

ASTI ENVIRONMENTAL

A DIVISION OF PEA GROUP



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Date: March 27, 2026

To: Sara Roediger, City of Rochester Hills

From: Jaime Timmins-Bertan, ASTI Environmental

Subject: Request for Changes to Reimbursement Request Approval Process, Legacy Project

ASTI Project Number: A25-0125.16

On February 16, 2026, the City of Rochester Hills (the City) received a request from AKT Peerless, on behalf of the development team for the Legacy Project, to amend the approval process for future submittals associated with this project. AKT Peerless requested the Rochester Hills Brownfield Redevelopment Authority (RHBRA) to consider administrative approval of future reimbursement requests for eligible operations and maintenance activities, rather than requiring RHBRA board approval of these costs, citing the efficiency of administrative approval for known eligible costs without convening the RHBRA board.

ASTI has reviewed the Brownfield Plan, Consent Judgement, and Reimbursement Agreement associated with the Legacy Project as well as Act 381 and the public Rochester Hills Brownfield Redevelopment Authority Bylaws and found no requirements which govern the mechanism by which the City approves payment of eligible expenses under the Brownfield Plan.

Accordingly, ASTI recommends the RHBRA consider a motion to approve the request for administrative approval of future reimbursement requests for the Legacy Project during their April 9th, 2026, meeting, subject to the following suggested conditions:

- Requests for reimbursement of eligible activities will continue to be submitted to the City with appropriate back-up no more than quarterly.
- The City and/or its consultant will review the submittal within 60 days and determine whether the submitted costs are eligible for reimbursement. If any submitted costs are determined to be ineligible, the City will notify the development team of any ineligible costs.
- No disagreements regarding eligible costs occur.
- No changes in eligible activity budget are requested or required for the reimbursement request to be paid.

Should a disagreement regarding eligible costs occur or a change in eligible activity budgets be required, a meeting of the RHBRA should be convened to resolve any disagreement or approve budgetary changes.

This administrative approval process would constitute a limited delegation of authority for requests for reimbursement processing only and would not modify the underlying Brownfield Plan, Reimbursement Agreement, or the RHBRA's retained oversight authority.

Sincerely yours,

ASTI Environmental

Jaime Timmins-Bertan
Director of Environmental Services