



# 2022 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 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 incentives to developers.

## 2022 Accomplishments

### 3180 Auburn Road

While this project was filled with its fair share of challenges and a few surprises, the goal of removing the diesel from the site and protecting the Clinton River was achieved. The contractor removed nearly 14,000 tons of soil from the property. Following removal of the impacted soils at 3180 Auburn Road, the excavation was backfilled with crushed limestone and class ii sand. A new monitoring well network will be installed at the site in the spring 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.



## Galloway Creek

In January, monitoring of the Galloway Creek began on a quarterly basis. Samples of surface water and sediment were collected at four (4) locations along the creek, analyzed and reported back to the Board. Each sample was analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), herbicides, pesticides, Michigan 10 metals and hexavalent chromium.

Surface water analytical results for the four quarters were below method detection limits and/or Residential Cleanup Criteria (RCC) at each sample location. Sediment analytical results for the fourth quarter were below method detection limits and/or RCC at each sample location. Select SVOC constituents (benzo(a)pyrene, fluoranthene, phenanthrene, carbazole) were identified at location C above RCC in the second and third quarters. Arsenic concentrations were observed above RCC at locations A and B in fourth quarter and location C in the first, second, and third quarters. Sediment analytical results for the first through third quarters were below method detection limits and/or RCC at each sample location for the remaining constituents analyzed.

City of Auburn Hills is sharing their monitoring data with Michigan Department of Environment, Great Lakes, and Energy staff and will continue to monitor the Galloway Creek at these locations in 2023.

## Future Outlook

As we proceed into 2023, 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

**Christopher Slocum, Chairman**

**Henry Knight, City Council Liaison**

**Larry Douglas**

**Wes Schaar**

**Stephanie Carroll, Executive Director**

