



Planning and Economic Development

Sara Roediger, AICP, Director

From: Sara Roediger, AICP, Director
To: Brownfield Redevelopment Authority
Date: 4/2/2026
Re: Requests for Changes to the Reimbursement Approval Process for Eligible Operations & Maintenance (O & M) Activities for the Legacy of Rochester Hills Project

AKT Peerless, on behalf of the development team for the Legacy of Rochester Hills Project, has requested the City to amend the approval process for future submittals associated with this project, specifically to consider administrative approval of future reimbursement requests for eligible operations and maintenance activities, rather than taking these requests to the BRA.

Please see the attached letter from ASTI Environmental which provides more details, outlines their suggested conditions to such an approval (as noted below), and provides a situation where the request for approval may still be brought to the BRA. ASTI notes that this process would not modify the underlying Brownfield Plan, Reimbursement Agreement, or the BRA's retaining oversight authority.

It is anticipated that there may be twenty-five (25) O & M reimbursement requests for this project, ending in 2045.

Below is a proposed motion for the BRA's consideration:

MOTION by _____, seconded by _____, that the Brownfield Redevelopment Authority approves the request for the City to allow for possible administrative approval of future eligible operations and maintenance reimbursement requests for the Legacy of Rochester Hills project, if the following conditions are met:

- 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. 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.
- No changes in eligible activity budget are requested or required for the reimbursement request to be paid.