

MEMO

ASTI Environmental

Date: May 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 June 9, 2025 (#12980)

Updates

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

1. In Original Area A

a. Hamlin Road Landfill (Madison Park)

- i. Held a meeting to discuss the draft Brownfield Plan and potential future TIF request. Edits and additional information were requested prior to another meeting. The final plan will require approval of the RHBRA and City Council.
 - ii. Amended Consent Judgement in discussions.
 - iii. Field work for approved Work Plans #1 and #2 has been largely completed.
 1. Reports for portions of the work have been submitted and reviewed with EGLE. The majority of the data collected is being compiled for submittal over the next couple months.
 - iv. Revised Work Plan #3 for additional investigation and geotechnical assessment has been submitted and reviewed by the City and EGLE. Additional edits are being requested to finalize the scope of work. This will be funded under the current approved application.
 - v. Revised additional application not yet submitted. See budget for current approved amounts. Anticipated application for remedial action later in 2025. Have discussed in committee that some remedial actions may be allowed prior to Site plan approval process for Site preparation activities that will be needed regardless of ultimate Site plan.
 - vi. Tree survey pending.
- ##### **b. Sewer Extension Hamlin and Adams**
- i. Project is currently underway. The manholes requiring treatment of pumped water were able to be raised or eliminated to avoid pumping water during work, which avoided the additional treatment costs.

2. In Original Area B

a. 1406 East Avon Road (Highland Park Woodfill)

- i. Field work for approved Work Plans #1 and #2 has been completed. Reports for Subtasks 1004 (shallow lead delineation), 1005 (methane

assessment), and 1006 (delineation and waste disposal) submitted and reviewed by City/EGLE.

- ii. Work Plan #3 to address data gaps submitted and being reviewed with EGLE.
- iii. Access agreement for additional small parcel received.
- iv. Wetlands determination and tree survey pending.
- v. 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.
- b. Allen Park
 - i. Work Plan #1 approved. Phase I completed. Phase II Scope adjustments based on Phase I findings being submitted in revised work plan #1.
- c. St. Theodoro Properties
 - i. Work plan #1 for file review received and approved.
- d. Sandfill Landfill #1
 - i. Prior application rejected as incomplete. No current actions.
- e. 1765 East Hamlin Road
 - i. Application received for assessment activities and approved. Sub-grant agreement and access agreement in progress.

3. In the Rest of the City

- a. 3514 South Livernois (Ruby Property)
 - i. Work completed. Report submitted. Following EGLE review, will complete closeout.
- b. 3001 W Auburn
 - i. Work completed. Report submitted. Following EGLE review, will complete closeout.

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. This process was postponed due to the discussions of extending the grant deadline (see revised schedule with new grant deadline below).
- 2. The grant team has completed revisions to the grant including the following:
 - a. Extension of the grant end date of September 30, 2031.
 - b. Extended grant boundaries to include the entire City of Rochester Hills.
 - c. Defined the incremental costs of specialized foundations as an eligible cost up to 50% of the total grant amount, as approved by the City.



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3. The sixth request for reimbursement for the 2nd Quarter of Fiscal Year 2025 was submitted in April.
4. Allocation of funding between Area A and Area B is pending approval of the Hamlin Road Landfill additional application.
5. The grant team continues to have bi-weekly team meetings, bi-weekly EGLE update meetings, and monthly applicant meetings. Additional as-needed applicant meetings have been and will continue to be scheduled to work through questions and move the projects forward.
6. The EGLE policy regarding *Development on or Near Methane Generating Sources* has been finalized. The policy provides guidance for the grant team and applicants on steps necessary to move forward with residential developments on and near the properties in Areas A and B.
7. 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	\$	2,021,610
Unallocated Grant Amount	\$	69,440,916

As of: 5/30/2025

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.
2. The "Total Subgrant Requested Amount" does not include the new application for 1765 Hamlin Road as the subgrant is not yet processed.
3. The "Work Plan Approved Amount" does not include Work Plan #3 for Madison Park or Work Plan #3 for the Highland Park Woodfill as they have not yet been approved.

Schedule

- Consider Alternative Projects July 1, 2029
- Latest Date for Remediation Project Applications November 1, 2029
- Last Date for Assessment Project Applications January 1, 2031
- All Eligible Activities Completed July 31, 2031
- Grant Closeout Report Sept. 15, 2031
- Final Quarterly Report Sept. 20, 2031
- End of Grant Sept. 30, 2031



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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	\$ 34,673,202
Landfill Area B	\$ 35,125,000	\$ 10,190,899	\$ 662,824	\$ 378,045	\$ 34,462,176	\$ 34,887,267
All Other Properties (Area C)	\$ 2,000,000	\$ 378,085	\$ 378,085	\$ 243,676	\$ 1,621,915	\$ 1,838,246
Total for Environmental	\$ 72,250,000	\$ 61,036,659	\$ 2,809,084	\$ 2,021,610	\$ 69,440,916	\$ 71,398,715
Total City Administrative	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 1,901,409
City Grant Amount	\$ 74,250,000	\$ 63,036,659	\$ 4,809,084	\$ 4,021,610	\$ 69,440,916	\$ 73,300,125

As of: 5/30/2025

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	\$ 1,312,414	\$ 703,267	\$ 609,147	\$ 650,146
Remediation and Removal	\$ 8,999,100	\$ 709,100	\$ 587,174	\$ 146,382	\$ 440,792	\$ 121,926
Engineered Controls	\$ 48,505,000	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency/Uncommitted	\$ 1,377,499	\$ 133,924	\$ 118,521	\$ -	\$ 118,521	\$ 15,403
Signs	\$ 3,000	\$ 3,500	\$ 3,500	\$ 1,636	\$ 1,864	\$ -
Total for Environmental	\$ 61,036,659	\$ 2,809,084	\$ 2,021,610	\$ 851,285	\$ 1,170,325	\$ 787,474
City Grant Administration	\$ 980,000	\$ 980,000	\$ 980,000	\$ 87,405	\$ 892,595	\$ -
Third Party Oversight	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 11,186	\$ 988,814	\$ -
Closeout Report	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -
Total for Administration	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 98,591	\$ 1,901,409	\$ -
Total Above	\$ 63,036,659	\$ 4,809,084	\$ 4,021,610	\$ 949,875	\$ 3,071,734	\$ 787,474

As of: 5/30/2025

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	% Spent
Sewer Extension Hamlin and Adams	\$ 467,675	\$ 467,675	\$ 456,120	\$ 36,062	\$ 420,058	\$ 11,555	7.9%
Allen Park	\$ 70,000	\$ 76,000	\$ 70,785	\$ 4,011	\$ 66,774	\$ 5,215	5.7%
3514 South Livernois (Rudy Property)	\$ 195,310	\$ 195,310	\$ 113,895	\$ 66,644	\$ 47,250	\$ 81,415	58.5%
3001 W Auburn	\$ 182,775	\$ 182,775	\$ 129,781	\$ 95,109	\$ 34,671	\$ 52,994	73.3%
1406 East Avon Road (Highland Woodfill)	\$ 9,873,049	\$ 338,974	\$ 294,760	\$ 233,722	\$ 61,038	\$ 44,214	79.3%
Hamlin Road Landfill (Madison Park)	\$ 50,000,000	\$ 1,300,500	\$ 943,769	\$ 415,736	\$ 528,033	\$ 356,731	44.1%
Saint Theodora	\$ 247,850	\$ 247,850	\$ 12,500	\$ -	\$ 12,500	\$ 235,350	0.0%
Total for Environmental	\$ 61,036,659	\$ 2,809,084	\$ 2,021,610	\$ 851,285	\$ 1,170,325	\$ 787,474	42.1%

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