

25-07

CITY OF BROWN CITY

RESOLUTION CONCURRING WITH THE PROVISIONS OF A BROWNFIELD
PLAN ADOPTED BY 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 R. Jacobson and supported by Council Member Nawock.

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

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

WHEREAS, a Brownfield Plan (the "Plan") has been prepared for the redevelopment of the property located at [V/L] Maple Valley Road, consisting of 70 parcels totaling 12.7 acres, Brown City Michigan, commonly referred to as the Maple Valley Estates Redevelopment Project, which is currently owned by Maple Valley Estates, LLC., the developer; and

WHEREAS, the Act requires the concurrence of the local unit of government in which the Brownfield Plan project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the Maple Valley Estates Redevelopment Project is located in the City of Brown City, County of Sanilac; and

WHEREAS, the SBRA has considered the Brownfield Plan for the Maple Valley Estates Redevelopment Project and provide a recommendation to the Board of Commissioners at their regular meeting May 22 2025; and

WHEREAS, pursuant to and in accordance with the public hearing notice provisions in Act, the Board of Commissioners have set and provided notice for a public hearing and will consider the Maple Valley Estates Redevelopment Project Brownfield Plan at a regularly scheduled meeting of the Board of Commissioners on June 17, 2025.

NOW THEREFORE BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the City of Brown City Council hereby concurs with the Brownfield Plan for the Maple Valley Estates Redevelopment Project.

AYES: 0

NAYS: 6

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