

Notice to All Affected Taxing Jurisdictions

NOTICE TO ALL TAXING JURISDICTIONS

THE MACOMB COUNTY BOARD OF COMMISSIONERS PROPOSES TO APPROVE A BROWNFIELD PLAN FOR THE PROPERTY LOCATED AT PARCEL ID 07-06-12-227-003, 66942 GRATIOT AVENUE, RICHMOND, MACOMB COUNTY, MICHIGAN, 48062 (THE "PROPERTY"). THE PROPERTY IS SITUATED WITHIN A COMMERCIAL CORRIDOR ON THE EAST SIDE OF GRATIOT AVENUE AND SOUTH OF THE GRATIOT AVENUE AND 31 MILE ROAD INTERSECTION.

The Macomb County Board of Commissioners has established a Brownfield Redevelopment Authority (the "Authority") in accordance with the Brownfield Redevelopment Act, Act 381 Public Acts of the State of Michigan of 1996, as amended (the "Act").

The Act provides a means for local units of government to facilitate the revitalization of environmentally distressed, functionally obsolete and/or blighted areas. The Authority has prepared and adopted a Brownfield Plan for redevelopment of one (1), legal parcel (07-06-12-227-003) totaling approximately 0.653 acres located on the east side of Gratiot Avenue and south of the Gratiot Avenue and 31 Mile Road intersection. Redevelopment plans call for demolition of an abandoned 1,720-square foot, former automotive repair garage and construction of a 2,024-square foot Wendy's restaurant (the Project). The Property qualifies as an "eligible property" under Act 381 based on meeting the definition of a "facility", as defined in Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451 as amended. The facility status was verified during a recent Phase II Environmental Site Assessment of the Property, which revealed concentrations of arsenic, lead, chromium, and naphthalene in the soil and arsenic, lead, chromium, copper, 2-methylnaphthalene, and naphthalene in the groundwater at levels above Michigan Department of Environment, Great Lakes, and Energy (EGLE) generic residential cleanup criteria. The Site Plan is provided in the Brownfield Plan, which can be found at ped.macombgov.org. **This document is notification to local taxing units of the Brownfield Plan for the noted property, and of the County of Macomb's intent to approve the Brownfield Plan.**

The Act permits the Authority to use tax increment financing for redevelopment projects included in a Brownfield Plan. Tax increment financing allows the Authority to capture tax revenues attributable to increases in the taxable value of real and personal property located on the "eligible property," which may include adjacent or contiguous parcels. Increases in taxable value may be attributable to various factors, including remediation, new construction, rehabilitation, remodeling, alterations, additions, and installation of personal property on the contaminated, functionally obsolete, or blighted property.

The plan will be presented for adoption at the April 18, 2024, meeting of the Macomb County Board of Commissioners held at 3:00 p.m. at the County Administration Building, 1 South Main Street, Mount Clemens, MI 48043. If you have any questions or comments concerning the Brownfield Redevelopment Authority you may attend the meeting and express those concerns during the public comment period. You may also direct questions to the Macomb County Board of Commissioners office at 586-469-5125 or to Amanda Minaudo, Brownfield Coordinator at Amanda.Minaudo@macombgov.org.

Dated: April 5 2024

TAXING JURISDICTIONS:

STATE OF MICHIGAN – STATE EDUCATION TAX

RICHMOND PUBLIC SCHOOLS

CITY OF RICHMOND (OPERATING)

MACOMB INTERMEDIATE SCHOOL DISTRICT

MACOMB COUNTY

MACOMB COMMUNITY COLLEGE

SMART

HCMA

MACOMB COUNTY VETERANS