

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
Res #22-25**

**A RESOLUTION TO APPROVE
A BROWNFIELD PLAN
FOR 4025 PACKARD ROAD PARCEL L -12-01-354-015
PURSUANT TO PA 381 OF 1996, AS AMENDED**

August 10, 2022

At a Regular Meeting of the Township Board for Pittsfield Charter Township, Washtenaw County, Michigan, held at the Pittsfield Township Administration Building, located at 6201 W. Michigan Avenue, in said Township on the 10th day of August, 2022 at 6:30 pm.

Present:

Absent:

The following preamble and resolution were offered by _____ and supported by _____.

WHEREAS, a final site plan has been approved for the redevelopment of 4025 Packard Road, Parcel L-12-01-354-015 (the "Property"); and

WHEREAS, the Developer, 4025 Packard LLC, has requested approval of the 4025 Packard Redevelopment Project Brownfield Plan (the "Plan") in order to pursue tax increment financing through the Washtenaw County Brownfield Redevelopment Authority ("WCBRA"); and

WHEREAS, the Washtenaw County Board of Commissioners established the WCBRA in accordance with the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act") to encourage the implementation of plans relating to the redevelopment of contaminated, historic, functionally obsolete, or blighted property within the County of Washtenaw; and

WHEREAS, Pittsfield Charter Township joined the Washtenaw County Brownfield Redevelopment Authority by Resolution in July of 1999; and

WHEREAS, the Property located at 4025 Packard in Pittsfield Charter Township has been identified as an environmental hazard, a "facility" under state statute and Blighted Property; and

WHEREAS, the Plan has been created to facilitate the redevelopment from an abandoned former gas station, to a 7,000 s.f. multi-tenant commercial building, with associated new parking, access, and drive-through; and

WHEREAS, the Property will be redeveloped into a more productive use and environmental contamination will be remediated; and

WHEREAS, the Plan proposes the capture of tax increment revenues attributable to local and school operating taxes to reimburse for eligible activities, WCBRA Administrative Fees and Local Brownfield Revolving Fund deposit for a total maximum amount of \$547,609; and

WHEREAS, the burden is on the developer to build the project and pay taxes in order for tax capture and reimbursement to occur; and

WHEREAS, the duration of this Plan shall not exceed the shorter of the following: 1) reimbursement of all eligible costs, cumulatively not to exceed developer reimbursement of \$412,413, and remaining costs estimated to be \$27,753 for the State Brownfield Revolving Fund, and estimated to be \$107,442 for Brownfield Authority Administrative Expenses and Local Brownfield Revolving Fund deposit or 2) 25 years, with the first year of the 25 years being the first year of TIF capture, and in the 25th year, should full developer reimbursement conflict with full Administrative and/or LBRF capture, the latter shall prevail and be fully funded; or, in the event of a “Local Only” Plan, the shorter of 3) 15 years, with the first year of the 15 years being the first year of TIF capture, and in the 15th year, should full developer reimbursement conflict with full Administrative and/or LBRF capture, the latter shall prevail and be fully funded; and

WHEREAS, the Township and WCBRA will not capture Tax Increment Revenues (TIR) and reimburse unless actual Eligible Activities are incurred and approved, and there is sufficient tax increment to generate TIR resulting from improvements to the property; and

WHEREAS, the Plan must be approved by Pittsfield Charter Township, before the WCBRA makes a recommendation, and the Washtenaw County Board of Commissioners will consider the plan for adoption; and

WHEREAS, it is understood that neither the initiation of the review process by the WCBRA for redevelopment of the Brownfield Plan nor the recommendation of the Brownfield Plan to WCBRA by the Township is a guarantee that it will be approved by the Washtenaw County Board of Commissioners, EGLE, MSF, or that financial incentives will be obtained; and

WHEREAS, neither Washtenaw County nor the Washtenaw County Brownfield Redevelopment Authority will incur a financial note or bonded indebtedness for this project; and

NOW, THEREFORE, BE IT RESOLVED, that the Pittsfield Charter Township Board of Trustees does approve and concur with the provisions of 4025 Packard Redevelopment Project Brownfield Plan for the property located at 4025 Packard in Pittsfield Charter Township; and

BE IT FURTHER RESOLVED, the Township Clerk is directed to submit a copy of this Resolution to the Washtenaw County Board of Commissioners as documentation of the Township’s consideration and concurrence of the Brownfield Plan; and

BE IT FURTHER RESOLVED, that any changes or amendments to the Brownfield Plan after the date of this Resolution will require approval by the Pittsfield Charter Township Board of Trustees.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

ABSTAIN:

RESOLUTION DECLARED _____.

Mandy Grewal, Supervisor
Pittsfield Charter Township

DATED: August __, 2022

CERTIFICATE

I, Michelle L. Anzaldi, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Pittsfield Charter Township, County of Washtenaw, State of Michigan, at a Regular Meeting held on August 10, 2022, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Michelle L. Anzaldi, Clerk
Pittsfield Charter Township

Dated: August ____, 2022