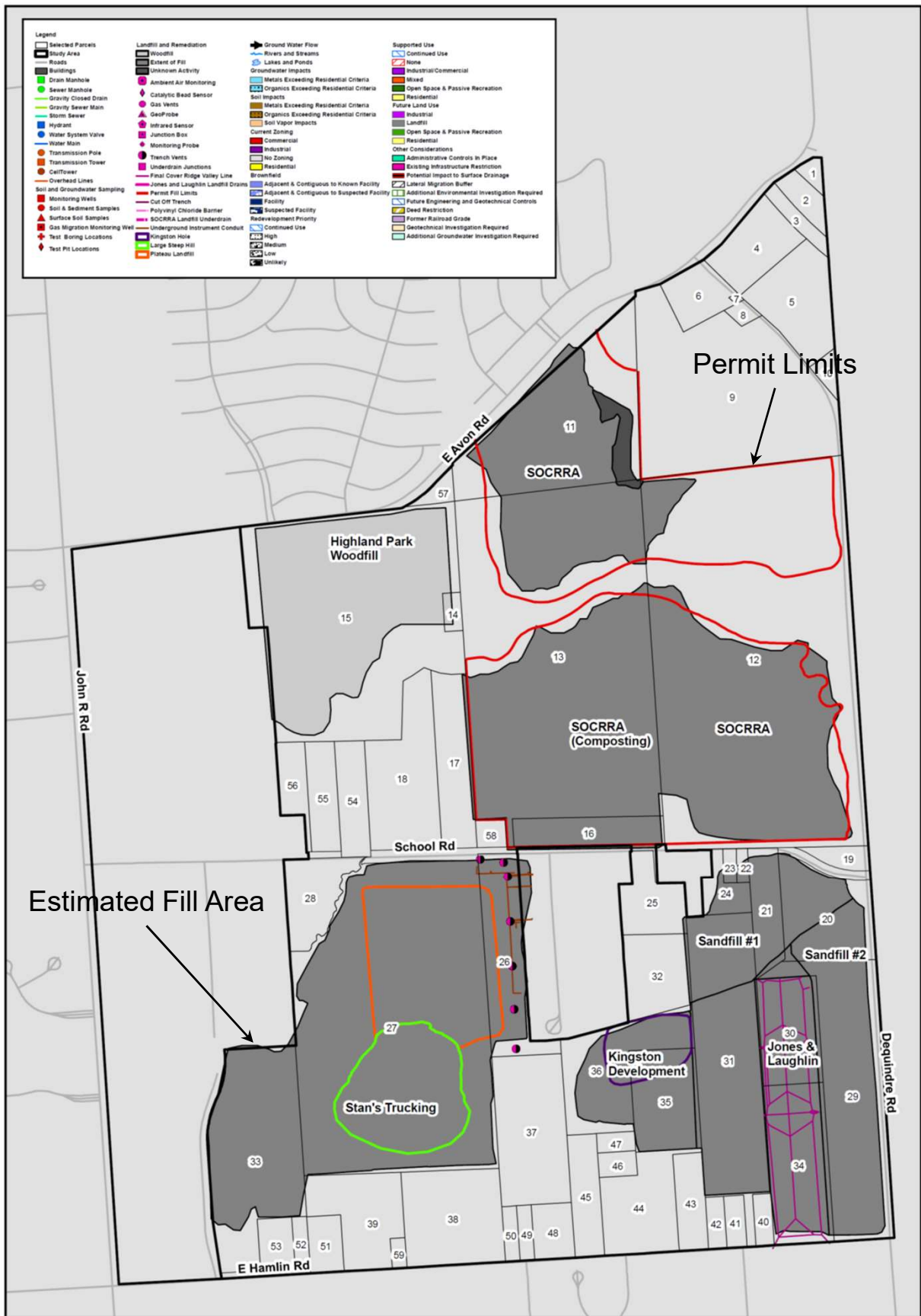


Figure 3: Grant Area Map (2 of 2)



Landfill Planning Area B

Rochester Hills, MI



Created for: City of Rochester Hills, MI
 Created by: TJW (I1482-36) August 23, 2023

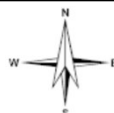
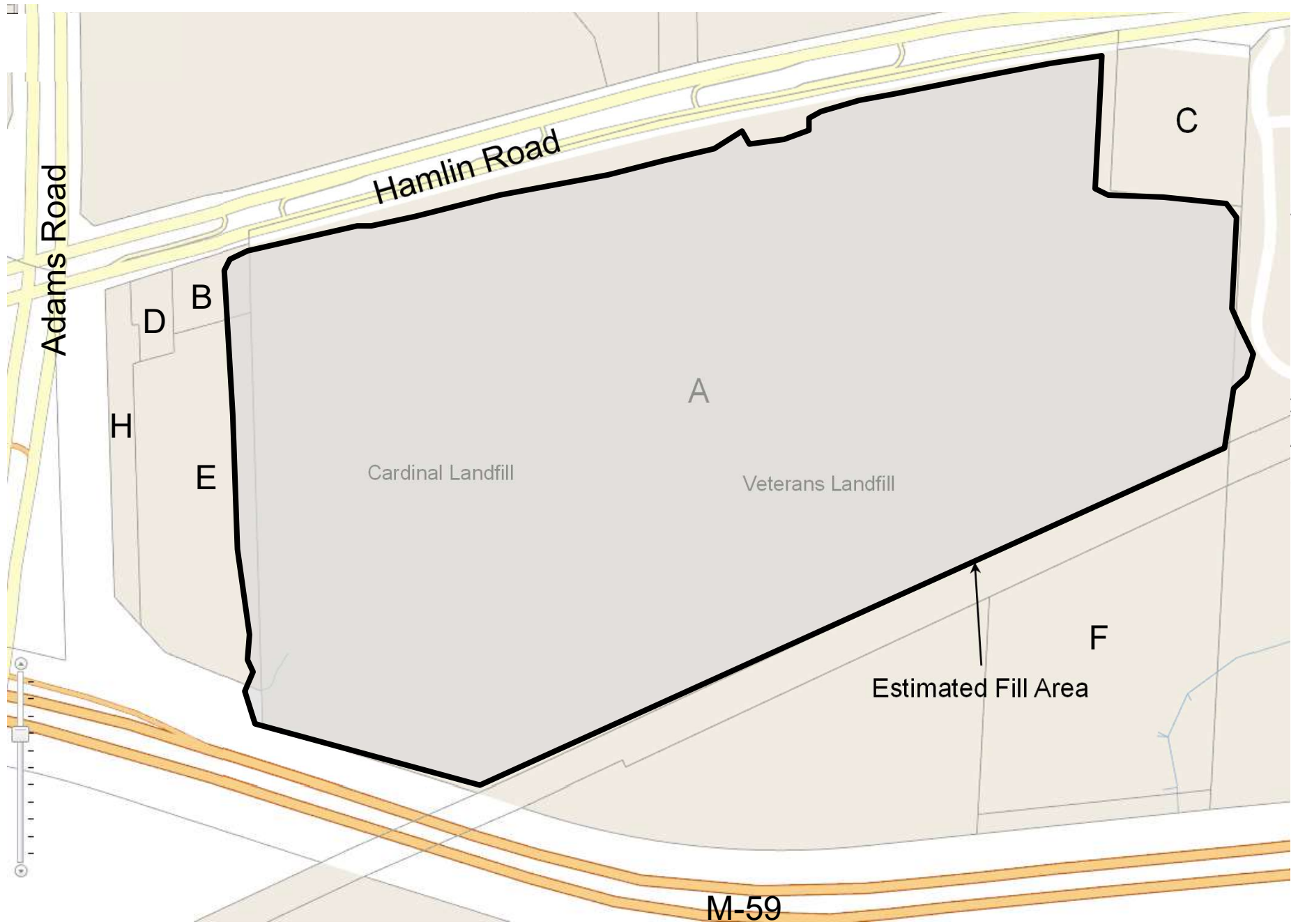


Figure 4: Estimated Landfill Limits



Landfill Planning Area A

Rochester Hills, MI



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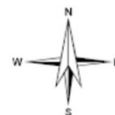


Figure 5: Estimated Landfill Limits