OAKLAND COUNTY MICHIGAN
ECONOMIC DEVELOPMENT

Brownfield Redevelopment Authority Projects
in Oakland County

Fast Facts

- 19 Oakland communities and the County itself have established a Brownfield Redevelopment Authority
- 104 active brownfield projects using TIF 16 BRAs - four are not processing any
- BRA projects account for 1,752 acres of redevelopment - the average project has an area of roughly 16.5 acres

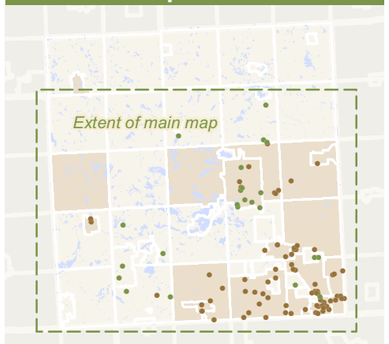
Legend

Local Community BRA Project
- TIF Capture

Oakland County BRA Project
- TIF Capture

Communities that have established a BRA

Overview Map



0 1 2 3 Miles

Map date: June 2, 2025
Created by: Oakland County Economic Development

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
2100 Pontiac Lake Rd.
Bldg. 41W
Waterford, MI 48328
248-858-8073

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

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

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

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

City of Ferndale
300 E. Nine Mile Road
Ferndale, MI 48220
248-546-2363

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Project Information

● Project captures TIF

Oakland County

1. 2219 Coolidge Highway — *3.1 acres - Base Year: 2020*
2. 689 East 14 Mile — *0.3 acres - Base Year: 2012*
3. 149 E. 14 Mile Road — *1.7 acres - Base Year: 2020*
4. Iron Ridge Development — *12.7 acres - Base Year: 2017*
5. The Regency Center — *3.0 acres - Base Year: 2008*
6. The Villas at Stonebrook — *25.9 acres - Base Year: 2017*
7. Rivore Metals — *10.8 acres - Base Year: 2016*
8. Peninsula Plastics — *13.3 acres - Base Year: 2018*
9. Urbane Indian Hills — *0.3 acres - Base Year: 2018*
10. M1 Concourse — *79.1 acres - Base Year: 2013*
11. Challenge Manufacturing — *39.8 acres - Base Year: 2014*
12. Bloomfield Park Project — *74.6 acres - Base Year: 2014*
13. The Village at Bloomfield — *5.2 acres - Base Year: 2016*
14. 225 East Columbia — *47.6 acres - Base Year: 2015*
15. Auch Headquarters — *3.7 acres - Base Year: 2016*
16. 49343-49500 Pontiac Trail — *2.3 acres - Base Year: 2002*
17. Wixom Site — *182.5 acres - Base Year: 2011*
18. 2401 Maple Road — *35.1 acres - Base Year: 2008*
19. 2922 Sleeth Road — *159 acres - Base Year: 2021*
20. 6756 Dixie Highway — *1.3 acres - Base Year: 2013*
21. Dutton Corporate Centre — *36.4 acres - Base Year: 2002*
22. 4800 Lapeer Road — *10.6 acres - Base Year: 2010*
23. 1107 South Lapeer Road — *7.6 acres - Base Year: 2021*
24. 111 Oneida St — *0.6 acres - Base Year: 2024*
25. Carlisle Townhomes — *3.9 acres - Base Year: 2024*

City of Auburn Hills

26. Dutton Corporate Centre — *111.3 acres - Base Year: 2002*
27. 3505 Auburn Road — *8.6 acres - Base Year: 2012*
28. 3250 Auburn Road — *1.2 acres - Base Year: 2012*
29. Primary Place Townhomes — *1.2 acres - Base Year: 2016*

City of Birmingham

30. 2400 Lincoln Road — *9.5 acres - Base Year: 2005*
31. 33588 Woodward — *0.3 acres - Base Year: 2015*
32. 2483 West Maple — *0.4 acres - Base Year: 2015*
33. 856 North Old Woodward — *0.6 acres - Base Year: 2016*
34. 35975 Woodward — *0.6 acres - Base Year: 2017*

City of Farmington

35. TCF Bank Site — *0.9 acres - Base Year: 2006*
36. GLP Financial Services — *0.3 acres - Base Year: 2020*
37. 22145 Farmington Road — *0.5 acres - Base Year: 2020*
38. Robertson Hillside Townes — *3.2 acres - Base Year: 2023*

City of Farmington Hills

39. US Tool and Cutter — *1.0 acres - Base Year: 2016*
40. 24205 Orchard Lake Road — *0.6 acres - Base Year: 2020*
41. Rose Senior Living — *53.7 acres - Base Year: 2021*
42. 30836 - 30790 Eight Mile — *2.6 acres - Base Year: 2020*

City of Ferndale

43. 981 E. Saratoga — *0.6 acres - Base Year: 2015*
44. Ferndale Haus Lofts — *1.2 acres - Base Year: 2015*
45. Search Optics — *1.8 acres - Base Year: 2015*
46. Axel Brewing Company — *0.5 acres - Base Year: 2016*
47. 371-475 East 9 Mile — *1.4 acres - Base Year: 2016*
48. Wilson Park Village — *4.4 acres - Base Year: 2017*
49. Parkdale Townes — *4.4 acres - Base Year: 2017*
50. 221 West Troy — *1.4 acres - Base Year: 2018*
51. Clark School Project — *3.3 acres - Base Year: 2004*
52. Fresard Project — *2.9 acres - Base Year: 2007*
53. 535 Woodward Heights — *0.3 acres - Base Year: 2012*
54. 965 Wanda — *20.0 acres - Base Year: 2014*
55. 831 East Lewiston — *0.6 acres - Base Year: 2014*

City of Hazel Park

56. Tri-County Commerce — *36.2 acres - Base Year: 2015*
57. Tri-County Commerce — *97 acres - Base Year: 2018*
58. Tri-County Commerce — *0.6 acres - Base Year: 2020*
59. Townes at John R — *2.3 acres - Base Year: 2020*
60. 630-642 East 10 Mile — *0.2 acres - Base Year: 2020*

City of Madison Heights

61. 29101-29501 John R — *19.7 acres - Base Year: 2019*
62. 30021-30071 Dequindre — *4.1 acres - Base Year: 2020*
63. 29448 John R. Road — *4.9 acres - Base Year: 2024*

City of Novi

64. 42750 Grand River Ave — *18.0 acres - Base Year: 2021*

City of Oak Park

65. Eaton Steel — *6.6 acres - Base Year: 2011*
66. Armory Plaza — *93.9 acres - Base Year: 2004*

City of Pontiac

67. USF Holland — *20.1 acres - Base Year: 1998*
68. Saginaw Street Industrial — *3.2 acres - Base Year: 2001*
69. Lafayette Place Lofts — *1.3 acres - Base Year: 2011*
70. Auburn and Beacon Place Townhomes — *3.8 acres - Base Year: 2024*
71. Beacon Square Apartments — *0.9 acres - Base Year: 2024*
72. The Exchange — *6.6 acres - Base Year: 2024*

City of Rochester

73. 211 1st Street — *2.4 acres - Base Year: 2022*

City of Rochester Hills

74. NE Corner Hamlin/Adams — *22.5 acres - Base Year: 2006*

City of Royal Oak

75. Lumber Yard Lofts — *3.7 acres - Base Year: 2014*
76. 31786 Woodward Avenue — *0.8 acres - Base Year: 2016*
77. 30901 Woodward Avenue — *15.3 acres - Base Year: 2016*
78. Harrison Delaware LLC — *0.5 acres - Base Year: 2022*

City of Southfield

79. Citizens Bank — *0.4 acres - Base Year: 2005*
80. 426 East Lincoln — *0.2 acres - Base Year: 2013*
81. 520/528 North Main — *0.6 acres - Base Year: 2013*
82. 27566 Woodward — *0.3 acres - Base Year: 2013*
83. 30712/30734 Woodward — *0.4 acres - Base Year: 2013*
84. Lear Headquarters — *36.4 acres - Base Year: 2005*
85. NRP (2016) — *42 acres - Base Year: 2017*
86. NRP (2017) — *58.1 acres - Base Year: 2018*
87. NRP (2018) — *27 acres - Base Year: 2019*
88. NRP (2020) — *15.1 acres - Base Year: 2020*
89. 30915 Southfield Road — *0.7 acres - Base Year: 2018*
90. Former Northland Center — *116.5 acres - Base Year: 2021*
91. Truck-Lite Co. — *5.0 acres - Base Year: 2019*
92. 29001 Telegraph Road — *4.4 acres - Base Year: 2008*
93. Durr Headquarters — *14.4 acres - Base Year: 2014*
94. Arizona Investments — *0.6 acres - Base Year: 2015*
95. City Centre II — *2.3 acres - Base Year: 2010*
96. Kiwi Hospitality — *7.0 acres - Base Year: 2016*
97. Southfield Park Plaza — *9.4 acres - Base Year: 2015*

City of Troy

98. Harrison Poolside Troy — *3.7 acres - Base Year: 2018*
99. TCF Bank — *2.0 acres - Base Year: 2003*
100. Cienna Health — *8.2 acres - Base Year: 2017*
101. 2830 West Maple Road — *6.4 acres - Base Year: 2017*
102. Midtown Apartments — *16.3 acres - Base Year: 2018*

Village of Milford

103. Commerce and Main — *0.9 acres - Base Year: 2004*
104. Summit View of Milford — *8.0 acres - Base Year: 2020*

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.

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/community/community-development/additional-resources

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