



2021 Brownfield Redevelopment Authority Annual Report

Introduction

In 1996, the Brownfield Redevelopment Act allowed a municipality to create a Brownfield Redevelopment Authority (BRA) to develop and implement Brownfield Projects. This resource allows for the use of tax increment financing (TIF) as a tool for property redevelopment. The BRA reviews proposals for the redevelopment of eligible property and determines what potential incentives are necessary to assist in the redevelopment. Each project section of the Brownfield plan includes the description of eligible property, eligible activities, and the TIF approach related to the parcels. The Authority recommends to the governing body the Brownfield Plan through a public hearing and the plan is subsequently approved, modified or denied. The Brownfield Redevelopment Authority contributes to the economic development of Auburn Hills by cleaning up contaminated sites within the community.

History of Auburn Hills Brownfield Redevelopment Authority

In 1998, The Auburn Hills City Council approved a Resolution of Intent to create and provide for the operation of a Brownfield Redevelopment Authority for the City of Auburn Hills. This resolution established the municipal boundaries as a Brownfield Redevelopment Zone and granted the Brownfield Redevelopment Authority the powers vested under Act 381 of 1996, The Brownfield Redevelopment Financing Act. The Brownfield Redevelopment Authority has been an integral partner to economic development in Auburn Hills by allowing the city to redevelop underutilized and contaminated properties. Brownfield financing is an important resource to the community that provides an opportunity to enhance local economic development capacities and market difficult sites by providing investment incentives.

2021 Accomplishments

The Board began 2021 by interviewing four consultants for brownfield consulting services. It was determined after the interviews that AKT Peerless would remain the BRA's consultant of record.

3180 Auburn Road

Groundwater and soil gas monitoring was conducted at the site in the First, Second, and Third Quarters of 2021. In May 2021, AKT Peerless supervised the advancement of 39 soil borings with an optical imaging profiler (OIP) probe. The purpose of the assessment was to detect ultraviolet induced fluorescence of the non-aqueous phase liquids (NAPL) in soil for petroleum hydrocarbons around the known areas of impact at the site and in an effort to define the vertical and lateral extent of contamination and NAPL present. Based on the results of the OIP drilling, AKT Peerless supervised the advancement of 17 soil borings that were converted to 12 monitoring wells from May to July 2021.

Each boring/well were installed onsite, with the exception of monitoring wells, which were temporarily installed in the Auburn Road right-of-way in the center median south of the recently upgraded water main installed on the north side of roadway. These borings/wells defined the plume and the results along with the groundwater and soil gas data were published in a Final Assessment Report that was submitted in September 2021 to the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE). AKT Peerless visited the site in December 2021 and gauged the site monitoring wells. Based on the December data, 20 monitoring wells have measurable diesel present.

With the assistance of AKT Peerless, the BRA has received over \$218,000 in reimbursement from the Michigan Underground Storage Tank Authority (MUSTA) for this project for various activities on this site.

2041 Auburn Road (Kayak Point)

AKT Peerless conducted site assessment activities at the site in June 2021 and installed soil borings at 50 locations up to a maximum depth of 28 feet below ground surface. The site assessment activities were conducted in an effort to horizontally and vertically define the polychlorinated biphenyl (PCB) contamination present at the site.

AKT Peerless is awaiting construction design drawings of the Kayak Point Park from OHM Advisors that will be included with AKT Peerless recent site assessment data in an EPA Work Plan for EPA approval.

Future Outlook

The Final Assessment Report (FAR) for 3180 Auburn Road that was submitted in September 2021 is expected to be approved in February 2022 by EGLE based on recent communications between EGLE and MUSTA. The corrective action plan proposed in the FAR is to remove up to 11,000 tons of petroleum (diesel) impacted soils from the site. Presently, there are twenty monitoring wells onsite with measurable diesel, which will be the minimum basis for the excavation removal footprint.

Following removal of the impacted soils this Spring at 3180 Auburn Road, the excavation will be backfilled with compacted class II sand and topped off with topsoil/grass seed. A new monitoring well network will be installed at the site in the Summer to monitor post excavation effectiveness. We expect the monitoring period to cover one calendar year to monitor the site conditions during all four seasons post excavation. If favorable post excavation monitoring results are achieved, AKT Peerless will work with EGLE on closing the site by submitting a Closure Report. A deed restriction may be required in order to achieve case closure with EGLE.

As we proceed into 2022, The Board will continue work on priority sites. These now include quarterly sampling of the Galloway Creek. The Brownfield Redevelopment Authority remains committed to being a resource and partner for positive economic change in Auburn Hills, helping to assess and understand contaminated sites, foster job creation, eliminate blight, re-use properties and infrastructure, and leverage investment.

Staff will continue to monitor all projects to ensure compliance and accurate tracking to tax increment revenue is collected and redistributed.

2022 Brownfield Redevelopment Authority Board of Directors

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