



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.  
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**Legislative File No: 2018 0027**

**TO:** Mayor and City Council Members

**FROM:** Sara Roediger, Director of Planning and Economic Development, ext. 2573

**DATE:** January 31, 2018

**SUBJECT:** Request to terminate the Brownfield Redevelopment Plan for the Adams/Hamlin site, consisting of two parcels of land totaling approximately 28 acres located at the northeast corner of Hamlin and Adams, Parcel Nos. 15-29-101-022 and -023

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**REQUEST:**

That City Council terminate the Brownfield Redevelopment Plan (the “Plan”) for the Hamlin/Adams site, approved on November 29, 2006. The site is located at the northeast corner of Hamlin and Adams and includes two parcels of land totaling approximately 28 acres, Parcel Nos. 15-29-101-022 and -023, zoned by Consent Judgment.

**BACKGROUND:**

The Brownfield Redevelopment Authority approved the Plan on September 28, 2006 for the purpose of facilitating redevelopment of the property to allow the Brownfield Redevelopment Authority to utilize tax increment financing to reimburse itself, the City and the developer for costs of certain eligible activities for the proposed development. The Brownfield Plan was consistent with the Consent Judgment and proposed \$4,590,000 in eligible activities; 168,000 square feet of office and retail development with \$19,300,000 of overall investment in the development. The site has yet to be developed, and due care activities never commenced to clean up the site.

Because the site has sold to new owners, and because the site has not developed as originally intended over eleven years ago, the city is pursuing the termination of the Brownfield Plan consistent with the Brownfield Redevelopment Financing Act (Act 381 of 1996) which states that “the governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan.” The applicants plan to submit a new Brownfield Redevelopment Plan inclusive of residential development and associated cleanup activities.

With the receipt of the anticipated Winter 2017 taxes, the Brownfield Fund has grown to a total of \$480,226 since its creation in 2006, which will be dispersed back to the original taxing jurisdiction, including roughly \$115,000 back to the City. In addition funds as described in the attached Brownfield Redevelopment Authority Fund (843) will be returned to Rochester Schools, Oakland County, OCCC, Intermediate Schools, and State Education.

**RECOMMENDATION:**

Staff recommends that City Council terminate the Brownfield Redevelopment Plan for the Hamlin/Adams site, two parcels of land totaling approximately 28 acres located at the northeast corner of Hamlin and Adams.

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| <b>APPROVALS:</b>    | <b>SIGNATURE</b> | <b>DATE</b> |
|----------------------|------------------|-------------|
| Department Review    |                  |             |
| Department Director  |                  |             |
| Mayor                |                  |             |
| City Council Liaison |                  |             |

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