



2023

Brownfield Redevelopment Authority

PROJECT PORTFOLIO UPDATE



M1 Concourse, Pontiac

11 project profiles

\$650 million+
in new investment

3,000
projected new jobs

\$145 million
in increased taxable
value of property

+450 acres
of contaminated property
remediated and repurposed
for productive use through
private investment




Iron Ridge Marketplace, Pleasant Ridge and Ferndale



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A Message From Oakland County Executive David Coulter



In Oakland County, we hold as a top priority a sustainable environment that strengthens and preserves our natural resources for future generations. Our robust Brownfield Redevelopment initiative is an essential element of our strategy.

These redevelopment efforts clean up contaminated sites and blighted properties allowing us to fill in our urban areas and preserve our green space. These efforts help create jobs and strengthen our local tax base. They also provide an opportunity to preserve the rich architectural history of our communities.

Our brownfield program success stories are seen throughout the county, including the exciting M1 Concourse on the former General Motors manufacturing plant in Pontiac, Ivy Lofts, a 54-unit apartment building in Berkley on the site of a former 1940s elementary school and the Iron Ridge business and entertainment district on the site of a long-gutted factory in Ferndale.

What I find exciting is that for many of our residents, they are only aware of the current use of all these buildings. They attended the SMART Job Fair at the M-1 concourse and drove a bus. They visited a friend at Ivy Lofts, or they bought lunch at Food Truck Fridays at Iron Ridge District. That is what success looks like in Brownfield Redevelopment.

These developments and many more efforts by our Economic Development, Planning and Transit teams are contributing to livable, walkable neighborhoods and cities, healthy residents, and a thriving and inclusive Oakland County economy.

I am grateful for their efforts. I am also proud of our public and private partnerships. We look forward to future partnerships with private investors and with local governments throughout Oakland County as we generate sustainable development that grows our economy and protects our environment.

A Message From The Oakland County Brownfield Redevelopment Authority Chair

Peter Webster



The Oakland County Brownfield Redevelopment Board and team continue to work hard at reviewing and approving great redevelopment projects in Oakland County. Since 2016, the Board reviewed and approved 11 projects, all highlighted in this update.

When all of these projects are completed, the projected impact to Oakland County will be more than \$650 million in new investment and over 3,000 new jobs. The projected increase for the taxable value of the properties is more than \$145 million. More importantly and consistent with the main purpose of our redevelopment mission, more than 450 acres of contaminated property will have been cleaned up through private investment.

Oakland County Executive David Coulter, with the approval of the Oakland County Board of Commissioners, has appointed one of the most qualified Brownfield Redevelopment Boards in Michigan. The Board acts as responsible stewards of the County taxpayer's resources and holds developers to a high standard.

The Oakland County Brownfield Redevelopment Program staff are one of the finest teams in our Nation. They work collaboratively with applicants, various state of Michigan agencies, and our local communities. Our success for the residents and businesses of Oakland County would not be possible without the high-quality people on our team and Oakland County's outstanding customer focused culture.

We look forward to our upcoming projects and the continued efforts to make Oakland County the best county in which to live, work, play and prosper.

Oakland County Brownfield
Redevelopment Authority
(OCBRA)

Board of Directors

*(Appointments as of
February 2023)*

Brad Hansen

Brownfield Program Coordinator

Planning and Local Business
Development Division

hansenb@oakgov.com

(248) 858-8073

Chair
Peter Webster, Esq.

Dickinson Wright PLLC

Vice Chair
Anne Jamieson-Urena

Jamieson Development Consulting, LLC

Solon Phillips

Oakland County Corporation Counsel

Bret Rasegan

Manager of Oakland County Planning and Local
Business Development

Michael Spisz

Oakland County Board of Commissioners

Grant Trigger

Michigan RACER Trust

David Woodward

Chair of Oakland County Board of Commissioners

Previous OCBRA Board Members (with years served)

Tim Burns, former Oakland County Commissioner (2008-2009)

David Coulter, former Oakland County Commissioner (2005-2008)

Hugh Crawford, former Oakland County Commissioner (2007-2009)

Douglas Etkin, Etkin Real Estate/Solutions (2002-2009)

Mike Gingell, Oakland County Commissioner (2009-2019)

Dan Hunter, former Deputy Director of Oakland County Department of Economic Development & Community Affairs (2001-2021)

Thomas Law, former Manager of Oakland County Waste Resource Management (2004-2008)

Keith Lermينياux, former Oakland County Corporation Counsel (2001-2019)

Peter Menna, former Oakland County Corporation Counsel (2019-2021)

Martin Seaman, former Manager of Oakland County Waste Resource Management (2001-2004)

Doug Smith, former Director of Real Estate Development for City of Troy (2002-2007)

Ingrid Tighe, former Director of Oakland County Department of Economic Development (2020-2022)

Doug Williams, former Deputy County Executive for Oakland County (2001-2019)

Eric Wilson, Chairman of Oakland County Road Commission (2007-2019)

Overview of Brownfield Redevelopment

Michigan law allows communities to create a variety of development authorities that utilize tax incentives and special funding for purposes such as downtown development or commercial corridor improvements.

Specifically, a Brownfield Redevelopment Authority (BRA) acts as an administrative board that can be created locally or at the county level when a city, village or township wants to accomplish one or more of the following:

- Improve environmental conditions
- Redevelop a blighted or functionally obsolete property, including demolition
- Address unsafe or contaminated conditions, including lead or asbestos abatement
- Revitalize downtowns
- Enhance tax base and employment
- Conserve greenspace

A brownfield plan is created to support private investment and to evaluate and cleanup properties that are contaminated, blighted, and/or functionally obsolete. An investor can be reimbursed for eligible costs through tax increment financing.

If you have questions about Oakland County's Brownfield Redevelopment Program, contact Brad Hansen at: hansenb@oakgov.com.

Related Acronyms

BRA	Brownfield Redevelopment Authority
BRFA	Brownfield Redevelopment Financing Act (Act 381 of 1996)
CIA	Corridor Improvement Authority
DDA	Downtown Development Authority
EGLE	Michigan Department of Environment, Great Lakes, and Energy
LDFA	Local Development Finance Authority
MBT	Michigan Business Tax
MEDC	Michigan Economic Development Corporation
NREPA	Natural Resources Environmental Protection Act (Act 451 of 1994)
RACER	Revitalizing Auto Communities Environmental Response Trust
TIF	Tax Increment Financing
TIFA	Tax Increment Finance Authority
USEPA	U.S. Environmental Protection Agency

FARM, 1937-1967

GRAVEL MINING, 1967-2009 (157 ACRES)

2292 SLEETH ROAD, COMMERCE

The Reserve at Crystal Lake



Proposed Site Development Concept

BROWNFIELD CONDITIONS

- Vacant since 2009, the property consisted of an abandoned gravel pit
- The previous gravel mining operations lacked a reclamation plan resulting in 50 years of debris and fill and approximately 1,300,000 cubic yards of overburden material, making reuse financially restrictive

- Partnership with the State Land Bank Authority allowed for the property to be eligible for brownfield reimbursement activities under Act 381 of 1996, BRFA, as amended.
- Infrastructure improvements include the construction of curb and gutter, landscaping and onsite paving within public easements or public right of ways, the construction and extension of an estimated 7,600 feet of watermain and 9,300 feet of low-pressure sanitary sewer along Sleeth Road
- Site preparation includes land balancing, grading, staking, cut and fill operations, the construction of a retaining wall, and utility relocation



Site conditions June 2023

Investment
\$123 million

Size
203 single family
homes and
41-acre lake

Tax Base Before
\$455,070

New Tax Base
\$49,544,930

Eligible Activity
\$19,223,406

REDEVELOPMENT

- This project includes the transformation of the property into a single-family residential neighborhood that accommodates 203 home sites, including 50 high-end lake front homes
- The development will be anchored by an approximately 41-acre lake

YEAR APPROVED BY OCBRA: 2021

STATUS IN 2023: Project in progress with infrastructure improvements taking place. Vertical construction is expected in Spring/Summer 2023

ORCHARD FROM 1930S TO 1960S
K MART WITH AUTO SERVICE BUILT IN 1977
CLOSED IN 2019 (7.56 ACRES)
1107 S. LAPEER ROAD, ORION TOWNSHIP

Orion Meijer



Investment
\$27 million

Size
90,000 sq. ft.

Jobs Created
100 full-time

Tax Base Before
\$1,156,830

New Tax Base
\$4,798,880

Eligible Activity
\$1,249,021

BROWNFIELD CONDITIONS

- Based on the identified exceedances, the property meets the definition of “facility” in accordance with Act 451 of 1994, Part 201, NREPA, as amended
- EGLE Specific Activities include the design and installation of a vapor barrier system; post development documentation of due care compliance reporting; and oversight, sampling, and reporting by an environmental professional related to due care activities
- Removal of seven in ground-hoists and their associated components (e.g., underground storage tanks, disposal of fluid) related to the former automotive service operations was required
- Site Demolition Activities consist of removal of parking lots, curb and gutter, sidewalk, and water and sewer utilities which was required to achieve the overall proposed reuse of the property
- Asbestos Activities includes asbestos containing materials (ACM) abatement by a licensed abatement contractor prior to demolition activities, oversight, air monitoring and associated reporting



Site conditions June 2023

REDEVELOPMENT

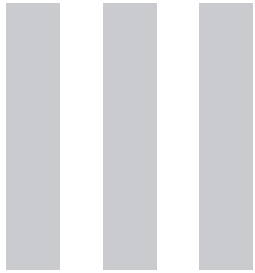
- Meijer launched a new store format at 90,000 sq. ft., which is considerably smaller than a typical Meijer Supercenter (typically 150,000 sq. ft.). The new format will focus on food offerings, including high quality produce, bakery items and deli with a limited amount of general merchandise
- The store will provide customers with a full-service pharmacy with a drive-thru and dedicated pick-up space to accommodate the increase in demand for buying online and picking up at the store
- Meijer's goal is to provide the community with the same convenience, value, and service the supercenters offer but in a new, smaller exciting format

YEAR APPROVED BY OCBRA: 2021

STATUS IN 2023: Cleanup and construction complete. TIF collection has begun

CHEVROLET CAR DEALERSHIP AND SERVICE
GARAGE 1978-2019 (5.618 ACRES)
7020 ORCHARD LAKE ROAD, WEST BLOOMFIELD

Perennial West Bloomfield



BROWNFIELD CONDITIONS

- A soil and groundwater management plan will be prepared and implemented outlining means and methods for managing, properly characterizing, excavating, and disposing of contaminated media during redevelopment activities
- Contaminated groundwater management is required on the subject property to ensure contaminated groundwater is properly managed during redevelopment activities. This includes up to 150,000 gallons of contaminated groundwater during excavation activities
- An estimated 26,000 tons of contaminated soil will be required to be excavated to depths ranging from 10 to 12 feet deep to remediate the subject property to unrestricted residential criteria to facilitate the proposed development and ensure due care obligations are met
- Clean fill will be imported, rough graded, and compacted to balance the site where soil was removed





Proposed Site Development Concept

Investment
\$73 million

Size
331,985 sq. ft.

Jobs Created
9 full-time

Tax Base Before
\$1,358,210

New Tax Base
\$12,137,465

Eligible Activity
\$2,787,260

REDEVELOPMENT

- The proposed redevelopment includes demolition of the current building to prepare the property for a new, five-story, 331,983 sq. ft. residential development
- The project will create 213 luxury apartment units ranging from 675 to 1,950 sq. ft., a total of 355 parking spaces to accommodate residents, and numerous onsite amenities that create a vacation-like lifestyle for residents
- The amenities include a 22,000 sq. ft. pool terrace, private, fully equipped “work from home” offices, community rooms for entertaining, and fitness facilities
- The development will utilize LEED building design practices and include electric vehicle charging stations

YEAR APPROVED BY OCBRA: 2021

STATUS IN 2023:

Project in progress with cleanup activities underway. Vertical construction is expected in Spring/ Summer 2023

RESIDENTIAL AND EQUIPMENT BUILDING DATING TO 1897
CAR WASH, 1972-2022 | TOPSOIL COMPANY, 1973-2010
42750 GRAND RIVER AVENUE, NOVI

Sakura Novi



Proposed Site Development Concept

IV

BROWNFIELD CONDITIONS

- Due to the presence of volatile organic compounds at levels exceeding Act 451 of 1994, Part 213, NREPA, as amended in soils on site, soil excavation activities will be required to remove the vapor source (impacted soils) from the area prior to new construction
- Based on soil boring sample analytical results, the estimated area of contamination is approximately 2,800 sq. ft., and the estimated vertical extent of contamination is approximately 15 feet below grade for a total anticipated volume of 1,600 cubic yards of contaminated soil

Investment
\$50 million

Jobs Created
100 full-time

Tax Base Before
\$281,010

New Tax Base
\$12 million

Eligible Activity
\$509,200

REDEVELOPMENT PLAN

- Asian-themed, mixed-use 117 Class A luxury apartments, retail, and office space
- The development is intended to be a “best in class” collection of several Asian-themed restaurants, along with supporting retail, and 117 units of residential townhomes
- The project will feature a walkable, open-air environment located on a two-acre pond surrounded by Japanese-influenced gardens
- After decades of underutilization of the property, the development will create a vibrant cultural community and numerous jobs, as a mixed-use space and regional marketplace destination
- The addition of residential units boosts desired housing stock within the City of Novi

YEAR APPROVED BY OCBRA: 2021

STATUS IN 2023: Project in progress with cleanup activities underway. Vertical construction is expected in Spring/Summer 2023



FORMER THREE-STORY SCHOOL
BUILDING BUILT IN 1940 (3.64 ACRES)
2219 COOLIDGE HIGHWAY, BERKLEY

Ivy Lofts: 54 Apartments

V

BROWNFIELD CONDITIONS

- The property is considered an “Eligible Property” as defined by Act 381 of 1996, Section 2, BRFA, as amended because the parcels comprising the property were determined to be “functionally obsolete” by a Michigan Master Assessing Officer (MMAO)
- The property was determined to be obsolete due to the following conditions:
 - Ceiling leakage
 - Peeling paint
 - Foundation cracks
 - Areas of pooling water
 - Window and door replacement or rehabilitation
 - Presence of asbestos containing materials requiring abatement and lead-based paint
 - Obsolete HVAC





Site conditions June 2023

Investment
\$10.7 million

Size
22,854 sq. ft.

Jobs Created
12 full-time

Tax Base Before
\$195,773

New Tax Base
\$1,511,788

Eligible Activity
\$718,623

REDEVELOPMENT PLAN

Three-story, multi-family building including: 7 studios, 40 one-bedroom apartments, and 7 two-bedroom apartments

YEAR APPROVED BY OCBRA: 2021

STATUS IN 2023:

Project in progress with interior remodel nearing completion

FORMER DRY CLEANER DATING TO CA. 1970
RESIDENTIAL AND COMMERCIAL USE (1.68 ACRES)
149 E. 14 MILE ROAD, CLAWSON

ACE Place

VI

BROWNFIELD CONDITIONS

- Property previously had a dry cleaning business that operated since at least 1970. Occupants stored and used tetrachloroethylene (PCE) on site and generated hazardous waste
- Based on laboratory analytical results collected during a May 2015 Phase II subsurface investigation, PCE has impacted subsurface soils and soil gas at the property
- The subject property meets the definition of a “facility,” as defined in Act 451 of 1994, Part 201, NREPA, as amended

REDEVELOPMENT PLAN

Three-story, mixed-use redevelopment with retail and commercial space (24,502 sq. ft.) on the first floor and 31 residential units (32,033 sq. ft.) on floors two and three

YEAR APPROVED BY OCBRA: 2020

STATUS IN 2023: Cleanup and construction complete.
TIF collection has begun

Investment
\$9 million

Size
56,535 sq. ft.
*new mixed-use commercial
and residential space*

Jobs Created
32 full-time

Tax Base Before
\$901,650

New Tax Base
\$2,850,000

Eligible Activity
\$293,668 - TIF
\$1,388,951 - PA 210
tax abatement



DISTRIBUTION WAREHOUSE
1980-2017 (13.31 ACRES)
1200 AUBURN ROAD, PONTIAC

Peninsula Plastics

VII

BROWNFIELD CONDITIONS

- The property was determined to be “functionally obsolete” by a Michigan Master Assessing Officer (MMAO). It has suffered a substantial loss in value because it cannot adequately perform its intended function as a commercial building
- Substantial improvements to the property were required for it to adequately perform its intended function, including but not limited to:

EGLE Specific Activities include industrial cleaning and oversight, sampling, and reporting by an environmental professional

Demolition Activities includes building demolition activities, disposal of non-reusable and non-recyclable building elements, removal of abandoned utilities, removal of the underground storage tanks and canopy, and fill, compaction, and rough grading where improvements are located

Asbestos Activities includes asbestos containing materials (ACM) abatement, oversight, air monitoring and associated reporting





Site conditions June 2023

Investment
\$14.45 million

Size
105,000 sq. ft.

Jobs Created
40 full-time

Tax Base Before
\$1,276,080

New Tax Base
\$1,453,080

Eligible Activity
\$349,157

REDEVELOPMENT PLAN

- The proposed redevelopment entails the renovation and rehabilitation of the existing warehouse/distribution building to expand the operations of Peninsula Plastics within the City of Pontiac
- The building will be used for engineering and design office space, manufacturing of molded plastic products, tooling, and warehouse space

YEAR APPROVED BY OCBRA: 2018

STATUS IN 2023: Demolition and construction complete. TIF collection has begun

Wixom Assembly Park

FORD WIXOM ASSEMBLY PLANT
1955-2007 (182 ACRES)
28802 WIXOM ROAD, WIXOM



REDEVELOPMENT PLAN

- Wixom Assembly Park is a new Class A industrial development at I-96 and Wixom Road on the site of the former Ford Wixom Assembly Plant in Michigan
- The five-building campus will be completed in phases with buildings ranging from 100,000 sq. ft. to 742,000 sq. ft.
- Totalling over 1.6 million sq. ft., the Wixom Assembly Park is permitted for warehousing, distribution, manufacturing, logistics, light industrial, research and development, and other industrial uses

YEAR APPROVED BY OCBRA: 2018

STATUS IN 2023: Cleanup, Phase I and II of construction is complete. TIF collection has begun

BROWNFIELD CONDITIONS

- EGLE Specific Activities include vapor mitigation design and installation for each of the proposed buildings, utility gasketing, utility migration barriers, storm pond infiltration barriers, contaminated soil and groundwater management, transport and disposal, and the necessary oversight, sampling, and reporting required
- Demolition Activities included the removal of all concrete pads, footings, foundations and associated steel, wood and other non-cement materials on site and fill/compaction/rough grading to balance the site where the improvements are located

VIII

Investment

\$150 million

Size

1.6 million sq. ft.

Full build out

873,000 sq. ft.

Current build out

Jobs Created

850 full-time/
part-time

Tax Base Before

\$8,246,810

New Tax Base

\$41,961,970

Eligible Activity

\$22,883,823



FORMER WALKER WIRE MANUFACTURING,
DATES BACK TO MID-1940S (13 ACRES)
**10 MILE ROAD AND BERMUDA STREET,
FERNDALE AND PLEASANT RIDGE**

IX Iron Ridge Marketplace

BROWNFIELD CONDITIONS

Based on the identified exceedances, the parcels comprising the property met the definition of “facility” and/or adjacent and contiguous to a “facility” in accordance with Part 201 of P.A. 451, NREPA, as amended



REDEVELOPMENT

- Project entails extensive renovation of a former, dilapidated industrial building and surrounding property for reuse as an inclusive multi-use campus
- The nearly 70,000 sq. ft. vacant industrial building that anchors the campus will be transformed into a market space, beer garden and brewery and provide additional office and commercial space
- Campus will include the renovation of three additional buildings to be occupied by tech offices, professional offices, a fitness center and commercial space
- The construction of new apartment complexes to complement the site
- Together, the existing building space and proposed new build totals approximately 231,000 sq. ft.

YEAR APPROVED BY OCBRA: 2018

STATUS IN 2023: Cleanup, Phase I and II of construction complete. TIF collection has begun

Investment

\$24 million

Size

13 acres

231,000 sq. ft. of mixed-use space to be redeveloped or built

Jobs Created

220 full-time

Tax Base Before

\$411,530

Ferndale

\$1,123,420

Pleasant Ridge

New Tax Base

\$3,624,9501

Ferndale

\$2,443,400

Pleasant Ridge

Eligible Activity

\$6,563,000 — TIF



Site conditions June 2023

The Village at Bloomfield

X

BROWNFIELD CONDITIONS

- Property deemed functionally obsolete as verified by a Michigan Master Assessing Officer on September 13, 2016
- Demolition activities necessary to address eight structures in various stages of completion, all of which were qualified as functionally obsolete
- Site preparations include:
 - Geotechnical evaluation and design
 - Staking for site grading, excavation, soil erosion and sedimentation control applications
 - Establishment of temporary construction roads and facilities
 - Temporary traffic control
 - Temporary erosion control
 - Site clearing and grubbing
 - Excavation of unsuitable fill material (non-environmental) and associated dewatering
 - Site grading and balancing
 - On-site geotechnical and construction monitoring
- Infrastructure improvements for streets, sidewalks, curbs, landscaping in the public right-of-ways and storm water management systems are necessary to support new development

REDEVELOPMENT PLAN OWNER: REDICO

- Project includes new and renovated residential and commercial buildings on 87 acres
- 1,348,862 sq. ft. space in total is projected to be developed
- Developer intends to construct approximately:

432 multi-family residential units with an average size of 900 sq. ft.

10,000 sq. ft. residential community building

120,000 sq. ft. senior assisted living of 150 units

A 101 room select-service hotel of 60,000 sq. ft.

A 237,000 sq. ft. home improvement retail anchor

77,000 sq. ft. of retail and/or commercial space in a mixed-use building

A 365,822 sq. ft. parking deck with 1,050 above grade parking spaces

1,778 surface parking spaces

21.2 acres of active recreation and open space to serve the property

82,500 sq. ft. medical office

YEAR APPROVED BY OCBRA: 2017

STATUS IN 2023:

Cleanup and construction complete.
TIF collection has begun

Investment
\$126 million
projected

Size
1,348,862 sq. ft.,
mixed-use space

Jobs Created
718 full-time

Tax Base Before
\$2,631,680

New Tax Base
\$25,687,506

Eligible Activity
\$24,691,049 - TIF



HISTORIC, FORMER GENERAL MOTORS - PONTIAC WEST
ASSEMBLY PLANT, DATING BACK TO 1909 (80 ACRES)
200 SOUTH BOULEVARD WEST, PONTIAC

M1 Concourse



XI

BROWNFIELD CONDITIONS

- Property is eligible as a “facility” as defined by Act 451 of 1994, Part 201, NREPA, as amended
- The presence of contaminants at levels greater than generic residential use criteria was demonstrated by the results of environmental assessments
- 30,000 sq. ft. area of light non-aqueous phase liquid was identified in the south-central portion of the property. An analysis identified it as a middle-distillate fuel
- Groundwater impacted with trichloroethene was identified near the northwest corner of the property — the concentration exceeds NREPA, Part 201 Nonresidential Drinking Water Criteria
- Multiple volatile organic compounds and metals were measured in soil and groundwater at concentrations above NREPA, Part 201 Nonresidential Criteria at numerous locations across the property

Investment

\$62 million to date

Size

286,500 sq. ft.

255,000 sq. ft. garages

28,500 sq. ft. event center

3,000 sq. ft. new

performance center

Jobs Created

30 full time, to date

Tax Base Before

\$412,710

New Tax Base

\$11,477,700 to date

\$13 million estimated

when finished

Eligible Activity

\$14,739,154 - TIF

REDEVELOPMENT PLAN

- The development is a year-round, automobile-themed destination for automobile collectors and enthusiasts, particularly during the annual Woodward Dream Cruise, the world's largest one-day automotive event. The Woodward Dream Cruise draws an international crowd of approximately 1.5 million people and 40,000 classic cars to celebrate the automotive history of the City of Pontiac and Southeast Michigan
- The development includes approximately 1/3 mile of frontage on Woodward Avenue and provides members and the public with access to a variety of unique venues, activities and retail outlets, including:

A large events center for car shows, media events, vehicle auctions, conferences and other special occasions

Demonstration garages showcasing vehicles and products of various automotive manufacturers and suppliers

Retail outlets will include auto supply, paint/body, detailer, customization/restoration and car audio/visual run by independent proprietors

Large-scale public exhibition space that can be utilized for concerts, car shows, drive-in movies, auctions and other open air events

A state-of-art demonstration track that can be used for defensive driving classes, vehicle testing, private course driving and/or performance driving schools

YEAR APPROVED BY OCBRA: 2016

STATUS IN 2023: Cleanup, Phase I, II and III of construction is complete. TIF collection has begun



QUICK OVERVIEW

Additional Oakland County Brownfield Redevelopment Authority Projects



Clarkston-Dix Plaza

DUNHILL PARK | NOVI

31 Single family homes

Investment: \$17 million

Size: 24 acres

VILLAS AT STONEBROOK | NOVI

88 Single family homes

Investment: \$30 million

Size: 26 acres

CLARKSTON-DIX PLAZA | CLARKSTON

Retail space, 7,000 sq. ft.

Investment: \$1.8 million

Size: 1.29 acres

7 ROCHESTER ROAD | CLAWSON

7-11 Convenience store

Investment: \$950,000

Size: 0.29 acres



Villas at Stonebrook



REDEVELOPMENT OF FORMER RACER Trust Properties: *A Catalyst for Pontiac*

The Revitalizing Auto Communities Environmental Response (RACER) Trust was formed in 2011 to take possession of assets relinquished by the General Motors Company (GM) after the automaker's bankruptcy.

Eighteen of those properties were in Oakland County, ranging from residential parcels in Milford to large industrial properties in Pontiac.

Fifteen of the 18 properties have been sold to date, and many are redeveloped and producing new jobs and tax revenue, including some of the most visible properties in Pontiac.

In total, the new users of RACER properties have invested an estimated \$256 million and created nearly 5,600 jobs—many in partnership with the Oakland County Brownfield Redevelopment Program.



*Challenge Manufacturing Company's
Pontiac Automation and Assembly*

THE NEW USES INCLUDE:

United Wholesale Mortgage: One of the region's largest employers. Adaptive reuse of portions of several Pontiac Centerpoint properties

M1 Concourse: Built on a long-vacant brownfield off Woodward Avenue, at the southern gateway to the city

Challenge Manufacturing Company's Pontiac Automation and Assembly: A 450,000 sq. ft. assembly plant built on the site of a former GM Truck & Bus production facility. A new, 714,000 sq. ft. warehouse and office facility was built in 2022-23, immediately east of Pontiac Automation and Assembly on the same former GM property

AUCH Construction Headquarters: Built on a long-vacant brownfield on East University Drive

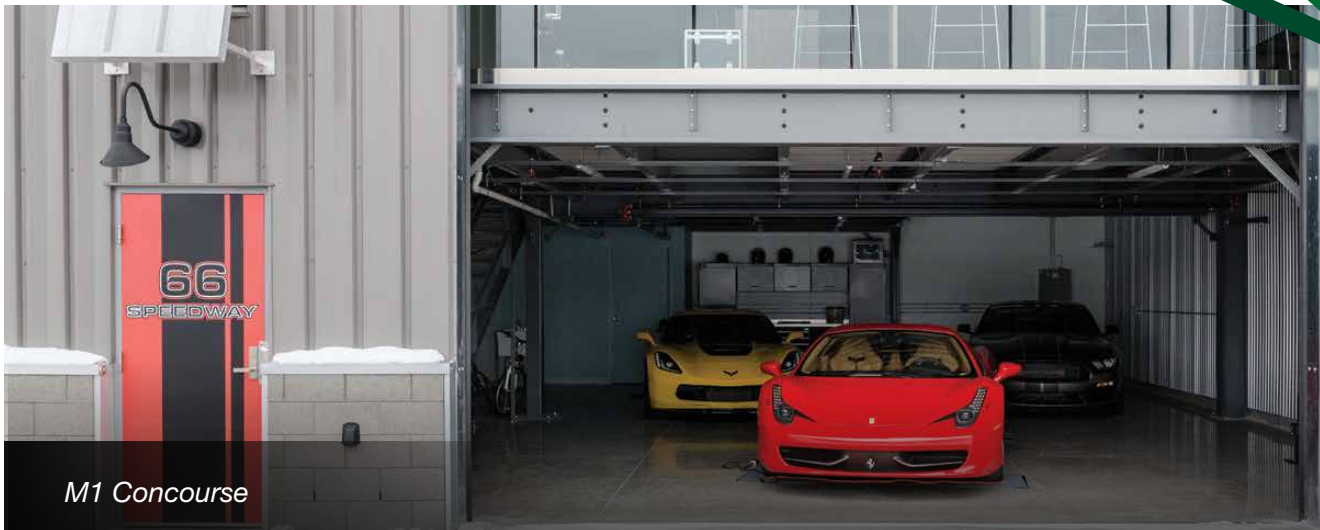
Dan's Excavating: Built on the vacant site of the former GM Plant 25 on East Columbia Avenue



AUCH Construction Headquarters



Dan's Excavating



M1 Concourse

SUPPORTING BROWNFIELD REDEVELOPMENT

Oakland County

Department of Economic
Development Leadership



Sean Carlson
*Deputy County
Executive*



Jeanne Broad
Interim Director



Bret Rasegan
*Manager, Planning
and Local Business
Development*



Brad Hansen
*Brownfield Program
Coordinator*







Contact

Brad Hansen, *Brownfield
Program Coordinator,
Planning and Local Business
Development Division*
hansenb@oakgov.com

OakGov.com/BrownfieldRedevelopment

Developed with the support of the Oakland County Board of Commissioners