



# CITY COUNCIL AGENDA ITEM

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May 31, 2023

TO: Mark F. Miller, City Manager

FROM: Robert J. Bruner, Deputy City Manager  
Megan E. Schubert, Assistant City Manager  
Mark Adams, Economic Development Manager

SUBJECT: ANNOUNCEMENT OF PUBLIC HEARING (JUNE 26, 2023) – Adoption of Brownfield Redevelopment Plan #11 for Village of Troy Development, Parcel Numbers 88-20-15-201-033 and 88-20-15-201-046 off of East Long Lake Road

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A Public Hearing for this item is scheduled for the June 26, 2023 Troy City Council regular meeting. The Public Notice is attached.

## **Legal Review**

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

## **Attachments:**

1. Troy Brownfield Redevelopment Plan #11 – Village of Troy
2. City Council Site Plan Approval Village of Troy PUD
3. Troy Brownfield Redevelopment Authority Draft Minutes from the May 24, 2023 Special Brownfield Meeting
4. Public Notice

**CITY OF TROY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN**

**VILLAGE OF TROY  
LOCATED AT THE SOUTHWEST CORNER OF EAST LONG LAKE  
AND ROCHESTER ROAD  
TROY, MICHIGAN**

**April 5, 2023**

Approved by BRA:

Approved by City Council:

**Prepared on Behalf of:**

**Robertson Brothers Homes**

6905 Telegraph Road, Suite 200

Bloomfield Hills, MI 48301

Contact Person: Mr. Tim Loughrin

Telephone: (248) 282-1428

**Prepared By:**

**PM Environmental, a Pinchin Company**

4080 West Eleven Mile Road

Berkley, Michigan 48072

Contact Person: Ginny Dougherty

Telephone: (248) 414-1436



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## **PROJECT SUMMARY**

Project Name:	Village of Troy
Project Location:	The property is located at Unknown Address in Township two north (T2N), Range eleven east (R11E), Section 15, Troy, Oakland County Michigan 48085 (the "Property").
Type of Eligible Property:	The property is determined to be "Blighted"
Eligible Activities:	Pre-Approved Activities, Demolition, and Preparation of a Brownfield Plan.
Developer Reimbursable Costs:	\$2,451,359 (includes eligible activities and 15% contingency)
LBRF Reimbursement:	\$2,451,359
Years to Complete Reimbursement:	5 Years from start of capture
Estimated Capital Investment:	Approximately \$68 million (including Acquisition, Hard and Soft Costs)
Project Overview:	This project includes the construction of 56 two story townhomes, 70 three story townhomes and 20 detached single-family homes. The development will allow for the continued growth of the City of Troy. It is estimated that 1,269 construction jobs will be created. This project is expected to assist in meeting the forecasted demand for new homes in the Oakland County market (HUD Comprehensive Housing Market Analysis Warren-Troy-Farmington Hills, Michigan   July 2021)



## **I. INTRODUCTION AND PURPOSE**

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of Troy (“the City”), the City has established the Troy Brownfield Redevelopment Authority (TBRA) the “Authority” pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”).

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible “Brownfield” Property within the City and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the Brownfield Property, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

This Plan is intended to apply to the eligible property identified in this Plan and to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Brownfield Plan contains information required by Section 13(2) of Act 381, as amended.

## **II. GENERAL PROVISIONS**

### **A. Description of the Eligible Property (Section 13 (2)(h)) and Project**

The Eligible Property consists of two (2) legal parcels totaling approximately 20.48 acres with no known street address. The parcels are located at the southwest corner of East Long Lake Road and Rochester Road in Troy, Oakland County, Michigan. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

The Property is located on the East Long Lake Road corridor, bounded by East Long Lake Road and the property line to the north and the property line to the east, south, and west. Individual parcel information is outlined below.

<b>Property Address</b>	<b>Parcel ID</b>	<b>Approximate Acreage</b>	<b>Eligibility</b>
Unknown Address	88-20-15-201-033	5 acres	Blighted
Unknown Address	88-20-15-201-046	15.48 acres	Blighted

The Property’s legal description is included in Appendix A. A property location map is included in Appendix B.

The parcels were rezoned to PUD to permit the proposed future use. The Property is undeveloped with no business operations present in an area characterized by commercial and single-family residential uses.

**Northern Parcel (88-20-15-201-046)**

Standard and other historical sources were able to document that the parcel was developed prior to 1940 for agricultural purposes. A residential dwelling and associated garage/barn structure were constructed in the northern portion between 1940 and 1949. The parcel remained utilized for agricultural purposes between 1980 and 1990 and for residential purposes until between 1997 and 2000 when the dwelling and garage/barn structure were demolished. By 1997 a road was constructed in the eastern portion and by 2000 the land was cleared. The parcel has been vacant since at least 2000 and appears to have been used for staging areas during multiple road construction projects.

**Western Parcel (88-20-15-201-033)**

Standard and other historical sources were able to document that the parcel is currently and has historically been vacant. By 1980 the land was cleared, and the parcel was utilized for truck/trailer parking associated with a neighboring industrial building. The land was cleared again between 1997 and 2000. The parcel appears to have been used for staging areas during multiple road construction projects.

Robertson Brothers Homes is the project developer (“Developer”). Robertson Brothers Homes pride themselves on being an expert new home builder. Headquartered in Bloomfield Hills, MI, they have been awarded for developing the finest communities of condos and single-family homes in Southeast Michigan for over 70 years. Since 1945, Robertson Homes has been building both condominium and single-family home developments in Southeastern Michigan. Based in Bloomfield Hills, MI, the family-run company is led by President James V. Clarke and Chief Operating Officer Darian L. Neubecker. The company possesses the ability to accommodate various types of living spaces, from single-family homes to condos, to meet the ever-changing demands of the Metro Detroit marketplace. Coupled with green building methods, customizable building plans allow us Robertson to provide future home buyers with the flexibility they need to personalize their living space and make their home one of a kind, from selecting cabinetry and flooring to picking out paint samples and fixtures. Offering the professionalism of a national company with a personal hometown feel, the Developer specializes in turning prospective home buyers into happy homeowners.

The proposed redevelopment includes the creation of The Village of Troy, including construction of 56 two story townhomes, 70 three story townhomes and 20 detached single-family homes, for a total of 146 new owner-occupied residences in the City of Troy market. The proposed project also includes the creation of a community park featuring multiple amenity areas. Trees will be planted along the internal streets and along primary right of ways at Long Lake and Rochester Roads for appropriate screening. Decorative fencing will also be provided along Long Lake with Monument Signs and green belts along both roads.

Construction activities are anticipated to begin in Fall 2023. Construction will continue over an approximately 4-year period. The Developer will invest an estimated \$68 million in the development and create approximately 1,269 construction jobs.

Preliminary site plans and renderings are included in Appendix C.

**B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o))**

The Property is considered “Eligible Property” as defined by Act 381, Section 2 because: the parcel comprising the Property has been determined to be “blighted” by the City of Troy Building Official.

The Property was determined to be blighted due to buried concrete, debris, and asphalt located throughout the site. The blighted determination is provided in Appendix D.

**C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b))**

Tax Increment Financing revenues will be used to reimburse the costs of “Eligible Activities” (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Demolition, and Preparation and Implementation of a Brownfield Plan. A complete itemization of these activities and associated expenses is included in Table 1.

The following eligible activities and budgeted costs are intended as part of the development of the property and are to be financed solely by the developer. All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The Authority is not responsible for any cost of eligible activities and will incur no debt.

1. Pre-Approved Activities include a Phase I and II Environmental Site Assessment (ESA) and additional assessments required as part of the pre-purchase due diligence conducted on the property at a total cost of \$70,000.
2. Demolition Activities includes Site Demolition, including but not limited to removal, handling and disposing of concrete, asphalt rubble, subsurface debris, and existing site improvements estimated at 70,000 truck yards of material to be removed and disposed or reused onsite. Demolition Activities also includes fill or necessary improvements for soil stability and suitability, incorporating specialized foundations where necessary, compaction, and grading associated with areas where improvements, rubble, and subsurface debris were located. Associated soft costs, including engineering, staking, permitting, construction management, and General Contractor fees directly related to site demolition activities, as described within this Plan, are included. The estimated cost for Demolition Activities is \$2,044,660.
3. Preparation and Implementation of the Brownfield Plan and associated activities (e.g. meetings with BRA, review by City Attorney etc.) at a cost of approximately \$30,000.
4. A 15% contingency of \$306,699 is established to address unanticipated conditions that may be discovered through the implementation of site activities. This excludes the cost of Baseline Environmental Assessment Activities and preparation of the Brownfield Plan.

All activities are “Eligible Activities” as defined under the Brownfield Redevelopment Financing Act. The total estimated cost of Eligible Activities subject to reimbursement from tax increment revenues is \$2,144,660 with a potential \$306,699 contingency, resulting in a total cost of \$2,451,359. Therefore, the total cost for reimbursement to the applicant is a not-to-exceed amount of \$2,451,359 (including contingency), unless the Plan is amended and approved by the BRA and City Council.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))**

Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2023 tax year tax values, which is \$551,410. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2024 or when portions of the redevelopment is completed, whichever occurs first. The estimated taxable value of the completed development is \$37,075,033, estimated to occur by 2028. This assumes a phase-in for completion of the redevelopment, which has been incorporated into the tax increment financing assumptions for this Plan. Table 2 details the estimate of available tax increment revenues for each year of the Plan from the eligible property.

**E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d))**

Eligible activities will be financed by Robertson Brothers Homes. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by the Developer will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the Property. The estimated amount of tax increment revenue capture that will be used to reimburse the Developer and Brownfield Redevelopment Authority (administrative fees) is \$2,542,370.

The TBRA has established a Local Brownfield Revolving Fund (LBRF), formerly named a Local Site Remediation Revolving Fund (LSSRF). Capture for the LBRF is included in this plan for five (5) years following developer reimbursement or until maximum capture is reached, estimated at \$2,451,359. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended.

No advances will be made by the TBRA for this project. All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement.

**F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))**

No note or bonded indebtedness will be incurred by any local unit of government for this project.

**G. Duration of Brownfield Plan (Sec. 13 (2)(f))**

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. The Property will become part of this Plan on the date this Plan is approved by the City of Troy City Council.

**H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))**

Taxes will continue to be generated to taxing jurisdictions on local captured millage rates at the base taxable value of \$551,410 throughout the duration of this Plan totaling approximately \$106,112 or \$13,264 annually.

**Brownfield Plan for the proposed Village of Troy**  
**Located at the southwest corner of Long Lake Road and Rochester Road, Troy, Michigan**  
**PM Project No. 01-10416-4-0001; April 5, 2023**

Non-capturable millages; including debt millages, the zoo authority and art institute, will have an immediate increase in tax revenue following redevelopment of approximately \$990,320 throughout the duration of this Plan. State millages, including the State Education Tax, will have an immediate increase in tax revenue following redevelopment of approximately \$1,353,821 throughout the duration of this Plan.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized below, the amount captured is the sum of developer eligible activity reimbursement and administrative fees.

Millage	Rate	Developer Reimbursement	Administrative Fee	Local Brownfield Revolving Fund	Base Taxes Preserved for Taxing Unit
State Education Tax (SET)	6.0000	\$0	\$0	\$0	\$26,468
School Operating Tax*	0.0000	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>6.0000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,468</b>
County Operating	3.9686	\$404,433	\$ 15,015	\$404,433	\$17,507
ISD Operating	0.1881	\$19,169	\$ 712	\$19,169	\$830
ISD Voted	2.9777	\$303,452	\$ 11,266	\$303,452	\$13,135
OCC Voted	1.4891	\$151,751	\$ 5,634	\$151,751	\$6,569
City General	6.5000	\$662,403	\$ 24,593	\$662,403	\$28,673
City Capital	1.2270	\$125,041	\$ 4,642	\$125,041	\$5,413
Refuse	1.0900	\$111,080	\$ 4,124	\$111,080	\$4,808
Library	1.0796	\$110,020	\$ 4,085	\$110,020	\$4,762
School Sinking	0.9651	\$98,352	\$ 3,651	\$98,352	\$4,257
School Supplemental*	3.0693	\$312,787	\$ 11,613	\$312,787	\$13,540
County Pk & Rec	0.3431	\$34,965	\$ 1,298	\$34,965	\$1,514
HCMA	0.2070	\$21,095	\$ 783	\$21,095	\$913
Oakland Transit	0.9500	\$96,813	\$ 3,594	\$96,813	\$4,191
<b>Subtotal</b>	<b>24.0546</b>	<b>\$2,451,359</b>	<b>\$ 91,011</b>	<b>\$2,451,359</b>	<b>\$106,112</b>
<b>Total Capturable Millages</b>	<b>30.0546</b>	<b>\$2,451,359</b>	<b>\$ 91,011</b>	<b>\$2,451,359</b>	<b>\$132,579</b>
Non-Capturable Millages	Rate				Base Taxes Preserved for Taxing Unit
School Debt	4.1000				\$18,086
Zoo Authority (County)	0.0945				\$417
Art Institute (County)	0.1945				\$858
<b>Total Non-Capturable Millages</b>	<b>4.3890</b>				<b>\$19,361</b>

See Table 2 for a complete breakdown of estimated available tax increment revenue and Table 3 for the estimated annual reimbursement.

**I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))**

The legal description of the Property included in this Plan is attached in Appendix A.

A property location map is included in Appendix B.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix D.

Personal property may be included as part of the eligible property to the extent that it is taxable personal property.

**J. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l))**

No displacement of residents or families will occur as part of this project.

**K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (2)(n))**

The Brownfield Redevelopment Authority and the City Council as the Governing Body, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the Project described herein.

# Attachment A



**Legal Description No Address, Troy, Oakland County, Michigan:**

Parcel: 88-20-15-201-033

T2N, R11E, SEC 15 PART OF NE 1/4 BEG AT PT DIST S 89-38-34 W 1320 FT & S 00-36-30 E 630 FT FROM NE SEC COR, TH S 00-36-30 E 360 FT, TH S 01-06-30 E 330 FT, TH S 89-10-30 W 330 FT, TH N 01-06-30 W 330 FT, TH N 00-36-30 W 300 FT, TH N 89-38-34 E 30 FT, TH N 00-36-30 W 30 FT, TH N 89 38-34 E 270 FT, TH N 00-36-30 W 30 FT, TH N 89-38-34 E 30 FT TO BEG 5 A

**Legal Description No Address, Troy, Oakland County, Michigan:**

Parcel: 88-20-15-201-046

T2N, R11E, SEC 15 PART OF NE 1/4 BEG AT PT DIST S 00-36-30 E 660 FT FROM NE SEC COR, TH S 00-36-30 E 80 FT, TH S 89-37-30 W 375 FT, TH S 00-36-30 E 100 FT, TH S 89-37-30 W 75 FT, TH S 00-36-30 E 80 FT, TH S 89-37-30 W 870 FT, TH N 00-36-30 W 920 FT, TH N 89-37-30 E 684 FT, TH S 00-36-30 E 660 FT, TH N 89- 37-30 E 636 FT TO BEG EXC N 60 FT TAKEN FOR RD, ALSO EXC ELY 43 FT TAKEN FOR RD (L7091 P 790) 15.62 A 2-9-00 FR 010 TO 014 INCL, 035 & 037 4-11-16 CORR 4-29-21 CORR



## Attachment B





# SWC of E Long Lake and Rochester



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: 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. FEMA Floodplain data may not always be present on the map.



David Coulter  
Oakland County Executive

Date Created: 8/3/2022





## Attachment C









## Attachment D





**Project name:** The Village of Troy

**Location:** City of Troy Michigan parcels 88-20-15-201-033 and 88-20-15-201-046, southwest corner of Long Lake Rd and Rochester (Goodman Property).

**Document type:** Building Official report to obtain a blight determination for Brownfield eligibility purposes.

**Requesting authority:** Mark Miller City Manager for the City of Troy.

The following report was generated under the guidelines of the Brownfield Redevelopment Financing Act 381 of 1996.

Review of supporting documents:

- Per the test pit exploration supporting document the following significant statements were selected.
  - I. Test pits performed at the southwest, middle and southeast portions of the site encountered four feet four inches to eleven feet six inches of what appeared to be fill materials consisting of surficial topsoil and brown and dark brown silty clay with varying amounts of topsoil, **concrete pieces, debris and asphalt.**
  - II. The McDowell & Associates performed 12 soil test borings at the site as part of the soil investigation dated May 5, 2021. The report indicated the **presence of non-engineered fill and buried organic soils, concrete pieces and debris materials** down to depths of about four feet to twelve feet in the majority of the soil borings with the exception of Borings 2 and 11. Other 7 borings from February 28, 2019 **encountered non-engineered fill and unsuitable soils** to depths of about fourteen feet, specially in the southwest corner of the property.
  - III. Both soils investigation reports indicated a trace of odor in the southwest corner of the property.
  - IV. Neither report from 2019 and 2021 included an environmental assessment of the site.



- Conclusion statement as given by the City of Troy Building Official.

Based on the information obtained by the attached pit exploration document and a visit to the site. The Building Official Salim O Huerta determines that the site located at parcels 88-20-15-201-033 and 88-20-15-201-046 is blighted and defines it as such. Therefore, the City of Troy Brownfield redevelopment authority is to consider the Building Official's decision for the eligibility for a blight ruling under definition 125.2652 Definitions (vii) "Has substantial buried subsurface demolition debris present so that the property is unfit for its intended use".

The presented blight determination as given by the City of Troy Building Official is based solely on information as given by the applicant and a visual recognizance of the site. Further exploratory and testing methods could be required for confirmation of accuracy and site affected soil volumes.

  
B.O. Salim O Huerta

**Salim Huerta**  
**Building Official | City of Troy**

O: 248.524.3354

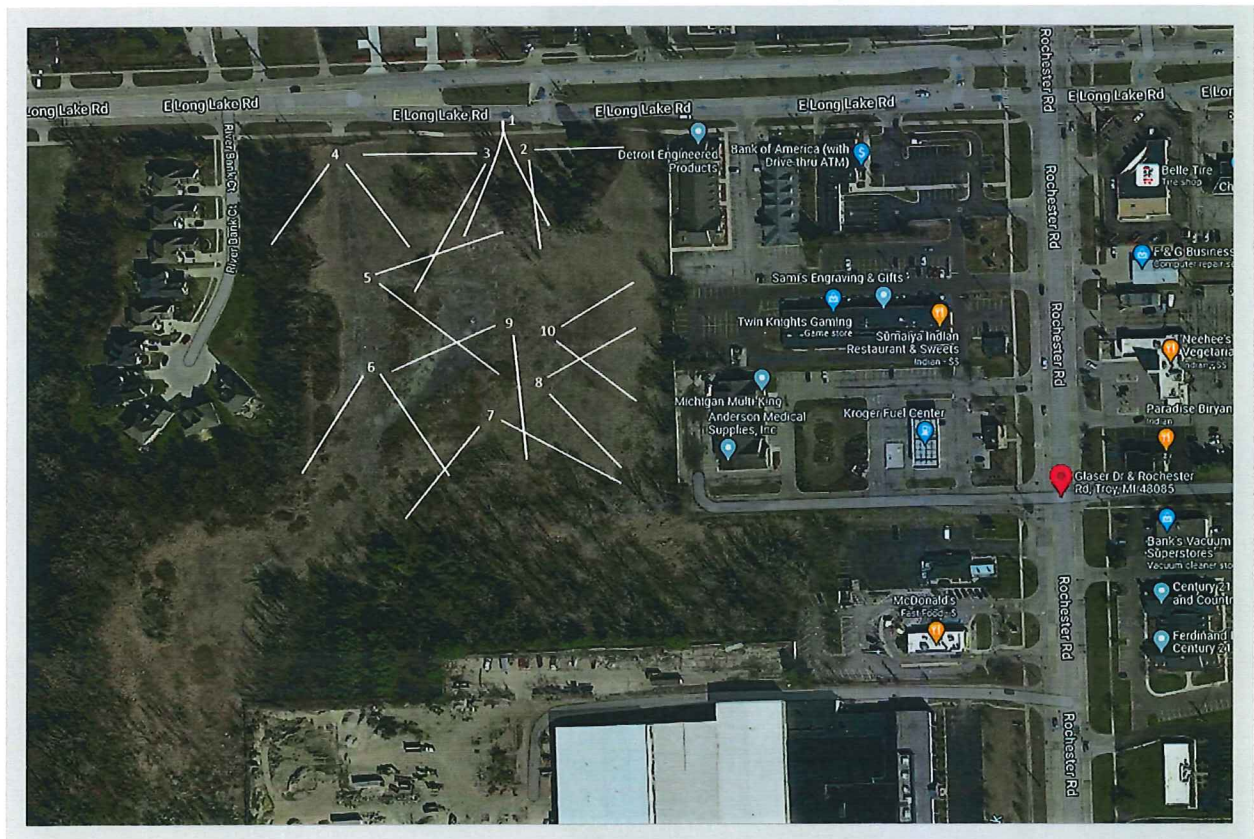
C: 734.363.0823



**Annexed supporting documents:**

- Site pictures
- Soil Boring and Test Pit Location Plan. (Job No. 33613)
- Test Pit Exploration. (Job No. 33613)

- Current site pictures:

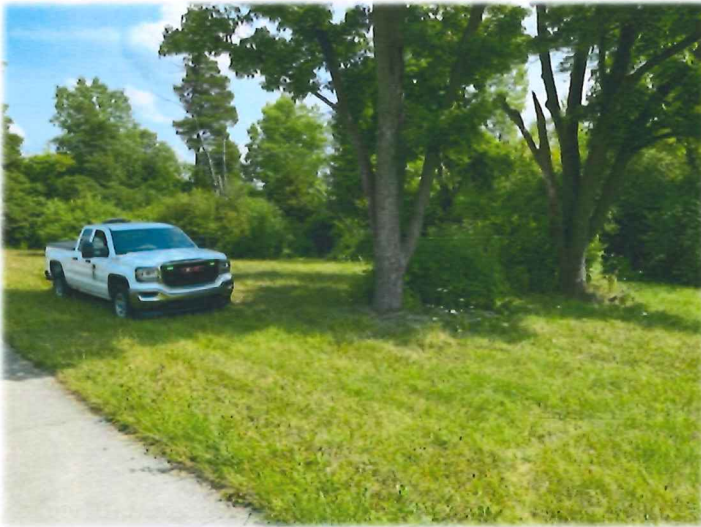


**Site aerial with picture orientation.**





picture #1



picture #2



picture #3



picture #4



picture #5



picture #6





picture #7



picture #8



picture #9



picture #10

# Tables

**Table 1: Eligible Activities Cost Estimates**

Item/Activity	Total Request
<b>Pre-Approved Activities</b>	
Phase I ESA, Phase II ESA/BEA/DDCC, Additional Assessment	\$ 70,000
<b>Pre-Approved Activities Sub-Total</b>	<b>\$ 70,000</b>
<b>Demolition</b>	
Site Demolition Activities including Fill, Compaction, Grading, Geofabric, and Additional Concrete for Specialized Foundations to Balance Site Where Improvements Were Located	\$ 1,890,000
Fees related to Demolition Engineering and Design	\$ 52,192
Professional Fees Directly Related to Building and/or Site Demolition Activities, including staking, permitting, construction management fees, and GC insurance	\$ 102,468
<b>Demolition Sub-Total</b>	<b>\$ 2,044,660</b>
<b>Preparation of Brownfield Plan and Act 381 Workplan</b>	
Brownfield Plan and Act 381 Work Plan Preparation and Implementation	\$ 30,000
<b>Brownfield Plan and Act 381 Workplan Sub-Total</b>	<b>\$ 30,000</b>
<b>Eligible Activities Sub-Total</b>	<b>\$ 2,144,660</b>
15% Contingency*	\$ 306,699
<b>Developer Eligible Reimbursement Total</b>	<b>\$ 2,451,359</b>
TIF Capture for Local Site Remediation Revolving Fund	\$ 2,451,359
Administrative Fee	\$ 91,011
<b>Total</b>	<b>\$ 4,993,729</b>

\*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

Tax Increment Revenue Capture Estimates - Table 2  
Village of Troy, Long Lake Road, Troy;  
Oakland County, Michigan  
April 2023

Estimated Taxable Value (TV) Increase Rate:		1.5% per year										
	Capture Year	0	1	2	3	4	5	6	7	8	TOTAL	
	Calendar Year	2023	2024	2025	2026	2027	2028	2029	2030	2031		
	*Base Taxable Value	\$ 551,410	\$ 551,410	\$ 551,410	\$ 551,410	\$ 551,410	\$ 551,410	\$ 551,410	\$ 551,410	\$ 551,410	\$ -	
	Estimated New TV		\$ 5,324,400	\$ 14,461,560	\$ 23,919,628	\$ 33,533,748	\$ 37,075,033	\$ 37,816,534	\$ 38,572,865	\$ 39,344,322	\$ -	
Incremental Difference (New TV - Base TV)			\$ 4,772,990	\$ 13,910,150	\$ 23,368,218	\$ 32,982,338	\$ 36,523,623	\$ 37,265,124	\$ 38,021,455	\$ 38,792,912	\$ -	
School Capture		Millage Rate										
	State Education Tax (SET)	6.0000	\$ 3,308	\$ 28,638	\$ 83,461	\$ 140,209	\$ 197,894	\$ 219,142	\$ 223,591	\$ 228,129	\$ 232,757	\$ 1,353,821
	School Operating Tax*	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total		6.0000	\$ 3,308	\$ 28,638	\$ 83,461	\$ 140,209	\$ 197,894	\$ 219,142	\$ 223,591	\$ 228,129	\$ 232,757	\$ 1,353,821
Local Capture		Millage Rate										
	County Operating	3.9686	\$ 2,188	\$ 18,942	\$ 55,204	\$ 92,739	\$ 130,894	\$ 144,948	\$ 147,890	\$ 150,892	\$ 153,954	\$ 895,462
	ISD Operating	0.1881	\$ 104	\$ 898	\$ 2,616	\$ 4,396	\$ 6,204	\$ 6,870	\$ 7,010	\$ 7,152	\$ 7,297	\$ 42,442
	ISD Voted	2.9777	\$ 1,642	\$ 14,213	\$ 41,420	\$ 69,584	\$ 98,212	\$ 108,756	\$ 110,964	\$ 113,216	\$ 115,514	\$ 671,879
	OCC Voted	1.4891	\$ 821	\$ 7,107	\$ 20,714	\$ 34,798	\$ 49,114	\$ 54,387	\$ 55,491	\$ 56,618	\$ 57,767	\$ 335,996
	City General	6.5000	\$ 3,584	\$ 31,024	\$ 90,416	\$ 151,893	\$ 214,385	\$ 237,404	\$ 242,223	\$ 247,139	\$ 252,154	\$ 1,466,639
	City Capital	1.2270	\$ 677	\$ 5,856	\$ 17,068	\$ 28,673	\$ 40,469	\$ 44,814	\$ 45,724	\$ 46,652	\$ 47,599	\$ 276,856
	Refuse	1.0900	\$ 601	\$ 5,203	\$ 15,162	\$ 25,471	\$ 35,951	\$ 39,811	\$ 40,619	\$ 41,443	\$ 42,284	\$ 245,944
	Library	1.0796	\$ 595	\$ 5,153	\$ 15,017	\$ 25,228	\$ 35,608	\$ 39,431	\$ 40,231	\$ 41,048	\$ 41,881	\$ 243,597
	School Sinking	0.9716	\$ 536	\$ 4,637	\$ 13,515	\$ 22,705	\$ 32,046	\$ 35,486	\$ 36,207	\$ 36,942	\$ 37,691	\$ 219,229
	School Supplemental*	2.6938	\$ 1,485	\$ 12,857	\$ 37,471	\$ 62,949	\$ 88,848	\$ 98,387	\$ 100,385	\$ 102,422	\$ 104,500	\$ 607,820
	County Pk & Rec	0.3470	\$ 191	\$ 1,656	\$ 4,827	\$ 8,109	\$ 11,445	\$ 12,674	\$ 12,931	\$ 13,193	\$ 13,461	\$ 78,296
	HCMA	0.2089	\$ 115	\$ 997	\$ 2,906	\$ 4,882	\$ 6,890	\$ 7,630	\$ 7,785	\$ 7,943	\$ 8,104	\$ 47,136
	OCPTA	0.9765	\$ 538	\$ 4,661	\$ 13,583	\$ 22,819	\$ 32,207	\$ 35,665	\$ 36,389	\$ 37,128	\$ 37,881	\$ 220,334
Local Total		23.7179	\$ 13,078	\$ 113,205	\$ 329,920	\$ 554,245	\$ 782,272	\$ 866,264	\$ 883,850	\$ 901,789	\$ 920,086	\$ 5,351,631
Non-Capturable Millages		Millage Rate										
	School Debt	4.1000	\$ 2,261	\$ 19,569	\$ 57,032	\$ 95,810	\$ 135,228	\$ 149,747	\$ 152,787	\$ 155,888	\$ 159,051	\$ 925,111
	Zoo Authority (County)	0.0956	\$ 53	\$ 456	\$ 1,330	\$ 2,234	\$ 3,153	\$ 3,492	\$ 3,563	\$ 3,635	\$ 3,709	\$ 21,571
	Art Institute (County)	0.1897	\$ 105	\$ 905	\$ 2,639	\$ 4,433	\$ 6,257	\$ 6,929	\$ 7,069	\$ 7,213	\$ 7,359	\$ 42,803
Total Non-Capturable Taxes		4.3853	\$ 2,418	\$ 20,931	\$ 61,000	\$ 102,477	\$ 144,637	\$ 160,167	\$ 163,419	\$ 166,735	\$ 170,119	\$ 989,485
Total Capturable Millages		29.7179										
Total Tax Increment Revenue (TIR) Available for Capture			\$ 141,843	\$ 413,380	\$ 694,454	\$ 980,166	\$ 1,085,405	\$ 1,107,441	\$ 1,129,918	\$ 1,152,844	\$ -	

\*The project is anticipated to be for-sale single family homes that would be subject to a PRE exemption of the School Operating Tax. As such, the School Supplemental millage is noted as levied on the project and is included for Tax Increment Capture as a locally levied millage.

Tax Increment Revenue Reimbursement Estimates - Table 3  
Village of Troy, Long Lake Road, Troy;  
Oakland County, Michigan  
April 2023

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	19.96%	\$ -	\$ -	\$ -
Local	80.04%	\$ -	\$ 2,451,359	\$ 2,451,359
TOTAL		\$ -		\$ 2,451,359

Estimated Total
Years of Plan: 8

	Capture Year	1	2	3	4	5	6	7	8	
		2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
Total Local Incremental Revenue		\$ 114,812	\$ 334,603	\$ 562,113	\$ 793,377	\$ 878,561	\$ 896,398	\$ 914,591	\$ 933,148	\$ 3,579,864
BRA Administrative Fee (1% of Unreimbursed Expenses)		\$ 24,514	\$ 23,611	\$ 20,501	\$ 15,085	\$ 7,302	\$ -	\$ -	\$ -	\$ 91,011
Local TIR Available for Reimbursement		\$ 90,299	\$ 310,992	\$ 541,612	\$ 778,292	\$ 871,260	\$ 896,398	\$ 914,591	\$ 933,148	\$ 3,488,853
Total Local TIR Available		\$ 90,299	\$ 310,992	\$ 541,612	\$ 778,292	\$ 871,260	\$ 896,398	\$ 914,591	\$ 933,148	\$ 3,488,853
DEVELOPER	Beginning Balance									
DEVELOPER Reimbursement Balance	\$ 2,451,359	\$ 2,361,060	\$ 2,050,068	\$ 1,508,455	\$ 730,163	\$ -	\$ -	\$ -	\$ -	\$ -
Local-Only Costs	\$ 2,451,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ 90,299	\$ 310,992	\$ 541,612	\$ 778,292	\$ 730,163	\$ -			\$ 2,451,359
Total MSF Reimbursement Balance		\$ 2,361,060	\$ 2,050,068	\$ 1,508,455	\$ 730,163	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement		\$ 90,299	\$ 310,992	\$ 541,612	\$ 778,292	\$ 730,163	\$ -	\$ -	\$ -	\$ 2,451,359
LOCAL BROWNFIELD REVOLVING FUNI										
LBRF Deposits *										
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141,097	\$ 896,398	\$ 914,591	\$ 499,274	\$ 2,451,359
Total LBRF Capture										

\* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.





500 West Big Beaver  
Troy, MI 48084  
troymi.gov

Planning Department  
248.524.3364  
planning@troymi.gov

April 5, 2023

Tim Loughrin  
Robertson Brothers Company  
6905 Telegraph Road, Suite 200  
Bloomfield Hills MI 48301

Subject: Planned Unit Development (File Number PUD 019 JPLN2022-0013) Village of Troy, South side of Long Lake, West of Rochester (Parcels 88-20-15-201-046 and 88-20-15-201-033), Section 15.

Dear Mr. Loughrin:

At the February 27, 2023 Troy City Council Regular meeting, City Council granted Concept Development Plan and Preliminary Development Plan, approved as referenced above, in the following manner:

Resolution #2023-02-025  
Moved by Chamberlain-Creanga  
Seconded by Erickson Gault

WHEREAS, The applicant, Robertson Brothers Homes, seeks Conceptual Development Plan (CDP) and Preliminary Development Plan (PDP) approval for the Village of Troy Planned Unit Development (PUD), located on the south side of Long Lake, west of Rochester, in Section 15, approximately 20.48 acres in area; and,

WHEREAS, The Village of Troy PUD features 20 detached single-family homes, 56 attached single-family homes (2 stories) and 70 attached townhomes (3 stories); and,

WHEREAS, The PUD provides a walkable urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces; and,

WHEREAS, The PUD provides a compatible mix of open space, landscaped areas and pedestrian amenities, including incorporation of a regional trail way system; and,

WHEREAS, The PUD proposes appropriate land use transitions between the PUD and surrounding properties; and,

WHEREAS, The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities; and,

WHEREAS, The PUD provides a complementary variety of housing types;

BE IT RESOLVED, That CDP Approval and PDP Approval for the proposed Village of Troy PUD, **BE GRANTED.**

BE IT FURTHER RESOLVED, That Troy City Council hereby **GRANTS** CDP Approval and PDP Approval for the proposed amendment to Village of Troy PUD.



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BE IT FURTHER RESOLVED, The subject property is hereby **REZONED** to Planned Unit Development (PUD #19).

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the proposed PUD Agreement, attached hereto, subject to further such minor, conforming and clarifying changes consistent with the terms thereof as may be approved by the Community Development Director, in consultation with the City Manager and City Attorney.

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are hereby **AUTHORIZED TO EXECUTE** the PUD Agreement for Village of Troy PUD on behalf of the City; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to record the executed Village of Troy PUD Agreement with the Oakland County Register of Deeds.

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** the petitioner to submit the Final Development Plan pursuant to Section 11.08 of Chapter 39.

Yes: Abraham, Brooks, Chamberlain-Creanga, Erickson Gault, Hodorek, Baker

No: None

Absent: Hamilton

### **MOTION CARRIED**

City Council approval had the following effect: (1) Property was rezoned to PUD; (2) Concept Development Plan was approved; (3) Preliminary Development Plan was approved; (4) PUD Agreement was approved; (5) Applicant may submit plans to Engineering for Final Site Plan Approval.

Please feel free to contact the undersigned if you have any further questions or comments regarding these matters.

Regards,

*R. Brent Savidant* /jf

R. Brent Savidant, AICP  
Community Development Director

cc:Assessing Department  
Building Department  
Engineering Department  
Fire Department  
File/ PUD 019  
File/ Correspondence

# Draft Minutes Troy Brownfield Redevelopment Authority

## Special Meeting – May 24, 2023

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The meeting of the Troy Brownfield Redevelopment Authority, in the Council Boardroom at Troy City Hall, was called to order at 3:00 p.m. by Chair Joseph Vassallo.

Members Present: Joseph Vassallo, Chair  
Joseph Beyer, Vice Chair  
Carolina Noguez-Ortiz  
Rosemary Kornacki  
Steve Gottlieb

Members Absent: Rami Sweidan

Also Present: Lori Bluhm, City Attorney  
Mark Adams, Secretary/Treasurer  
Mark F. Miller, City Manager  
Meg Schubert, Assistant City Manager  
Kelly Timm, City Assessor  
Ginny Dougherty, PM Environmental  
Tim Loughrin, Robertson Brothers Homes  
Jim Clarke, Robertson Brothers Homes  
Darian Neubecker, Robertson Brothers Homes

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

A. Approval of Village of Troy Brownfield Plan

Resolution # BRA 2023-05-23

Moved by Vassallo

Seconded by Kornacki

RESOLVED, that the Troy Brownfield Redevelopment Authority recommends approval for the Village of Troy Brownfield Plan with minor modifications to the millage rate and BRA revolving loan fund.

Yeas: 5

Nays: 0

# Draft Minutes Troy Brownfield Redevelopment Authority

## Special Meeting – May 24, 2023

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### **BOARD MEMBER COMMENT**

General discussion took place about the residential structure designs and corrections to the millage rate and BRA revolving loan fund.

### **PUBLIC COMMENT**

None

Meeting was adjourned at 3:38 p.m.

**The next scheduled meeting is October 17, 2023 – 3:00 p.m.**

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**Chairperson:**

Joseph Vassallo

**Date**

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**Secretary:**

Mark Adams, Economic Development Manager

**Date**

**CITY OF TROY  
OAKLAND COUNTY, MICHIGAN**

**NOTICE OF PUBLIC HEARING**

On June 26, 2023 at 7:30 p.m., Troy City Council will hold a Public Hearing at Troy City Hall located at 500 West Big Beaver Road, Troy, Michigan for Brownfield Redevelopment Plan #11 for the Village of Troy Development located at the Southwest Corner of East Long Lake and Rochester Road, Troy, Michigan. If you would like information concerning the proposed Brownfield Redevelopment Plan for this property, please contact the City of Troy City Manager's Office at 248.524.3351. The Property Description is described as follows:

LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN:

**Legal Description No Address, Troy, Oakland County, Michigan:**

Parcel: 88-20-15-201-033

T2N, R11E, SEC 15 PART OF NE 1/4 BEG AT PT DIST S 89-38-34 W 1320 FT & S 00-36-30 E 630 FT FROM NE SEC COR, TH S 00-36-30 E 360 FT, TH S 01-06-30 E 330 FT, TH S 89-10-30 W 330 FT, TH N 01-06-30 W 330 FT, TH N 00-36-30 W 300 FT, TH N 89-38-34 E 30 FT, TH N 00-36-30 W 30 FT, TH N 89 38-34 E 270 FT, TH N 00-36-30 W 30 FT, TH N 89-38-34 E 30 FT TO BEG 5 A

**Legal Description No Address, Troy, Oakland County, Michigan:**

Parcel: 88-20-15-201-046

T2N, R11E, SEC 15 PART OF NE 1/4 BEG AT PT DIST S 00-36-30 E 660 FT FROM NE SEC COR, TH S 00-36-30 E 80 FT, TH S 89-37-30 W 375 FT, TH S 00-36-30 E 100 FT, TH S 89-37-30 W 75 FT, TH S 00-36-30 E 80 FT, TH S 89-37-30 W 870 FT, TH N 00-36-30 W 920 FT, TH N 89-37-30 E 684 FT, TH S 00-36-30 E 660 FT, TH N 89- 37-30 E 636 FT TO BEG EXC N 60 FT TAKEN FOR RD, ALSO EXC ELY 43 FT TAKEN FOR RD (L7091 P 790) 15.62 A 2-9-00 FR 010 TO 014 INCL, 035 & 037 4-11-16 CORR 4-29-21 CORR

You may express your comments regarding this matter by contacting the City Manager's Office in writing or at 248.524.3351, or by attending the Public Hearing.

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M. Aileen Dickson, MMC, MiPMC II  
City Clerk

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling 248.524.3316 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.