

# ASTI ENVIRONMENTAL

A DIVISION OF PEA GROUP



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**Date:** February 9, 2026  
**To:** Sara Roediger; City of Rochester Hills  
**From:** Paul Aren  
**Subject:** Reimbursement Request 6, Rochester Hills Legacy Project  
**ASTI Project #:** A25-0125.16

As requested by the City of Rochester Hills Brownfield Redevelopment Authority (RHBRA), ASTI has reviewed the documentation provided regarding the sixth reimbursement request (“Request #6”) from LRH Development LLC, (the Developer) for the project located at the northeast corner of Hamlin and Adams Roads. The project includes two parcels, 15-29-101-022 (Parcel A) and 15-29-101-023 (Parcel B), which are considered the Eligible Property. The following documents provide the basis for this review:

1. The Brownfield Plan dated April 9, 2018
2. The Reimbursement Agreement, dated April 23, 2018
3. The 381 Work Plan, dated June 14, 2018
4. Amendment #1 to the 381 Work Plan, dated June 3, 2021
5. ASTI 5<sup>th</sup> Request Memo dated January 9, 2025
6. ASTI 5<sup>th</sup> Request Follow-Up Memo dated January 17, 2025
7. The Reimbursement Request prepared by AKT Peerless, cover letter dated December 16, 2025, and titled *Legacy Rochester Hills, Reimbursement Request #6 for Eligible Activities* (the Request)

The purpose of this review is to determine if the Request for expenses on the Legacy project on the Eligible Property is in compliance with the approved Brownfield Plan, the Reimbursement Agreement, 1996 PA 381 (Act 381) at the time of the Brownfield Plan approval, the 381 Work Plan, the City’s cost reimbursement procedures, and generally accepted practices.

This review includes the attached Table 1, which lists the Request by category and invoice, and Table 2 which summarizes amounts recommended and approved for reimbursement to date and provides the status of each category. Please note that costs were not allocated between Parcel A and Parcel B in this or previous requests, so a comparison of category budgets listed in the Brownfield Plan was not possible, and the amounts assigned to individual categories in Table 2 are estimates, based on the descriptions provided.

## **Background**

The Eligible Property is the subject of a Brownfield Plan dated April 9, 2018, and approved on April 23, 2018 (the Plan), a Reimbursement Agreement approved April 23, 2018, and a 381 Work Plan dated June 14, 2018, and approved on June 14, 2018.

The Plan estimated eligible costs with contingency to be \$9,619,587. Interest was estimated at an additional \$3,800,000, for a total estimated not-to-exceed reimbursement of \$13,419,587 (refer to first number column in Table 2). The Plan estimates that tax increment capture will continue for 21 years but will not exceed 24 years.

The 381 Work Plan requested \$9,619,586, including contingency, with \$4,581,988 in estimated interest, for a total estimated not-to-exceed reimbursement of \$14,201,574. EGLE approved \$8,336,996 with conditional approval of \$1,248,000 for the vapor mitigation tasks, for a possible total of \$9,584,996 before interest. However, the vapor mitigation system was not required and therefore a request for reimbursement for the conditional budget was not submitted to EGLE.

Based on discussions regarding funding the Parcel B operations and maintenance beyond the 30 year statutory limitation for tax capture (see memo of April 16, 2021), it was agreed that the amount for operation and maintenance for Parcel B would be reduced removing costs for years 25-30 (reduced from \$900,000 to \$756,000), and that the local brownfield revolving fund would be used to cover operation and maintenance costs beyond the 30 year period. This reduced the approved amount in the Brownfield Plan to \$9,475,587 (see second number column in Table 2) before interest. Because this change was made after approval of the Brownfield Plan and the original 381 Work Plan, it is not recorded in either document.

Amendment #1 to the 381 Work Plan, dated June 8, 2021, was provided by the City to EGLE on April 16, 2021, and approved by EGLE in a letter dated June 15, 2021. This amendment included a Response Activities Plan for the Parcel B Slurry Wall installation. It also incorporated the change in Parcel B operation and maintenance assumptions but further reduced the unit costs for a final amount of \$576,000. In addition, it reallocated the remaining operation and maintenance assumptions and adjusted the amount allocated to each category based on experience with the clean-up to date and reduced the amount of the contingency by allocating it to other tasks. This amendment reduced the requested eligible expenses costs to \$9,475,587 before interest (consistent with the modified Plan), and a total cost of \$14,057,575 with interest. Note that estimated interest costs in the 381 Work Plan and Amendment #1 to the 381 Work Plan went from \$3,800,000 in the Plan to \$4,581,988 in the amendment. Please also note that the final amended 381 Work Plan is dated June 8, 2021, after the submittal letter by the City, indicating that subsequent changes were made. The amended 381 Work Plan is calculated to require 23 years for reimbursement (estimated to be 2042), including interest.

A summary of the approved plans is provided below in Table 3, organized by task. Based on discussions to modify the Plan and the approval of Amendment #1, this review assumes that the **total amount available for reimbursement from local and school tax capture is \$9,475,587, not including interest**. Please note

that the Reimbursement Agreement limits all environmental costs to \$14,201,575 based on an earlier version of the Plan.

**Table 3  
Summary of Approved Plans and Work Plans**

Task	Brownfield Plan Approved (April 9, 2018)	Modified Brownfield Plan Assumptions (1)	Approved 381 Work Plan (June 14, 2018)	Approved 381 Work Plan Amendment #1 (June 8, 2021)
Baseline Environmental Assessments	\$ 140,600	\$ 140,600	\$ 140,600	\$ 110,010
Due Care Activities/Response Activities	\$ 8,227,815	\$ 8,083,815	\$ 8,227,814	\$ 9,003,408
Brownfield Plan/Work Plan Preparation	\$ 25,000	\$ 25,000	\$ 25,000	\$ 30,000
Brownfield Plan/Work Plan Implementation	\$ 20,000	\$ 20,000	\$ 20,000	\$ 30,000
Contingency	\$ 1,206,172	\$ 1,206,172	\$ 1,206,172	\$ 302,169
<b>Total Approved</b>	<b>\$9,619,587</b>	<b>\$9,475,587</b>	<b>\$9,619,586</b>	<b>\$9,475,587</b>
Conditional Approval	\$ -	\$ -	\$ 1,248,000	\$ -
<b>Total Above</b>	<b>\$9,619,587</b>	<b>\$9,475,587</b>	<b>\$10,867,586</b>	<b>\$9,475,587</b>
Estimated Interest	\$3,800,000	\$3,800,000	\$4,581,988	\$4,581,988
<b>Total Reimbursement</b>	<b>\$13,419,587</b>	<b>\$13,275,587</b>	<b>\$15,449,574</b>	<b>\$14,057,575</b>

This sixth reimbursement request includes invoices that were previously denied in the second request. Where applicable, the full eligible proportions are identified, along with the percentage of each invoice that is not reimbursable under the Brownfield Plan.

**Reimbursement Request**

The current Request (Request #6) is for \$61,701.83 for eligible activities as described in the supporting documents and does not include a request for interest payment. Request #6 was submitted via email on December 16, 2025, from Jenn Gelletly, Senior Project Manager at AKT Peerless.

Request #6 included a summary table, copies of invoices being requested for reimbursement, waivers of lien, and cancelled checks. As of the most current requested reimbursement, several categories listed in Table 2 are now over budget, including Baseline Environmental Assessment, Brownfield Plan/Work Plan Preparation, Brownfield Plan/Work Plan Implementation. However, the total amount recommended for approval and paid does not exceed the approved amount in the Plan and 381 Work Plan (not including interest). For purposes of this review, the categories have been combined into tasks, and a recommendation to allocate contingency to various tasks is provided below.

Based on the materials provided, Request #6 is recommended for approval with the following comments.

1. Reference Lines 71–80: The Jaffe legal invoices included in Reimbursement Request #6 represent a resubmittal of costs first submitted in Submittal #2. Although those costs were previously denied, they have now been determined eligible as Brownfield Plan and Act 381 Work Plan preparation activities. As detailed in the request, the eligible Jaffe legal costs total \$44,276 and include multiple invoices for

Brownfield Plan drafting, Act 381 Work Plan preparation, reimbursement agreement review, and related coordination. However, these professional service costs exceed the statutory \$30,000 cap for Plan and Work Plan preparation in effect at the time of Plan approval. (While the cap has since been increased to \$50,000, the prior limit applies for this review.) To date, total plan-writing costs are \$79,358.69, including this request. Under the former cap, only the capped portion may be reimbursed from combined tax capture; the remainder must come solely from local tax capture. Applying the local capture rate (44.9397%), the eligible reimbursement from local taxes would total \$19,897.50. This overage should be applied to contingency.

- Reference Line 517, 519: Invoices from AKT Peerless are eligible for reimbursement, however costs for Cost Tracking and Compliance are over budget. The amount requested in Request 6 for Cost Tracking and Compliance is \$2,560.00. To date, total Cost Tracking and Compliance costs are \$57,444.90, including this request. As similar to the preparation costs category described above, this would only be eligible for the local proportion of tax capture of (44.9397%), which would total \$1,150.46. This overage should be applied to contingency.

**Reimbursement To Date**

Table 2 (attached below) summarizes all requests for reimbursement to date in comparison to the eligible activity costs approved in both the Modified Plan and Amendment #1 to the 381 Work Plan. As indicated below in Table 4, these categories can be combined into tasks to the amount over budget. The RHBRA has the authority to approve expenses in amounts that vary from the task amounts listed in the Plan, up to the maximum approved in the Plan including the Contingency amount.

**Table 4  
Current Task Balances**

Task	Modified Brownfield Plan Assumptions (1)	Total for Reimbursement	Balance Remaining from Recommended Brownfield Plan Budget	Percent Expended, Recommended Brownfield Plan Budget
Baseline Environmental Assessments	\$ 140,600	\$ 127,269	\$ -	104%
Due Care Activities/Response Activities	\$ 8,083,815	\$ 8,181,325	\$ 705,155	92%
Brownfield Plan/Work Plan Preparation	\$ 25,000	\$ 79,359	\$ -	226%
Brownfield Plan/Work Plan Implementation	\$ 20,000	\$ 57,445	\$ -	105%
Contingency	\$ 1,206,172	\$ -	\$ 314,800	0%
<b>Total Approved</b>	<b>\$9,475,587</b>	<b>\$8,445,398</b>	<b>\$1,019,955</b>	<b>89%</b>

To date, including this memo, recommendations for reimbursement have totaled \$8,445,397.78 or 102% of the Modified Plan budget for eligible activities not including contingency (see Table 2 and above), or 89% of budget including contingency. However, because of the need to maintain the remaining budget for Parcel B operation and maintenance (at \$705,155.54), the total requested reimbursement exceeds the approved amount in the Plan before contingency. Therefore, this memo recommends reallocation of \$51,468.55\* (Rounded up in excel for clarity) of the contingency to adjust task budgets as indicated below.

**Table 5**  
**Recommended Task Budget Adjustments**

Task	Modified Brownfield Plan Assumptions (1)	Recommended Brownfield Plan Budget 1/21/2026	Total for Reimbursement	Balance Remaining from Recommended Brownfield Plan Budget	Percent Expended, Recommended Brownfield Plan Budget
Baseline Environmental Assessments	\$ 140,600	\$ 4,633	\$ 127,269	\$ -	104%
Due Care Activities/Response Activities	\$ 8,083,815	\$ -	\$ 8,181,325	\$ 705,155	92%
Brownfield Plan/Work Plan Preparation	\$ 25,000	\$ 44,276	\$ 79,359	\$ -	226%
Brownfield Plan/Work Plan Implementation	\$ 20,000	\$ 2,560	\$ 57,445	\$ -	105%
Contingency	\$ 1,206,172	\$ (51,469)	\$ -	\$ 314,800	0%
<b>Total Approved</b>	<b>\$9,475,587</b>	<b>\$ -</b>	<b>\$8,445,398</b>	<b>\$1,019,955</b>	<b>89%</b>

Based on the allocation of local and school tax capture, the following Table 6 would be the payments for this request.

**Table 6**  
**Payments from Local and Combined Local/School Tax Capture**

Tax Capture	12.16.24 Request #6 Recommended for Approval	Total to Date for Reimbursement
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**Allocation to Taxes**

Local Tax Capture Only	\$ 46,836.00	\$ 73,114.94
Local and School Tax Capture	\$ 14,865.83	\$ 8,372,282.84
<b>Total Reimbursement Approved</b>	<b>\$ 61,701.83</b>	<b>\$ 8,445,397.78</b>

**Reimbursement to Applicant**

Proportional Share (Local Tax Capture Only)	\$ 21,047.96	\$ 32,857.63
Local and School Tax Capture	\$ 14,865.83	\$ 8,372,282.84
<b>Total Reimbursement Payment</b>	<b>\$ 35,913.79</b>	<b>\$ 8,405,140.47</b>

**Recommendations**

Based on the documents provided, the items that have been recommended for approval for Request #6 are in compliance with the approved Brownfield Plan, the Reimbursement Agreement, 1996 PA 381 (Act 381) at the time of the Brownfield Plan approval, the amended 381 Work Plan, the City’s cost reimbursement procedures, and generally accepted practices. In addition, the total amount requested to date is within the approved total not-to-exceed amount including contingency (refer to Table 2). **ASTI recommends approval of \$14,865.83 to be paid from local and school tax capture, and \$21,047.96 to be paid from the proportional share of local tax capture only** as indicated in Table 6, totaling \$35,913.79, and reallocation of the contingency in the amount of \$51,468.55 to adjust task budgets as indicated in Table 5. **The amount of \$25,788.04 is ineligible for reimbursement because it reflects the State’s proportion of tax capture and therefore cannot be reimbursed under the Brownfield Plan.** Any adjustment to the task budget must be approved by the RHBRA prior to approval of this reimbursement request. A summary of the recommendation is provided below.

**Table 7**  
**Recommended Actions for Request #6**

Potentially Eligible	\$0.00
Ineligible	\$25,788.04
Reimburse from Escrow Account	\$0.00
Withdrawn from Request	\$0.00
Recommended for Approval	\$35,913.79
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Total Request for Reimbursement	\$61,701.83

The RHBRA must consider the following items as part of the approval of the above reimbursement request.

1. The RHBRA must approve use of the contingency funds in the amount of \$51,468.55 to adjust task budgets, provided that the costs do not exceed the total reimbursement allowed by the Brownfield Plan.
2. The RHBRA must approve reimbursement from local taxes only for a payment of \$21,047.96 (44.9397% of \$46,836.00) for Brownfield Plan Preparation and Cost Tracking in Request #6. If not, then this amount is ineligible for reimbursement.
  - a. As stated in the memo dated 1-9-25 from Tom Wackerman “All future requests for reimbursement for Plan implementation, including Cost Tracking and Compliance, will be for the proportional share of local taxes only”.
3. The RHBRA must approve reimbursement of taxes to the applicant from local and school tax capture for eligible expenses in this sixth request in the amount of \$14,865.83.

If you have any further questions regarding the information provided in this memo, please do not hesitate to contact me at 810.360.8756 or paren@asti-env.com.

Ref No	Payee	Description of Work	Date of Invoice	Invoice Reference Number	Total Invoiced Amount	Receipt Number	Date of Receipt	Check No.	Signed Affidavit or Waiver of Lien?	Waiver Date	Reimbursement Requested	Potentially Eligible Additional Information Needed	Ineligible Amount	Eligible with Budget Amendment	Total Amount Recommended For Approval	Notes	Additional Comments
<b>Brownfield Plan</b>					<b>\$43,786.00</b>						<b>\$43,786.50</b>	<b>\$0.00</b>	<b>\$24,108.98</b>	<b>\$0.00</b>	<b>\$19,677.52</b>		
71	Jaffe	Brownfield Plan	8/11/2017	415546	\$1,522.50			320843	N/A	N/A	\$1,522.50		\$838.29		\$684.21	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.
72	Jaffe	Brownfield Plan	10/19/2017	418395	\$6,786.00			322890	N/A	N/A	\$6,786.00		\$3,736.39		\$3,049.61	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.
73	Jaffe	Brownfield Plan	11/14/2017	419646	\$6,438.00			323194	N/A	N/A	\$6,438.00		\$3,544.78		\$2,893.22	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.
74	Jaffe	Brownfield Plan	12/7/2017	420784	\$6,046.50			324047	N/A	N/A	\$6,046.50		\$3,329.22		\$2,717.28	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.
75	Jaffe	Brownfield Plan	1/26/2018	422910	\$1,261.00			325097	N/A	N/A	\$1,261.50		\$694.59		\$566.91	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.
76	Jaffe	Brownfield Plan	3/16/2018	425151	\$6,481.50			326109	N/A	N/A	\$6,481.50		\$3,568.73		\$2,912.77	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.
77	Jaffe	Brownfield Plan	4/6/2018	425966	\$6,960.00			326868	N/A	N/A	\$6,960.00		\$3,832.20		\$3,127.80	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.
78	Jaffe	Brownfield Plan	5/31/2018	428623	\$5,220.00			327871	N/A	N/A	\$5,220.00		\$2,874.15		\$2,345.85	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.
80	Jaffe	Brownfield Plan	7/13/2018	430695	\$3,070.50			329596	N/A	N/A	\$3,070.50		\$1,690.63		\$1,379.87	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.

Ref No	Payee	Description of Work	Date of Invoice	Invoice Reference Number	Total Invoiced Amount	Receipt Number	Date of Receipt	Check No.	Signed Affidavit or Waiver of Lien?	Waiver Date	Reimbursement Requested	Potentially Eligible Additional Information Needed	Ineligible Amount	Eligible with Budget Amendment	Total Amount Recommended For Approval	Notes	Additional Comments
<b>Act 381 Work Plan</b>											\$489.50	\$0.00	\$269.52	\$0.00	\$219.98		
79	Jaffe	Act 381 Work Plan	6/18/2018	429170	\$489.50			328848			\$489.50		\$269.52		\$219.98	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.
<b>BEA</b>											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Project Management, Admin. &amp; Consulting Support</b>																	
<b>ASTI Project Management, Admin. &amp; Consulting Support</b>											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Cost Tracking and Compliance</b>											\$2,560.00	\$0.00	\$1,409.54	\$0.00	\$1,150.46		
517	AKT Peerless	Brownfield TIF Compliance	11/27/2024	78793	\$1,440.00				Partial Waiver of Lien	12/16/25	\$1,440.00		\$792.87		\$647.13	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.
519	AKT Peerless	Brownfield TIF Compliance	2/28/2025	79845	\$1,120.00				Partial Waiver of Lien	12/16/25	\$1,120.00		\$616.68		\$503.32	Total amount previously recommended for approval for the Plans exceeds \$30,000 and therefore this cost may be ineligible.	From Submittal 2, May be ineligible due to going over \$30,000 allowed by statute when Act 381 Work Plan was Approved. The balance will be multiplied by the Local-Proportional Split of 44.9397%.
<b>Health and Safety Plan</b>											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Laboratory Costs and Verification Sampling as Supplemental Subsurface Investigation</b>											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
<b>O&amp;M Plan - Parcel B</b>											\$10,233.28	\$0.00	\$0.00	\$0.00	\$10,233.28		
518	AKT Peerless	Encapsulated Area O&M Hamlin Adams	12/31/2024	79239	\$1,822.76				Partial Waiver of Lien	12/16/25	\$1,822.76				\$1,822.76		
520	AKT Peerless	Encapsulated Area O&M Hamlin Adams	3/31/2025	80362	\$2,587.92				Partial Waiver of Lien	12/16/25	\$2,587.92				\$2,587.92		
521	AKT Peerless	Encapsulated Area O&M Hamlin Adams	6/30/2025	81510	\$2,435.21				Partial Waiver of Lien	12/16/25	\$2,435.21				\$2,435.21		
522	AKT Peerless	Encapsulated Area O&M Hamlin Adams	9/30/2025	82786	\$3,387.39				Partial Waiver of Lien	12/16/25	\$3,387.39				\$3,387.39		
<b>Excavation, Transportation and Disposal</b>											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

City of Rochester Hills  
 Property Located At: Northeast Corner of Hamlin and Adams Roads  
 Project: Legacy Rochester Hills  
 Reimbursement Request For: LRH Development LLC  
 Reimbursement Requested By: AKT Peerless  
 Sixth Request

Date of Brownfield Plan Approval: April 23, 2018  
 Date of 381 Work Plan Approval: June 14, 2018 and June 15, 2021  
 Date of Reimbursement Agreement: April 23, 2018  
 Date of Reimbursement Request: December 16, 2025  
 Supplemental Information Provided:

Ref No	Payee	Description of Work	Date of Invoice	Invoice Reference Number	Total Invoiced Amount	Receipt Number	Date of Receipt	Check No.	Signed Affidavit or Waiver of Lien?	Waiver Date	Reimbursement Requested	Potentially Eligible Additional Information Needed	Ineligible Amount	Eligible with Budget Amendment	Total Amount Recommended For Approval	Notes	Additional Comments	
<b>Environmental Management/Oversight as Supplemental Subsurface Investigation</b>											<b>\$4,632.55</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,632.55</b>			
523	Jaske Construction	Environmental Management Services	10/14/2024	2188	\$1,400.00				Waiver of Lien	12/2/25	\$625.00				\$625.00			
524	Jaske Construction	Environmental Management Services	10/28/2024	2189	\$2,800.00				Waiver of Lien	12/2/25	\$125.00				\$125.00			
525	Jaske Construction	Environmental Management Services	11/11/2024	2190	\$1,075.00				Waiver of Lien	12/2/25	\$250.00				\$250.00			
526	Jaske Construction	Environmental Management Services	11/25/2024	2191	\$975.00				Waiver of Lien	12/2/25	\$75.00				\$75.00			
527	Jaske Construction	Environmental Management Services	12/9/2024	2192	\$800.00				Waiver of Lien	12/2/25	\$25.00				\$25.00			
528	Jaske Construction	Environmental Management Services	12/23/2024	2193	\$1,025.00				Waiver of Lien	12/2/25	\$500.00				\$500.00			
529	Jaske Construction	Environmental Management Services	2/3/2025	2196	\$1,475.00				Waiver of Lien	12/2/25	\$1,475.00				\$1,475.00			
530	Jaske Construction	Environmental Management Services	N/A	Credit Card statement	\$453.61				N/A	12/2/25	\$226.80				\$226.80			
531	Jaske Construction	Environmental Management Services	N/A	EZ Pass statement	\$11.50				N/A	12/2/25	\$5.75				\$5.75			
532	Jaske Construction	Environmental Management Services	2/3/2025	2198	\$225.00				Waiver of Lien	12/2/25	\$225.00				\$225.00			
533	Jaske Construction	Environmental Management Services	4/1/2025	2200	\$75.00				Waiver of Lien	12/2/25	\$75.00				\$75.00			
534	Jaske Construction	Environmental Management Services	4/28/2025	2202	\$100.00				Waiver of Lien	12/2/25	\$100.00				\$100.00			
535	Jaske Construction	Environmental Management Services	6/2/2025	2204	\$475.00				Waiver of Lien	12/2/25	\$475.00				\$475.00			
536	Jaske Construction	Environmental Management Services	7/2/2025	2206	\$50.00				Waiver of Lien	12/2/25	\$50.00				\$50.00			
537	Jaske Construction	Environmental Management Services	8/4/2025	2208	\$25.00				Waiver of Lien	12/2/25	\$25.00				\$25.00			
538	Jaske Construction	Environmental Management Services	9/8/2025	2210	\$175.00				Waiver of Lien	12/2/25	\$175.00				\$175.00			
539	Jaske Construction	Environmental Management Services	10/7/2025	2212	\$200.00				Waiver of Lien	12/2/25	\$200.00				\$200.00			
<b>Temporary Site Control and Erosion Control</b>											<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>			
<b>NFA Due Care Plan</b>											<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>			
<b>Project Management, Admin. &amp; Consulting Support</b>					<b>\$0.00</b>						<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>			
<b>Interest (5% max)</b>																		
<b>Contingency (at 15%)</b>																		
<b>Total Above</b>											<b>\$61,701.83</b>	<b>\$0.00</b>	<b>\$25,788.04</b>	<b>\$0.00</b>	<b>\$35,913.79</b>			

**Table 2. Summary of Reimbursement Requests**

City of Rochester Hills

Property Located At: Northeast corner of Hamlin and Adams Roads

Project: Legacy Rochester Hills

Reimbursement Request For: LRH Development LLC

Date of Brownfield Plan Approval: April 23, 2018

Date of 381 Work Plan Approval: June 14, 2018 and June 15, 2021

Date of Reimbursement Agreement: April 23, 2018

Category	Brownfield Plan Approved (April 9, 2018)	Modified Brownfield Plan Assumptions (1)	Current Brownfield Plan Budget	Amount Approved for Reimbursement							Total for Reimbursement	Balance Remaining from Current Brownfield Plan Budget	Percent Expended, Current Brownfield Plan Budget	Approved 381 Work Plan Amendment #1 (June 8, 2021)	Balance Remaining	Percent Expended
				12.16.25 Request #6 Recommended for Approval	10.31.24 Request #5 Approved	2.18.22 Request #4 Approved	2.16.21 Request #3 Approved	7.22.19 Request #2 Approved	2.11.19 Request #1 Approved	12.16.25 Request #6						
Phase I, BEA, Supplemental Subsurface Investigat	\$ 140,600	\$ 140,600	\$ 140,600	\$ 4,632.55	\$ 105,383.90			\$ 756.50	\$ 16,496.25	\$ 127,269.20	\$13,330.80	91%	\$ 110,010	-\$17,259	116%	
Project Management, Construction Management	\$ 47,000	\$ 47,000	\$ 47,000		\$ 148,553.84	\$ 125,549.30		\$ 500.00	\$ 17,481.25	\$ 292,084.39	-\$245,084.39	621%	\$ 84,223	-\$207,861	347%	
Excavation, Transportation, Disposal and Backfill	\$ 4,385,815	\$ 4,385,815	\$ 4,385,815		\$ 22,267.60		\$ 1,874,732.95	\$ 3,339,912.40	\$ 636,308.44	\$ 5,873,221.39	-\$1,487,406.39	134%	\$ 5,828,228	-\$44,993	101%	
Import Clean Fill for Land Balancing	\$ 680,000	\$ 680,000	\$ 680,000			\$ 118,917.15				\$ 118,917.15	\$561,082.85	17%	\$ 150,000	\$31,083	79%	
Temporary Site Control & Erosion Control	\$ 50,000	\$ 50,000	\$ 50,000		\$ 949.20	\$ 7,500.00	\$ 63,710.00	\$ 41,409.00	\$ 16,638.87	\$ 130,207.07	-\$80,207.07	260%	\$ 138,200	\$7,993	94%	
Dewatering	\$ 75,000	\$ 75,000	\$ 75,000			\$ 62,333.15	\$ 6,210.00	\$ 143,948.50		\$ 212,491.65	-\$137,491.65	283%	\$ 223,407	\$10,915	95%	
Waterproofing Seals and Gaskets for Stormwater	\$ 40,000	\$ 40,000	\$ 40,000							\$ -	\$40,000.00	0%		\$0		
Parcel B - Removal and Disposal of PCB Impacted	\$ 232,000	\$ 232,000	\$ 232,000			\$ 37,544.34	\$ 61,949.38			\$ 99,493.72	\$132,506.28	43%	\$ 61,950	-\$37,544	161%	
Parcel B - Operations and Maintenance	\$ 900,000	\$ 756,000	\$ 756,000	\$ 10,233.28	\$ 29,563.19					\$ 39,796.47	\$716,203.53	5%	\$ 576,000	\$536,204	7%	
Parcel B - Slurry Wall, Liner, and Cap	\$ 270,000	\$ 270,000	\$ 270,000		\$ 78,596.16	\$ 1,080,511.50	\$ 135,070.75	\$ 26,684.11		\$ 1,320,862.52	-\$1,050,862.52	489%	\$ 1,851,669	\$530,806	71%	
Parcel B - Methane Venting System	\$ 190,000	\$ 190,000	\$ 190,000							\$ -	\$190,000.00	0%		\$0		
Methane Venting System - New Construction	\$ 648,000	\$ 648,000	\$ 648,000							\$ -	\$648,000.00	0%		\$0		
Methane Venting System - Hamlin Road	\$ 260,000	\$ 260,000	\$ 260,000							\$ -	\$260,000.00	0%		\$0		
Operation and Maintenance - New Construction	\$ 255,000	\$ 255,000	\$ 255,000							\$ -	\$255,000.00	0%		\$0		
Operation and Maintenance - Hamlin Road Ventili	\$ 150,000	\$ 150,000	\$ 150,000							\$ -	\$150,000.00	0%		\$0		
Closeout Reporting (East Parcel) & Documentatio	\$ 15,000	\$ 15,000	\$ 15,000				\$ 11,226.55	\$ 1,588.13		\$ 12,814.68	\$2,185.32	85%	\$ 45,000	\$32,185	28%	
Parcel A - NFA and Due Care Plan	\$ 30,000	\$ 30,000	\$ 30,000		\$ 44,960.95	\$ 3,437.50		\$ 5,705.00	\$ 27,332.50	\$ 81,435.95	-\$51,435.95	271%	\$ 44,731	-\$36,705	182%	
Brownfield Plan and 381 Work Plan	\$ 25,000	\$ 25,000	\$ 25,000	\$ 44,276.00		\$ 352.69		\$ -	\$ 34,730.00	\$ 79,358.69	-\$54,358.69	317%	\$ 30,000	-\$49,359	265%	
Cost Tracking and Compliance	\$ 20,000	\$ 20,000	\$ 20,000	\$ 2,560.00	\$ 20,380.25	\$ 10,227.50	\$ 10,951.25	\$ 13,325.90		\$ 57,444.90	-\$37,444.90	287%	\$ 30,000	-\$27,445	191%	
<b>Subtotal</b>	<b>\$ 8,413,415</b>	<b>\$ 8,269,415</b>	<b>\$ 8,269,415</b>	<b>\$ 61,701.83</b>	<b>\$ 450,655.09</b>	<b>\$ 1,446,373.13</b>	<b>\$ 2,163,850.88</b>	<b>\$ 3,573,829.54</b>	<b>\$ 748,987.31</b>	<b>\$ 8,445,397.78</b>	<b>-\$175,982.78</b>	<b>102%</b>	<b>\$ 9,173,418</b>	<b>\$728,020</b>	<b>92%</b>	
Contingency (15% Max.)	\$ 1,206,172	\$ 1,206,172	\$ 1,206,172							\$ -	\$1,206,172.00	0%	\$ 302,169	\$302,169	0%	
<b>Subtotal with Contingency</b>	<b>\$ 9,619,587</b>	<b>\$ 9,475,587</b>	<b>\$ 9,475,587</b>	<b>\$ 61,701.83</b>	<b>\$ 450,655.09</b>	<b>\$ 1,446,373.13</b>	<b>\$ 2,163,850.88</b>	<b>\$ 3,573,829.54</b>	<b>\$ 748,987.31</b>	<b>\$ 8,445,397.78</b>	<b>\$1,030,189.22</b>	<b>89%</b>	<b>\$ 9,475,587</b>	<b>\$1,030,189</b>	<b>89%</b>	
Interest	\$ 3,800,000	\$ 3,800,000	\$ 3,800,000							\$ -	\$3,800,000.00	0%	\$ 4,581,988	\$4,581,988	0%	
<b>Total Above</b>	<b>\$ 13,419,587</b>	<b>\$ 13,275,587</b>	<b>\$ 13,275,587</b>	<b>\$ 61,701.83</b>	<b>\$ 450,655.09</b>	<b>\$ 1,446,373.13</b>	<b>\$ 2,163,850.88</b>	<b>\$ 3,573,829.54</b>	<b>\$ 748,987.31</b>	<b>\$ 8,445,397.78</b>	<b>\$4,830,189.22</b>	<b>64%</b>	<b>\$ 14,057,575</b>	<b>\$5,612,177</b>	<b>60%</b>	

1 - Amount adjusted to remove O&M Costs for Parcel B for Years 25-30 per the Amended 381 Work Plan (refer to ASTI memo dated March 26, 2021)

2 - Recommended adjustments to task budgets as of the listed date.

3 - The amounts in the current request are what is recommended to be approved in each category, not what is recommended to be proportionally paid out by Rochester Hills BRA.