

# MEMO

## ASTI Environmental

**Date:** August 27, 2025

**To:** City of Rochester Hills City Council  
Sara Roediger, City of Rochester Hills

**From:** Jaime Timmins-Bertan

**Subject:** Update on EGLE Restoration and Remediation Grant (the Grant), City Council Meeting of September 8, 2025 (#12980)

### Updates

To date, nine applications have been received. The following is an update for each project. Since the grant has been expanded to include the entire City, this and future updates will not be based on the original Areas A, B, and C, but will summarize activities completed as developer projects versus City projects unless another format is requested.

### **1. Developer Projects**

- a. Hamlin Road Landfill (Madison Park)
  - i. Draft Brownfield Plan and potential future TIF request being edited as the Site Plan is further confirmed. 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. Most 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 and potentially additional geotechnical costs anticipated later in 2025.
  - vi. EGLE and the City are working with the applicant to solidify cost estimates and understand costs that are eligible for grant reimbursement versus potential TIF reimbursement.
  - vii. Tree survey pending.
- b. 1406 East Avon Road (Highland Park Woodfill)
  - i. Field work for approved Work Plans #1, #2, and #3 has been completed. The applicant is in the process of generating reports for the most recent work completed, which will confirm whether assessment activities are complete.

- ii. Wetlands determination and tree survey pending. The applicant anticipates wetland report submittal in early September.
- 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 approximately \$20,000,000, for a total estimated grant funding of approximately \$20,500,000. This will require that the preliminary site plan review process is started and will require City Council approval. See budget for current approved amount.
- iv. Applicant anticipates the Site Plan submittal in early September and potential remedial work beginning in the Spring of 2026.
- 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.

## **2. City Projects**

- a. Sewer Extension Hamlin and Adams
  - i. Project complete and final report drafted. Final invoice received from dewatering contractor. Project to be closed out following reimbursement of contractor costs.
- b. Allen Park
  - i. Phase I completed. Phase II drilling and groundwater sampling occurring 9/2/25 – 9/5/25. Data anticipated approximately two weeks after completion of sampling will determine next steps.
- c. 3514 South Livernois (Ruby Property)
  - i. Remediation work completed and final report approved by EGLE. Project being closed out.
- d. 3001 W Auburn
  - i. Remediation work completed and final report approved by EGLE. Project being closed out.

## **3. Potential Additional Projects (no application submitted yet)**

- a. Sandfill Landfill #1
  - i. New potential buyer talking with the property owner. Has also met with the City and inquired about the grant.
- b. Stan's Trucking
  - i. Two potentially interested parties have met with the City to discuss the Sites and potential grant funds. Both are also potentially open to other landfill properties around Stan's, so both could come through as projects.



Updates on non-project items include:

1. The grant team is working on revisions to the grant application and policies and procedures documents associated with the changes made to the grant earlier this year, including:
  - 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.
2. The seventh request for reimbursement for the 3rd Quarter of Fiscal Year 2025 was submitted in August.
3. The grant team continues to have bi-weekly team meetings and bi-weekly EGLE update meetings. Meetings with the applicants for Madison Park and Highland Park Woodfill have increased in frequency to bi-weekly. Additional as-needed applicant meetings have been and will continue to be scheduled to work through questions and move the projects forward.
4. The grant team is monitoring the EGLE PFAS study being conducted in Area B. No updates available.
5. The grant team has had developers request grant information for several other properties in the City and anticipates additional applications being submitted in the near future.

### Budget

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

Subgrant Amount Requested	\$ 61,077,934
Subgrant Amount Approved	\$ 2,922,620
Work Plan Approved Amount	\$ 2,179,360
Unallocated Grant Amount	\$ 69,327,380

As of: 8/27/2025

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 Work Plan Amount Approved to Date" does not include Work Plan #3 for Madison Park as it has not yet been approved.
3. The "Total Subgrant Requested Amount" does not include the new application for 1765 Hamlin Road as the subgrant is not yet processed.

### 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



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- Final Quarterly Report
- End of Grant

Sept. 20, 2031  
Sept. 30, 2031

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	\$ 2,202,135	\$ 2,075,596	\$ 1,521,164	\$ 1,047,536.29	\$ 473,628	\$ 554,432
Remediation and Removal	\$ 8,999,100	\$ 709,100	\$ 587,174	\$ 165,980.69	\$ 421,194	\$ 121,926
Engineered Controls	\$ 48,505,000	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency/Uncommitted	\$ 1,368,699	\$ 134,424	\$ 67,521	\$ -	\$ 67,521	\$ 66,903
Signs	\$ 3,000	\$ 3,500	\$ 3,500	\$ 1,635.77	\$ 1,864	\$ -
<b>Total for Environmental</b>	<b>\$ 61,077,934</b>	<b>\$ 2,922,620</b>	<b>\$ 2,179,360</b>	<b>\$ 1,215,152.75</b>	<b>\$ 964,207</b>	<b>\$ 743,260</b>
City Grant Administration	\$ 980,000	\$ 980,000	\$ 980,000	\$ 107,128.86	\$ 872,871	\$ -
Third Party Oversight	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 21,239.61	\$ 978,760	\$ -
Closeout Report	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -
<b>Total for Administration</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 128,368.47</b>	<b>\$ 1,871,632</b>	<b>\$ -</b>
<b>Total Above</b>	<b>\$ 63,077,934</b>	<b>\$ 4,922,620</b>	<b>\$ 4,179,360</b>	<b>\$ 1,343,521.22</b>	<b>\$ 2,835,838</b>	<b>\$ 743,260</b>

As of: 8/27/2025

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	\$ 48,456	\$ 407,664	\$ 11,555	10.6%
Allen Park	\$ 86,200	\$ 76,000	\$ 70,785	\$ 7,235	\$ 63,550	\$ 5,215	10.2%
3514 South Livernois (Rudy Property)	\$ 195,310	\$ 195,310	\$ 113,895	\$ 71,533	\$ 42,361	\$ 81,415	62.8%
3001 W Auburn	\$ 182,775	\$ 182,775	\$ 129,781	\$ 99,869	\$ 29,912	\$ 52,994	77.0%
1406 East Avon Road (Highland Woodfill)	\$ 9,873,049	\$ 452,510	\$ 452,510	\$ 298,830	\$ 153,680	\$ -	66.0%
Hamlin Road Landfill (Madison Park)	\$ 50,000,000	\$ 1,300,500	\$ 943,769	\$ 689,229	\$ 254,540	\$ 356,731	73.0%
Saint Theodora	\$ 247,850	\$ 247,850	\$ 12,500	\$ -	\$ 12,500	\$ 235,350	0.0%
<b>Total for Environmental</b>	<b>\$ 61,052,859</b>	<b>\$ 2,922,620</b>	<b>\$ 2,179,360</b>	<b>\$ 1,215,153</b>	<b>\$ 964,207</b>	<b>\$ 743,260</b>	<b>55.8%</b>

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