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Village of Elsie

Michigan's Dairy Capital

126 W. Main Street
P.O. Box 408
Elsie, Michigan 48831

February 21, 2025

Notice of Public Hearing to Adopt a Brownfield Plan

NOTICE OF PUBLIC HEARING

VILLAGE OF ELSIE

NOTICE OF PUBLIC HEARING

ON THE ADOPTION OF A BROWNFIELD PLAN FOR THE VILLAGE OF ELSIE PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

PLEASE TAKE NOTICE THAT a Public Hearing shall be held before the VILLAGE Council of the VILLAGE of ELSIE on the 11th day of March

2025, at 6:30 p.m. in the 145 W Main St. Elsie, MI 48831., on the adoption of a Brownfield Plan for the Village of Elsie. The Brownfield Redevelopment Authority shall exercise its powers 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 description of the proposed brownfield property is: ELSIE School building

Land situated in the Village of ELSIE, County of Clinton, State of Michigan, described as follows: 100 West Pine St.

The proposed brownfield plan would allow [the developer, BRA, or other party] to be reimbursed for eligible costs incurred to prepare the brownfield property for redevelopment. Eligible costs may include environmental and/or site preparation costs. The brownfield plan must first be approved by the Council, For the Village of Elsie].

This description of the property along with any maps and a description of the Brownfield Plan are available for public inspection at Village of Elsie Office.

All aspects of the Brownfield Plan are open for discussion at the public hearing.

Notice to All Affected Taxing Jurisdictions

NOTICE TO ALL TAXING JURISDICTIONS

THE OF ELSIE MICHIGAN PROPOSES TO APPROVE A
BROWNFIELD PLAN FOR THE 100 PINE STREET ELSIE
AS 100 WEST PINE ST.

MICHIGAN PRESENTLY KNOWN

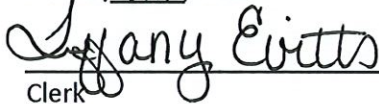
The Village of ELSIE MICHIGAN has established a Brownfield Redevelopment Authority (the "Authority") in accordance with the Brownfield Redevelopment Act, Act 381 Public Acts of the State of Michigan of 1996, as amended (the "Act").

The Act provides a means for local units of government to facilitate the revitalization of environmentally distressed, functionally obsolete and/or blighted areas. The Authority has prepared and adopted a Brownfield Plan for redevelopment of the 100 West PINE ST at ELSIE Michigan. The proposed reuse for this property is Housing. The property is contaminated with hazardous substances under environmental laws and regulations, and/or was determined by an assessor to be functionally obsolete or blighted. This document is notification to local taxing units of the Brownfield Plan for the noted property, and of the village's intent to approve the Brownfield Plan.

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

The plan will be adopted at the March 11th 2025 meeting of the village council held at 6:30 p.m. at 145 W Main St. Elsie, MI 48831. If you have any questions or comments concerning the Brownfield Redevelopment Authority you may attend the meeting and express those concerns during the public comment period. You may also direct inquiries to the Elsie Village council office.

Dated: Feb 21, 2025


Clerk