

25-06

CITY OF CROWN CITY

**RESOLUTION OF UNDERSTANDING TO UTILIZE THE SANILAC COUNTY BROWNFIELD REDEVELOPMENT
AUTHORITY FOR THE
MAPLE VALLEY ESTATES REDEVELOPMENT PROJECT, BROWN CITY, MI**

At a regular meeting of the Brown City Council, held at the City Hall Community Room, 4205 Main Street, Brown City, Michigan, on June 9, 2025, at 6:00 p.m., the following resolution was offered by:

Council Member Kohler and supported by Council Member Vaerten.

WHEREAS, the City of Brown City has a Brownfield project for the development of Maple Valley Estates, located at [V/L] Maple Valley Road, consisting of 70 parcels totaling 12.7 acres, Brown City Michigan, commonly known as the Maple Valley Estates Redevelopment Project that it would like to have reviewed and processed by the Sanilac County Brownfield Redevelopment Authority (SBRA); and

WHEREAS, the parcels identified in the Brownfield Plan are currently owned by Maple Valley Estates, LLC; and

WHEREAS, the City of Brown City has not created a Brownfield Authority; and

WHEREAS, the Sanilac County Board of Commissioners (the "Board of Commissioners") established the SBRA under the procedures under Act 381, to facilitate the cleanup and redevelopment of Brownfields within Sanilac County; and

WHEREAS, the SBRA is prepared to assist the City of Brown City with reviewing and administering the proposed Maple Valley Estates Redevelopment Lofts Project, provided the City acknowledges certain rights that the SBRA has, to wit:

- SBRA intends to collect an administrative fee from the new tax increment revenues generated by the developer not to exceed 5% of the available tax increment revenue generated from the Plan annually; and
- SBRA may capture and collect from the new tax increment revenues generated by the development, for a period of up to five years after repayment of eligible activities is satisfied according to the provisions in the Reimbursement Agreement and Michigan Public Act 381 of 1996, as amended, and that such funds will be placed in the SBRA Local Brownfield Revolving Fund (the "LBRF") revolving loan fund for future remediation projects within the County; and

WHEREAS, the City of Brown City have the opportunity to provide public comment on the Brownfield plan.

THEREFORE, IT IS RESOLVED that the City of Brown City requests that the SBRA undertake review of the Maple Valley Estates Redevelopment Project.

IT IS FURTHER RESOLVED that the City of Brown City acknowledge and understands that SBRA intends to collect certain administrative fees and capture certain taxes for its revolving loan fund, which will be specified in detail in any Brownfield plan before it is finally adopted.

IT IS FURTHER RESOLVED that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES: 6

NAYS: 0

ABSTENTIONS: 0

RESOLUTION DULY ADOPTED.

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the City of Brown City Council at a meeting duly called and held on the 9th day of June, 2025.

Sara Muxlow
Sara Muxlow
City of Brown City, City Clerk