

Brownfield Redevelopment Authority Projects in Oakland County

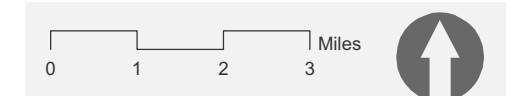
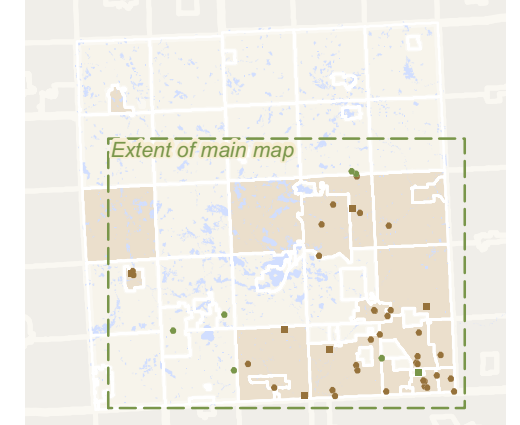
Fast Facts

- + 19 Oakland communities and the County itself have established a Brownfield Redevelopment Authority
- + 47 active brownfield projects
15 BRAs- five are not processing any
- + 40 of the projects capture TIF and 7 projects only receive tax credits
- + BRA projects account for 1,208 acres of redevelopment - the average project has an area of roughly 25 acres

Legend

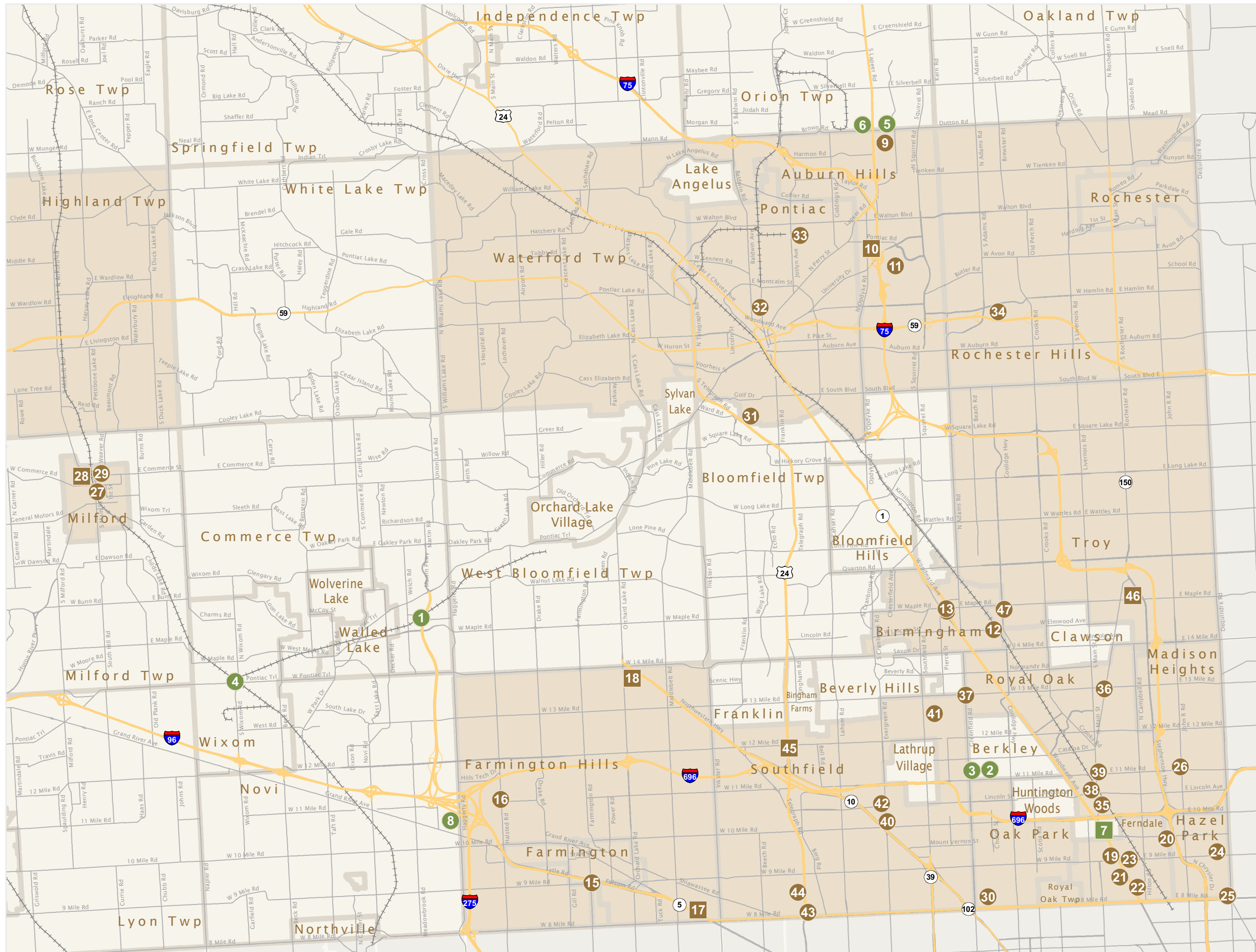
- Local Community BRA Project
- TIF Capture ■ No TIF Capture
- Oakland County BRA Project
- TIF Capture ■ No TIF Capture
- Communities that have established a BRA

Overview Map



Map date: April 17, 2012
Created by: Oakland County Planning and Economic Development Services

The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.



Brownfield Redevelopment Authority Contacts

County of Oakland
Bradley Hansen
2100 Pontiac Lake Rd.
Bldg. 41W
Waterford, MI 48328
248-858-8073

City of Auburn Hills
Stephanie Carroll
1827 N. Squirrel Road
Auburn Hills MI, 48326
248-364-6802

City of Birmingham
Joe Valentine
151 Martin St.
Birmingham, MI 48012
248-644-1800

City of Farmington
Vincent Pasture
23600 Liberty St.
Farmington, MI 48335
248-474-5500

City of Farmington Hills
Teri Arbenowske
31555 W. Eleven Mile Road
Farmington Hills, MI 48335
248-871-2506

City of Ferndale
Derek Delacourt
300 E. Nine Mile Road
Ferndale, MI 48220
248-546-2360

City of Hazel Park
Angela Schofield
111 E. Nine Mile Road
Hazel Park, MI 48030
248-546-4060

Charter Twp. of Highland
Beth Corwin
205 N. John St.
Highland, MI 48357
248-887-3791

Village of Holly
Hope Pensart
202 S. Saginaw St.
Holly, MI 48442
248-634-9571

City of Madison Heights
Linda Williams
300 W. Thirteen Mile Road
Madison Heights, MI 48071
248-583-0831

Village of Milford
Ann Barnette
1100 Atlantic Ave.
Milford, MI 48381
248-684-9719

City of Oak Park
Kevin Rulkowski
13700 Oak Park Blvd.
Oak Park, MI 48237
248-691-7450

City of Pontiac
Leon Jukowski
47450 Woodward Avenue
Pontiac, MI 48342
248-758-3136

City of Rochester
James Vettraino
400 Sixth St.
Rochester, MI 48307
248-651-9061

City of Rochester Hills
Sandi DiSipio
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248-656-4660

Charter Twp. of Royal Oak
William Morgan
21075 Wyoming Ave.
Ferndale, MI 48220
248-547-9800

City of Royal Oak
Tim Thwing
211 Williams St.
Royal Oak, MI 48068
248-246-3280

City of Southfield
Rochelle Freeman
26000 Evergreen Road
Southfield, MI 48076
248-796-4161

City of Troy
Mark F. Miller
500 W. Big Beaver Road
Troy, MI 48084
248-885-1889

Charter Twp. of Waterford
Robert W. Vallina
5200 Civic Center Dr.
Waterford, MI 48329
248-674-6255

Project Information ● Project captures TIF ■ Project does not capture TIF

Oakland County

- 2401 Maple Road Property (Commerce Township)
35.3 acres - Base Year: 2008
- 4000 11 Mile Road (Clawson)
.8 acres - Base Year: 2007
- 4080 11 Mile Road (Clawson)
0.7 acres - Base Year: 2007
- Downtown Wixom Project (Wixom)
2 acres - Base Year: 2002
- Dutton Corporate Centre (Orion Township)
36 acres - Base Year: 2002
- Former Industrial Property (4800 Lapeer Rd)
(Orion Township) *36 acres*
- Talon Homes (Pleasant Ridge)
0.3 acres
- The Regency Center (Novi)
3 acres - Base Year: 2008

City of Auburn Hills

- Dutton Corporate Centre
111 acres - Base Year: 2002
- Manabal Auburn Hills IV
12 acres
- Oakland Technology Park Redevelopment
211 acres - Base Year: 2010

City of Birmingham

- 2400 E. Lincoln Road
10 acres - Base Year: 2005
- 34977 Woodward Ave
0.3 acres - Base Year: 2008
- Brownfield Plan for 34901-34953 Woodward
.5 acres - Base Year: 2011

City of Farmington

- TCF Bank
1 acre - Base Year: 2006

City of Farmington Hills

- Brownfield Redevelopment Zone 1
191 acres - Base Year: 2001
- Brownfield Redevelopment Zone 2
16 acres
- Brownfield Redevelopment Zone 3
98 acres

City of Ferndale

- 22840 Woodward Ave.
0.1 acre - Base Year: 2008
- Clark School Project
3 acres - Base Year: 2004
- E-Z Mini Storage
1 acre - Base Year: 2001
- Fresard Project
3 acres - Base Year: 2007
- Stop and Go Automotive Service Garage
0.5 acres - Base Year: 2005

City of Hazel Park

- 1471 East Nine Mile
5 acres - Base Year: 2005
- Gateway Crossings
7.4 acres - Base Year: 2008

City of Madison Heights

- Madison Towncenter Project
1.8 acres - Base Year: 2007

Village of Milford

- Commerce and Main Redevelopment Project
0.5 acres - Base Year: 2004
- TRW/Kelsey Hayes Site
6 acres
- Waltonwood at Milford, LLC
10 acres - Base Year: 2003

City of Oak Park

- Armory Plaza/Northland Plaza
94 acres - Base Year: 2004

City of Pontiac

- Bloomfield Park
74 acres - Base Year: 2004
- Saginaw Street Industrial, LLC
3 acres - Base Year: 2001
- USF Holland
20 acres - Base Year: 1998

City of Rochester Hills

- Former Cardinal/Veteran's Landfill
13 acres

City of Royal Oak

- 120 E. Hudson Redevelopment Project
1 acre - Base Year: 2006
- 3213 Rochester Road
0.4 acres - Base Year: 2008
- 3380 Greenfield Road
0.4 acres - Base Year: 2010
- Citizens Bank Redevelopment Project
.4 acres - Base Year: 2005
- Eleven Mile and Main Redevelopment Project
6 acres - Base Year: 2004

City of Southfield

- 25110 and 25250 Evergreen Road
1.8 acres - Base Year: 2010
- Centex/Spring Haven Project
39 acres - Base Year: 2006
- Central Park Place
8.2 acres - Base Year: 2009
- Comau Southfield Redevelopment
8.2 acres - Base Year: 2008
- Lear New World Headquarters and Campus Project
36 acres - Base Year: 2005
- Tel-Twelve Mall Project
2 acres

City of Troy

- Stanley Door
15 acres
- TCF Bank
2 acres

Oakland County Brownfield Redevelopment Authority

The Brownfield Redevelopment Authority (BRA) is the administrative board set-up to advance the goals and accomplish the tasks identified for the Oakland Brownfield Initiative.

Under state law, a BRA is the only way to access certain financing incentives available, including a single-business tax credit and/or tax increment financing to recover remediation expenses. BRAs also allow for the development of a revolving loan fund, and a means for recovering administrative costs of the BRA.

Oakland County anticipates utilizing its BRA in three specific ways:

- To assist key developments in communities that may be adverse to establishing their own BRA as part of the County's ongoing economic development efforts and/or to protect key environmental assets.
- To assist specific developments in communities that may have a very few number of parcels or limited capacity to administer a redevelopment project.
- To systematically administer and redevelop tax reverted property that the County may come to own.

For more information about the Oakland County BRA, visit or contact:

www.oakgov.com/waste/brownfield

Brad Hansen
Brownfield Program Coordinator
248-858-8073
hansenb@oakgov.com

Oakland County BRA Board of Directors

Dave Woodward
Oakland County Board of Commissioners, District 18

Grant Trigger
Michigan Racer Trust

Michael Gingell
Oakland County Board of Commissioners, District 3

Daniel P. Hunter
Deputy Director, Economic Development & Community Affairs

Keith J. Lermينياux
Deputy Corporation Counsel, Environment

Peter Webster, Esq.
Partner, Dickinson Wright PLLC

Douglas J. Williams
Oakland County Retirement Administrator

Eric Wilson
Road Commission of Oakland County

Summary of Act 381 of 1996 (Brownfield Redevelopment Authority Act)

AN ACT to authorize municipalities to create a brownfield redevelopment authority to facilitate the implementation of brownfield plans; to create brownfield redevelopment zones; to promote the revitalization, redevelopment, and reuse of certain property, including, but not limited to, tax reverted, blighted, or functionally obsolete property; to prescribe the powers and duties of brownfield redevelopment authorities; to permit the issuance of bonds and other evidences of indebtedness by an authority; to authorize the acquisition and disposal of certain property; to authorize certain funds; to prescribe certain powers and duties of certain state officers and agencies; and to authorize and permit the use of certain tax increment financing.