

**City of Farmington Hills
City Council Public Hearing**

DATE: July 26, 2021
TIME: 7:30 p.m.
PLACE: 31555 W Eleven Mile Road, Farmington Hills, Michigan 48336
ITEM: Brownfield Plan for 29000 W Eleven Mile Road, Farmington Hills, Michigan

PLEASE TAKE NOTICE THAT a public hearing shall be held before the City Council of the City of Farmington Hills on the adoption of a Brownfield Plan for property in the City of Farmington Hills. The public hearing is being held pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended.

The Act was enacted to provide means for local units of government to facilitate the revitalization of environmentally distressed, functionally obsolete and/or blighted areas. The Authority Board has prepared and adopted a Brownfield Plan related to the redevelopment of the Sisters of Mercy property located at 29000 W 11 Mile Road, Farmington Hills, Michigan, 48336. This site has been determined to contain hazardous substances as defined under existing environmental laws and regulations or is determined by an assessor to meet the criteria of functionally obsolete or is blighted. This document serves to notify local taxing units of the City of Farmington Hills intent to approve a Brownfield Plan for the noted property.

The Act permits the use of the tax increment financing in order to provide the Authority with the means of financing the 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 certain adjacent or contiguous parcels. Increases in taxable value may be attributable to various factors, including remediation, new construction, rehabilitation, remodeling, alterations, additions, and the installation of personal property on the contaminated, functionally obsolete or blighted property.

This plan includes information concerning the environmental condition of the property and actions to be taken to address those conditions in connection with a proposed redevelopment project. The public hearing will include the property at the following location:

LEGAL DESCRIPTION

(Per First American Title Insurance Company, Commitment No. NCS-963283-MICH, Dated October 25, 2019, Revision No. 1)

Land in the City of Farmington Hills, Oakland County, Michigan, described as follows:

Part of the Southwest 1/4 of Section 13, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, and being more particularly described as follows:

Part of the Southwest 1/4 of Section 13, Town 1 North, Range 9 East described as Beginning at a point distant N87°56'18"E 1098.15 feet from Southwest section corner, thence N02°39'49"W 350.19 feet, thence N25°29'43"W 673.91 feet, thence N76°46'20"W 352.79 feet, thence N39°20'09"E 234.61 feet, thence N17°14'13"E 307.50 feet, thence N57°45'47"W 257.39 feet, thence N32°31'54"E 309.72 feet, thence N57°28'06"W 500.73 feet, thence N02°45'47"W 270.45 feet, thence S67°27'09"E 1131.93 feet, thence along a curve to the left, radius 2967.79 feet, chord bears S79°37'32"E 1251.59 feet, distance of 1261.06 feet, thence N88°13'06"E 72.12 feet, thence S02°45'55"E 381.29 feet, thence S87°14'05"W 392.71 feet, thence S58°15'36"W 525.37 feet, thence S32°06'07"E 36.58 feet, thence S57°57'32"W 45.82 feet, thence N32°04'00"W 69.55 feet, thence S58°03'02"W 91.58 feet, thence S31°56'58"E 55.26 feet, thence S58°03'02"W 124.47 feet, thence S31°56'58"E 181.41 feet, thence S58°03'02"W 43.61 feet, thence S31°40'42"E 215.11 feet, thence S58°19'02"W 48.41 feet, thence S00°10'36"W 555.55 feet, thence S87°56'18"W 550.64 feet to beginning.

A map and description of the Brownfield Plan is available for public inspection at the City Manager's Office, 31555 W. Eleven Mile Road, Farmington Hills, Michigan. All aspects of the Brownfield Plan are open for discussion at the public hearing and any person interested is invited to participate in the discussion. Comments may be submitted in writing to the City Clerk at psmith@fhgov.com prior to 7:00pm on the date of this meeting.