

NOTICE TO ALL TAXING JURISDICTIONS

THE CITY COUNCIL OF THE CITY OF FARMINGTON PROPOSES TO APPROVE A BROWNFIELD PLAN FOR THE REDEVELOPMENT OF THE MAXFIELD TRAINING CENTER REDEVELOPMENT PROJECT – HILLSIDE TOWNES AND ASSOCIATED PARCELS LOCATED IN FARMINGTON, MICHIGAN

The City Council of the City of Farmington 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 recommended approval of a Brownfield Plan for redevelopment of the Maxfield Training Center Property to be known as Hillside Townes Development and associated parcels identified below. The Hillside Townes development is a multiple family residential owner-occupied attached condominium proposed for the 3-acre property which is currently the site of the Maxfield Training Center building, formerly owned and maintained by Farmington Public Schools. Hillside Townes has been designed to provide for the “missing middle” housing development in the City of Farmington.

The Subject Property is considered "eligible property" as defined by Act 381, Section 2 because the Property parcels have been determined to be facilities, as that term is defined in Part 201 of Michigan’s Natural Resources and Environmental Protection Act (1994 PA 451), or are adjacent or contiguous to a facility parcel and is estimated to increase the captured taxable value.

The description of the proposed brownfield property is:
Land situated in the City of Farmington, County of Oakland, State of Michigan, described as follows:

Address	Parcel ID	Legal Description	Eligibility
33000 Thomas Street	23-27-152-017 23-27-152-019	T1N, R9E, SEC 27 ASSESSOR’S PLAT NO. 3 PART OF LOT 5 DESC AS BEG AT SW LOT COR, TH N 03-45-48 E 36.74 FT, TH S 63-19-21 E 90.75 FT, TH N 87-12-02 W 83.60 FT TO BEG 6-16-2020 FR 016 T1N, R9E, SEC 27 AMD PLAT OF LOTS 21, 22, 23 & 24 OF BLK 6, LOTS 31, 32, 33 & 34 OF BLK 4, LOTS 35 & 36 OF BLK 5, VAC THIRD ST & VAC PART OF CASS ST OF PLAT OF 'DAVIS ADDITION TO THE VILLAGE OF FARMINGTON' LOT 2 BLK 8 6-16-2020 FR 016 & 177-092	Facility
33104 Grand River Avenue	23-27-154-008	T1N, R9E, SEC 27 DAVIS ADD E 47 FT OF S 110 FT OF LOT 15 BLK 3	Adjacent and Contiguous
33107 Thomas	23-27-154-004	T1N, R9E, SEC 27 DAVIS ADD N 90 FT OF LOT 15 BLK 3 EXC E 5.75 FT	Facility

This document is notification to local taxing units of the Brownfield Plan and the Michigan Department of Environment, Great Lakes, & Energy (EGLE) for the noted property, and of the city’s intent to consider approving 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 considered for adoption at the August 7, 2023 meeting of the City of Farmington City Council meeting held at 6:30 p.m. at City Hall, 23600 Liberty Street, Farmington, MI, 48335. If you have any questions or comments concerning the Brownfield Redevelopment Plan you may attend the meeting and express those concerns during the public comment period. You may also direct inquires to the City offices at 248-474-5500.

July 20, 2023

Mary Mullison
City of Farmington
City Clerk