

## **Madison Heights Brownfield Redevelopment Authority Project Application Form**

*All interested applicants are required to have pre-application meeting with city staff to discuss eligibility guidelines and obligations. Company President, senior management, or other company representatives who will be signing the Brownfield Redevelopment application are required to attend the application meeting. Contact the Community & Economic Development Department at 248-583-0831 to schedule this pre-application meeting.*

*This application form must be completed and signed by the applicant to initiate the project review process by the Madison Heights Brownfield Redevelopment Authority (MHBRA). The completed application forms, application fee, and any supplemental materials must be submitted to the Madison Heights Community Development Department, 300 West 13 Mile Road, Madison Heights, MI 48071-1853. There are no deadlines for the submittal of applications – applications will be accepted on an ongoing basis.*

*Once the appropriate City departments have reviewed the application, applicant will provide copies of the application, revised if necessary, for the MHBRA.*

*For assistance in completing this application form, please contact the Madison Heights Economic Development Division at (248)837-2650 (phone) or [gilestucker@madison-heights.org](mailto:gilestucker@madison-heights.org).*

### **PROJECT APPLICANT INFORMATION**

Project Applicant Name: 28202 Woodward Holding, LLC

Mailing Address: 876 Horace Brown Drive, Madison Heights, MI 48071

Contact Person for Applicant: William Gershenson

Telephone/Fax Number: (248) 417-3913

E-mail Address: wgershenson@mmdco.com

Property Owner Name: 28202 Woodward Holding, LLC

Mailing Address: 876 Horace Brown Drive, Madison Heights, MI 48071

Contact Person for Property Owner: William Gershenson

Telephone/Fax Numbers: (248) 417-3913

E-mail Address: wgershenson@mmdco.com

❖ *If the property owner is not the project applicant, please attach a signed and notarized letter from the property owner authorizing the applicant to submit this application form for consideration by the MHBRA.*

❖ *Attach copy of current title commitment and proof of ownership.*

## PROJECT INFORMATION

Project Address: 29448 John R. Road, Madison Heights, Michigan

Parcel ID Number(s): 44-25-12-304-010

### Legal Description:

T1N, R11E, SEC 12, N 3 ACRES OF S 6 ACRES OF NW ¼ OF SW ¼ EXC 690 FT, ALSO PART OF NW ¼ OF SW ¼ BEG AT SW SEC COR, TH E 672.6 FT, TH 95.9 FT, TH W 672.2 FT, TH S 95.9 FT TO BEG, ALSO PART OF SW ¼ OF SW ¼ BEG AT PT DIST N 00-10-00 E 1205.19 FT FROM SW SEC COR, TH N 00-10-00 E 80.39 FT, TH S 89-29-00 E 1374.18 FT, TH S 00-26-00 W 79.89 FT, TH N 89-58-00 W 1373.81 FT TO BEG EXC W 60 FT OF EACH TAKEN FOR RD, ALSO EXC PART OF SW ¼ BEG AT PT DIST S 00-02-18 W 1161.72 FT & S 89-51-16 E 60 FT FROM W ¼ COR, TH S 89-51-16 E 613.92 FT, TH S 00-18-28 E 14.24 FT, TH N 89-50-41 W 614 FT, TH N 00-02-18 E 14.14 FT TO BEG 4.91 A 08/04/08 FR 006

### Proposed Project Description:

This project includes demolition of the existing vacant former senior center buildings (totaling approximately 12,427 square feet), to construct a 4,625 square foot car wash facility and a drive-thru restaurant consisting of approximately 2,500 square feet. In addition, the project will include the installation of an underground stormwater detention system, landscaping, and the removal and restoration of a parking lot into a greenfield.

- ❖ *Attach copies of proposed preliminary site development or concept plans to illustrate how the proposed redevelopment and land uses will be situated on the subject property, and documenting access to all necessary utilities and infrastructure.*

### Proposed Redevelopment Use(s):

See Above.

### Anticipated Project Schedule/Critical Dates:

Demolition and site preparation activities are anticipated to begin in the winter of 2023 with the construction taking place immediately after. It is anticipated the project will be completed over a 1-year period, with completion estimated in the winter of 2024.

### Status of Development Permits and Applications:

### Description of Known or Suspected Environmental Contamination Concerns:

The subject property was formerly used for landfilling, which included the presence of buried waste fill consisting of dump refuse, incinerator ash, and unburned refused. Concentrations of volatile organic compounds (VOCs) including naphthalene and heavy metals, including lead and mercury were identified in soil samples analyzed from the Property during previous site investigations occurring on July 20, 2020, above the Part 201 Generic Residential Cleanup Criteria (GRCC) drinking water protection (DWP), groundwater surface water interface protection (GSIP), and direct contact (DC) screening levels.

- ❖ *Attach additional pages if needed and supporting documentation or reports if available.*

Summary of Needed Eligible Activities and Projected Costs (if known):

Total Estimated Eligible Costs: \$2,041,686

Work plan exempt activities (due diligence costs), vapor barrier design and installation, contaminated soil management, demolition and asbestos abatement, site preparation activities, stormwater detention, and preparation and implementation of a brownfield plan.

❖ *Attach additional pages if needed and supporting documentation or reports if available.*

Projected Private Investment in Redevelopment:

Approximately \$4.8 Million

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❖ *Attach detailed project budget illustrating all related project expenses, sources of financing, and project financing needs.*

Anticipated Job Creation or Retention Impacts:

Approximately 25 new jobs, and 75 construction jobs.

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Other Significant Project Information:

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**Application Fees**

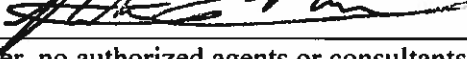
Non-Refundable Fee (payment to: City of Madison Heights, 300 W. 13 Mile, Madison Heights, MI 48071)  
Fee Schedule for 2023 \$1,500.00

Payment of application fee is non-refundable and due at the time of application. Acceptance of the fee does not constitute approval of Plan.

**Important Note:** The application and processing fee for the City of Madison Heights Brownfield Redevelopment Authority do not include other fees required for applicable review or permits (rezoning, site plan, special use, engineering review, building permits, etc) Additional fees may be charged by the State of Michigan, MDEQ or MEDC. Applicant is required to supply a Developer and Reimbursement Agreement in order to qualify for any financial assistance or reimbursement.

**Acknowledgment and Agreement**

Applicant affirms that they are not involved in any litigation of any kind against the City, including actions in the Michigan Tax Tribunal and actions initiated under section 211.154 of the General Property Tax Act against the City. Additionally, if the Applicant institutes or becomes involved with litigation of any kind against the City after the application and/or the Work Plan has been approved, the applicant shall consent to a request by the MHBRA to terminate any or all agreement, including any approval of a Work Plan executed between the applicant and the MHBRA.

Signature:  Date: 11/17/2023  
(Company Officer, no authorized agents or consultants)

Applicant, whether a corporate entity, partnership, or other legal type of business entity or an individual, acknowledges and verifies that it is current on all tax obligations, assessments or other governmental levies and assessments and that the same have been paid when due and payable and no delinquencies exist at the time of application. Please note as part of the application process, all information will be verified and confirmed

Signature:  Date: 11/17/2023  
(Company Officer, no authorized agents or consultants)

Applicant submits the final application along with all necessary supporting documents and appropriate fees.

Date: 11/17/2023