



2023 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.

2023 Accomplishments

3180 Auburn Road

After a successful clean-up in 2022, the new monitoring well network was installed at the site in the spring of 2023 to monitor post excavation effectiveness. The monitoring period will cover one calendar year to evaluate the site conditions during all four seasons post excavation. Favorable post excavation monitoring results continue to be achieved and AKT Peerless will work with EGLE on closing the site by submitting a Closure Report for approval.

Galloway Creek

In 2023, the 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. To date, none of the samples have presented any major concerns.

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 2024. All Reports are posted to the city's website under the Brownfield Redevelopment Authority.

2041 Auburn Road/Clinton River

Staff made the initial introduction to the Environmental Protection Agency (EPA) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for financial support for the site. Two meetings were held and they've requested data related to the river sediment. The Board will conduct quarterly monitoring and report the findings back to the EPA.

Bill Saad Properties

The Board approved a traditional Brownfield Plan for properties located on the west side of Joslyn Road between Great Lakes Crossing Drive and Collier Road. The final plans of the redevelopment have not been completed by the developer, however, the project will include a fueling station and convenience store. This project will put four (4) underutilized properties back to productive use. The project is expected to begin in 2024.

Future Outlook

As we proceed into 2024, The Board will continue work on priority sites in the community. These now include quarterly sampling of the Galloway Creek and the Clinton River. 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 when it is collected and redistributed.

2023 Brownfield Redevelopment Authority Board of Directors

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