

## **Notice to All Affected Taxing Jurisdictions**

THE MACOMB COUNTY BOARD OF COMMISSIONERS PROPOSES TO APPROVE A BROWNFIELD PLAN FOR THE PROPERTY IS LOCATED AT PARCEL ID NO. 23-07-30-200-014 LOCATED ON HAMLIN ROAD, SHELBY TOWNSHIP, MICHIGAN IN TOWNSHIP THREE NORTH (T.3N), RANGE TWELVE EAST (R.12E), SECTION 30, TOWNSHIP OF SHELBY, MACOMB COUNTY MICHIGAN 48317 (THE "PROPERTY").

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), unaddressed legal parcel totaling approximately 6.406 acres located at the southwest corner of Hamlin and Ryan Roads in Shelby Township, Macomb County, Michigan. The proposed reuse for this property includes the construction of a two-story 34,200 square foot building for office and warehousing space that will serve as the headquarters for Lutz Roofing. The property is contaminated with hazardous substances under environmental laws and regulations, and/or was determined by an assessor to be functionally obsolete or blighted. 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](mailto:Amanda.Minaudo@macombgov.org).

Dated: April 5, 2024

### **TAXING JURISDICTIONS:**

SHELBY TOWNSHIP (GENERAL FUND, FIRE FUND, POLICE FUND, POLICE & FIRE PENSION)

HCMA

SMART

MACOMB COUNTY

MACOMB INTERMEDIATE SCHOOL DISTRICT

MACOMB COMMUNITY COLLEGE

MACOMB COUNTY VETERANS