

Subject: Commission as a Whole Resolution adopting the Fifth Amended Brownfield Plan for Uptown Bay City.

Reviewed By: City Manager: Dana L. Muscott; Deputy City Manager: Tony Reyes

Prepared By: Shellene Thurston

PERTINENT FACTS:

The purpose of this recommendation is to receive approval of a resolution adopting the Fifth Amended Brownfield Plan for Uptown Bay City.

The Brownfield Plan is being amended (the "Fifth Amendment") in order to amend the boundary of MBT Credit Zone B. Consumers Energy has a utility service pole currently supporting a high voltage overhead line that runs through a portion of the planned development within MBT Zone B. Without the relocation of this line, the construction of the units G7-10 is not possible. Units G2-G6 are also unable to be constructed safely due to the risks involved with construction activities so close to this line. Due to these unforeseen circumstances, the Developer proposes to build two alternate structures, D4-12 & D14-18, that are currently located in MBT Zone A and to amend the boundary of MBT Zone B to encompass said structures. No additional eligible activities will be included under the Fifth Amendment.

The Fifth Amended Brownfield Plan for Uptown Bay City was approved by the Brownfield Redevelopment Authority on January 19, 2021 and is recommended to the City Commission for approval.

LEGAL ISSUES:

The approval of a Brownfield Plan by Brownfield Redevelopment Authority (BRA) resolution is required. At the BRA meeting on January 19, 2021, the Brownfield Authority adopted the resolution approving the Fifth Amended Brownfield Plan for Uptown Bay City.

At least 10 days prior to the public hearing, staff provided notice to and fully informed all taxing jurisdictions regarding the fiscal and economic implications of the proposed plan and provided them with an opportunity to be heard in accordance with Public Act 381 of 1986, as amended. The public hearing was held January 19, 2021.

TIME SENSITIVITY:

Impending deadline

BRIEFLY DESCRIBE THE NATURE OF THE TIME SENSITIVITY:

This plan must be submitted to the MEDC immediately upon approval, to be put on the Michigan Strategic Fund (MSF) board meeting in February 2021.

FINANCIAL CONSIDERATIONS:

There are no financial implications as a result of the Fifth Amended Brownfield Plan for Uptown Bay City, as no additional eligible activities were added.

RECOMMENDED ACTION:

Commission as a Whole resolution adopting the Fifth Amended Brownfield Plan for Uptown Bay City.
RECOMMENDATION: Approve.

ATTACHMENTS:

1. FINAL Uptown BP Amendment Memo_01.07.2020
2. Memorandum MBT Zone Adjustment Request - October 2020
3. MBT Zone Amendment Survey -17C0218-MASTER-Proposed December 2020
4. City Comm Resolution_5th Amendment_Uptown