

MEMO

ASTI Environmental

Date: January 30, 2025

To: City of Rochester Hills City Council

Sara Roediger, City of Rochester Hills

From: Tom Wackerman

Subject: Update on EGLE Restoration and Remediation Grant (the Grant), City Council Meeting of February 10, 2025 (#12980)

Updates

To date, eight applications have been received. The following is an update for each project.

1. In Area A

a. Hamlin Road Landfill (Madison Park)

- i. Completed meeting to discuss preliminary site plan review process to be conducted concurrently with request for remediation funding
- ii. Preparing Development Agreement
- iii. Additional assessment and remediation application not approved by committee pending the preliminary site plan review process. The additional amount requested is \$48,505,000, for a total estimated grant funded amount of \$50,000,000. This will require that the preliminary site plan review process is started and will require City Council approval. See budget for current approved amount.
 1. Additional TIF funding is anticipated, and will require approval of the RHBRA and City Council.
- iv. Amended Consent Judgement in discussions.
- v. Field work for approved Work Plans #1 and #2 has been completed.
 1. Notice of Off-Site Migration has been submitted to the City and Lake Village of Rochester Hills
 2. Reports for Work Plans #1 and #2 have not yet been submitted
- vi. Work Plan #3 for cap investigation has been submitted and reviewed by City and awaiting joint review with EGLE. This will be funded under the current approved application.
- vii. Tree survey pending.

b. Sewer Extension Hamlin and Adams

- i. Work Plan is approved, but project start is waiting for easements.

2. In Area B

a. 1406 East Avon Road (Highland Park Woodfill)

- i. Completed meeting to discuss preliminary site plan review process to be conducted concurrently with request for remediation funding
- ii. Preparing Development Agreement
- iii. Additional remediation funding has been discussed based on the completed investigations, but an application has not been submitted.

The total cost for remediation is anticipated to be \$17,000,000, for a total estimated grant funding of \$19,800,000. This will require that the preliminary site plan review process is started and will require City Council approval. See budget for current approved amount.

1. Waiting for the submittal of amended application.
- iv. Field work for approved Work Plans #1 and #2 has been completed. Report for Subtasks 1005 (methane assessment) and 1006 (delineation and waste disposal) have been submitted. Report for Subtask 1005 has been reviewed by the City and awaiting joint review with EGLE. Report review for Subtask 1006 is in process. Waiting for report of lead impact delineation.
- v. Work Plan #3 to address data gaps is anticipated.
- vi. Access agreement for additional small parcel needed. Purchased week ending February 1.
- vii. Wetlands determination and tree survey pending.
- b. Allen Park
 - i. Modified assessment application to include 9 parcels approved by committee.
 - ii. Modified Work Plan #1 for assessment submitted to EGLE and waiting for review or approval.
 - iii. Access agreements obtained but still have to contact residents.
- c. St. Theodoro Properties
 - i. New application for assessment of 6 parcels on the southwest cover of School Rd and Dequindre approved by committee.
 - ii. Waiting for signed sub-agreement and access agreement, and first work plan.
- d. Sandfill Landfill #1
 - i. Application submitted but determined to be incomplete by committee. No additional activity.

3. In Area C

- a. 3514 South Livernois (Ruby Property)
 - i. Work completed. Report being prepared.
- b. 3001 W Auburn
 - i. Work completed. Report being prepared.

Updates on non-project items include:

1. The committee met on January 10 to discuss the status of the grant budget relative to the current grant expiration data, and to determine options for grant allocation. This included a discussion of the status of approved projects, and next steps to authorize funding for remediation and site redevelopment tasks. The committee is considering additional properties for assessment. A list will be finalized by July 1st (see schedule below).
2. The grant team is working on an extension of the grant end date of September 30, 2027.

3. EGLE staff assigned to the Grant have been changed by EGLE. Jeff Hukill will now be the grant administrator. Collen McLean will remain and will be joined by Ari McKeever. City has met with new EGLE team.
4. The fifth request for reimbursement for the 1st Quarter of Fiscal Year 2025 was submitted in January.
5. Allocation of funding between Area A and Area B is pending approval of the Hamlin Road Landfill additional application.
6. A request to extend the boundaries of Area A to permit grant funding for assessment of off-site migration has been submitted to EGLE.
7. The grant team continues to have bi-weekly team meetings, bi-weekly EGLE update meetings, and monthly applicant meetings.
8. The committee will begin monthly meetings this month.
9. The grant team is working with EGLE to define additional eligible activities, including foundation costs.
10. The grant team is monitoring the draft EGLE methane policy. This policy will impact residential development on, or adjacent to, landfills in Areas A and B. No updates available.
11. The grant team is monitoring the EGLE PFAS study being conducted in Area B. No updates available.

Budget

As of the date listed, attached is the status of the Grant funding. The following is a summary:

Subgrant Amount Requested	\$ 61,036,659
Subgrant Amount Approved	\$ 2,809,084
Work Plan Approved Amount	\$ 2,035,055
Unallocated Grant Amount	\$ 69,440,916

As of: 1/30/2025

Please note that this grant funding summary includes the following assumptions:

1. The "Total Subgrant Requested Amount" for the Highland Park Woodfill does not include the proposed additional remediation budget because an application has not yet been submitted.

Schedule

- Decision on Extended Grant Deadline March 1, 2025
- Consider Alternative Projects July 1, 2025
- Latest Date for Remediation Project Applications November 1, 2025
- Last Date for Assessment Project Applications January 1, 2027
- All Eligible Activities Completed July 31, 2027
- Grant Closeout Report Sept. 15, 2027
- Final Quarterly Report Sept. 20, 2027
- End of Grant Sept. 30, 2027



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Grant Summary by Eligible Area

	Grant Amount	Total Subgrant Requested Amount	Total Subgrant Agreement Amount Approved	Total Work Plan Amount Approved to Date	Unallocated Grant (Grant Amt. Less Subgrant Approval)	Grant Balance Remaining (Grant Amt. Less Spent)
Landfill Area A	\$ 35,125,000	\$ 50,467,675	\$ 1,768,175	\$ 1,399,889	\$ 33,356,825	\$ 34,931,636
Landfill Area B	\$ 35,125,000	\$ 10,190,899	\$ 662,824	\$ 363,675	\$ 34,462,176	\$ 34,963,594
Additional Properties (Area C)	\$ 2,000,000	\$ 378,085	\$ 378,085	\$ 271,491	\$ 1,621,915	\$ 1,966,381
Total for Environmental	\$ 72,250,000	\$ 61,036,659	\$ 2,809,084	\$ 2,035,055	\$ 69,440,916	\$ 71,861,611
Total City Administrative	\$ 2,000,000	\$ 2,000,000	\$ 2,004,000	\$ 2,004,000	\$ -	\$ 1,925,260
City Grant Amount	\$ 74,250,000	\$ 63,036,659	\$ 4,813,084	\$ 4,039,055	\$ 69,440,916	\$ 73,786,870

As of: 1/30/2025

Grant Summary by Task

	Total Subgrant Requested Amount	Total Subgrant Agreement Amount Approved	Total Work Plan Amount Approved to Date	Total Amount Spent to Date	Total Work Plan Approved Amount Remaining	Subgrant Approved Amount Available
Environmental Assessments	\$ 2,152,060	\$ 1,962,560	\$ 1,294,844	\$ 370,684	\$ 924,160	\$ 667,716
Remediation and Removal	\$ 8,999,100	\$ 709,100	\$ 614,990	\$ 16,048	\$ 598,942	\$ 94,110
Engineered Controls	\$ 48,505,000	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency/Uncommitted	\$ 1,377,499	\$ 133,924	\$ 122,221	\$ -	\$ 122,221	\$ 11,703
Signs	\$ 3,000	\$ 3,500	\$ 3,000	\$ 1,657	\$ 1,343	\$ 500
Total for Environmental	\$ 61,036,659	\$ 2,809,084	\$ 2,035,055	\$ 388,389	\$ 1,646,666	\$ 774,029
City Grant Administration	\$ 980,000	\$ 980,000	\$ 980,000	\$ 72,263	\$ 907,737	\$ -
Third Party Oversight	\$ 1,000,000	\$ 1,004,000	\$ 1,004,000	\$ 2,478	\$ 1,001,522	\$ -
Closeout Report	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -
Total for Administration	\$ 2,000,000	\$ 2,004,000	\$ 2,004,000	\$ 74,740	\$ 1,929,260	\$ -
Total Above	\$ 63,036,659	\$ 4,813,084	\$ 4,039,055	\$ 463,130	\$ 3,575,926	\$ 774,029

As of: 1/30/2025

Grant Summary by Project (not including Project Specific Admin Costs)

	Total Subgrant Requested Amount	Total Subgrant Agreement Amount Approved	Total Work Plan Amount Approved to Date	Total Amount Spent to Date	Total Work Plan Approved Amount Remaining	Subgrant Approved Amount Available
Sewer Extension Hamlin and Adams	\$ 467,675	\$ 467,675	\$ 456,120	\$ 33,594	\$ 422,526	\$ 11,555
Allen Park	\$ 70,000	\$ 76,000	\$ 68,915	\$ 1,716	\$ 67,200	\$ 7,085
3514 South Livernois (Rudy Property)	\$ 195,310	\$ 195,310	\$ 97,887	\$ 25,373	\$ 72,514	\$ 97,423
3001 W Auburn	\$ 182,775	\$ 182,775	\$ 173,605	\$ 8,247	\$ 165,358	\$ 9,170
1406 East Avon Road (Highland Woodfill)	\$ 9,873,049	\$ 338,974	\$ 294,760	\$ 159,691	\$ 135,069	\$ 44,214
Hamlin Road Landfill (Madison Park)	\$ 50,000,000	\$ 1,300,500	\$ 943,769	\$ 159,770	\$ 783,999	\$ 356,731
Saint Theodora	\$ 247,850	\$ 247,850	\$ -	\$ -	\$ -	\$ 247,850
Total for Environmental	\$ 61,036,659	\$ 2,809,084	\$ 2,035,055	\$ 388,389	\$ 1,646,666	\$ 774,029

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