

City Council

200 North Lake Street
Cadillac, Michigan 49601
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Mayor
Carla J. Filkins

Mayor Pro-Tem
Tiyi Schippers

Councilmembers
Robert J. Engels
Stephen King
Bryan Elenbaas

RESOLUTION NO. _____

**RESOLUTION SETTING PUBLIC HEARING FOR BROWNFIELD PLAN
FOR CADILLAC LOFTS**

At a regular meeting of the City Council of the City of Cadillac, Wexford County, Michigan held by remote electronic participation pursuant to the Open Meetings Act, Act 267 of 1976, and Executive Order 2020-48 on the 20th day of April, 2020, at 6:00 p.m., the following resolution was offered by

Councilperson _____ and supported by

Councilperson _____.

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended ("Act 381"), authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, or historically designated property through tax increment financing of eligible activities approved in a Brownfield Plan; and

WHEREAS, the City Council established the Cadillac Brownfield Redevelopment Authority ("CBRA") under the procedures in Act 381 on December 6, 1996, to facilitate the redevelopment of brownfield properties within the City of Cadillac; and

WHEREAS, a Brownfield Plan for Cadillac Lofts was approved by the CBRA in March 2019 and the City Council in April 2019 that: (1) established the property at 201, 207 and 215 Mitchell Street and 208 East Cass Street as Eligible Property, (2) outlined Environmental and Non-Environmental Eligible Activities, and (3) provided for reimbursement of the Eligible Activity expenses from taxes generated by increased private investment on the property; and

WHEREAS, the Brownfield Plan included an allocation for Public Infrastructure Improvements to match a future proposal Community Development Block Grant (CDBG) and the CDBG grant is not available at this time; and

WHEREAS, there are short-term and mid-term infrastructure improvements that are necessary and benefit not only Cadillac Lofts but the broader community and an increase in the public infrastructure improvement budget in the Brownfield Plan is necessary to provide for reimbursement from the capture of increased State and Local taxes ; and

WHEREAS, a Brownfield Plan Amendment to increase the public infrastructure improvement budget was prepared, reviewed and approved by the CBRA at their March 16 , 2020 meeting and recommended approval of the Brownfield Plan Amendment to the City Council, finding the Brownfield Plan Amendment met the requirements of Act 381 and constitutes a public purpose of job creation, increased private investment and economic development, and increased property tax value; and

WHEREAS, Act 381 requires the governing body to hold a public hearing on the Brownfield Plan Amendment and provide notice of the public hearing and notice to taxing jurisdictions in compliance with the requirements of Act 381; and

WHEREAS, the City Council desires to hold a public hearing to receive comments on the adoption of the Brownfield Plan Amendment at its May 18, 2020 regular meeting.

NOW, THEREFORE, the City Council of the City of Cadillac, Wexford County, Michigan, resolves as follows:

1. Pursuant to Act 381, a public hearing for the Brownfield Plan Amendment for Cadillac Lofts shall be held on May 18, 2020, at 6:00 p.m. in the City Council Chambers, 200 North Lake Street, Cadillac, Michigan, if permitted by Executive Order. Otherwise, the public may participate in the meeting and make public comment electronically by video or telephone conference using the following information:

Online Meeting Link: <https://global.gotomeeting.com/join/679802717>

OR, you can dial in using your phone.

United States: 1 (872) 240-3212

Access Code/Conference Room: 679-802-717

2. The City Clerk is directed to provide notice of the public hearing to local taxing jurisdictions and the State of Michigan that levy taxes subject to capture not less than 10 days prior to the public hearing in accordance with Act 381. The notices shall be in substantially the form of **Exhibit A**.

3. Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid.

4. Any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution is hereby repealed, but only to the extent necessary to give this Resolution full force and effect.

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)
COUNTY OF WEXFORD)

I, Sandra Wasson, City Clerk of the City of Cadillac, hereby certify this to be a true and complete copy of Resolution No. ____, duly adopted at a regular meeting of the City Council held on the 20th day of April 2020.

Sandra Wasson, Clerk
Cadillac Municipal Complex
200 Lake Street
Cadillac, Michigan 49601
Telephone No: (231) 775-0181