

**CITY OF ROMULUS
CITY COUNCIL
NOTICE OF PUBLIC HEARING**

ON THE ADOPTION OF A BROWNFIELD PLAN FOR THE CITY OF ROMULUS 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 City Council of the City of Romulus on the 24th day of April 2023, at 6:00 p.m. in the City Council Chambers located at 11111 Wayne Road, Romulus, Michigan, on the adoption of a Brownfield Plan for the City of Romulus. 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 (Act 381).

The description of the proposed brownfield property is:

Land situated in the City of Romulus, Wayne County, State of Michigan, described as follows:

The eligible property consists of six (6) parcels, bounded to the north by Ecorse Road; to the east by Shook Road; to the south by Wick Road; and to the west by Cogswell Street in the City of Romulus, Michigan. The eligible property addresses and parcel identification numbers are:

- ☐ Ecorse/Wick (80028990012703) – former Wick Road Dump parcel (224.89 acres)
- ☐ 36411 Ecorse Road (80030990007000) – former Mendrek Dump parcel (40.86 acres)
- ☐ Ecorse (80030990006700) – former agricultural parcel (20.37 acres)
- ☐ 36775 Ecorse Road (80030990004000) – residential parcel (0.43 acres)
- ☐ 36695 Ecorse Road (80030990002000) – residential parcel (2.14 acres)
- ☐ Ecorse Road (80030990005700) – residential parcel (0.65 acres)

The proposed brownfield plan would allow Romulus Distribution Center to be reimbursed for eligible costs incurred to prepare the brownfield property for redevelopment. Eligible costs may include costs authorized by Act 381, including environmental, demolition, and hazardous materials costs. The brownfield plan must first be approved by the City Council.

This description of the property, along with any maps and a description of the Brownfield Plan, are available for public inspection at 11111 Wayne Road Romulus, MI 48174 Clerks Office.

Persons with disabilities who need accommodations to participate in the public hearing effectively should contact the City Clerk or send an email by 12:00 p.m. the day of the meeting to request assistance at: Ellen L. Craig-Bragg, City Clerk, 11111 Wayne Rd., Romulus, MI 48174 (734) 942-7540, clerk@romulusgov.com.

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

ELLEN L. CRAIG-BRAGG, MiPMC II, CMC
CITY CLERK
Publish: April 13, 2023

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCL 15.263a et. seq., and the Americans with Disabilities Act. (ADA).



City Council Special Meeting

Public Hearing Agenda

April 24, 2023

6:00 PM

1. Roll Call
2. Agenda - Motion to accept Public Hearing Agenda
3. Public Hearing Discussion: Romulus Distribution Center proposed Brownfield plan
4. Public Comment
5. Adjournment - Motion to adjourn the Public Hearing



MEMORANDUM

To: Honorable City Council
From: Ellen L. Craig-Bragg, City Clerk
Cc: D’Sjonaun Hockenhull, Deputy City Clerk
Date: April 20, 2023
Re: Special Meetings

There is two (2) special meetings scheduled for Monday, April 24, 2023:

- | | | |
|---------------------|-----------------------|---|
| 1. 6:00 p.m. | Public Hearing | Romulus Distribution Center proposed Brownfield Plan |
| 2. 7:00 p.m. | Study Session | NorthPoint Development updates |

INTER-OFFICE MEMORANDUM

DATE: April 6th, 2023

TO: Ellen Craig-Bragg, City Clerk

FROM: Kevin Krause, Economic Development Director/TIFA Director

SUBJECT: Public Hearing with City Council

I respectfully request a resolution to schedule a public hearing with City Council for Monday, April 24th, 2023 at 6:00 pm. The purpose of this public hearing is to discuss the Romulus Distribution Center proposed Brownfield plan north by Ecorse Road, to the east by Shook Road, to the south by Wick Road, and to the west by Cogswell Street for the City of Romulus, within which the Authority shall exercise its powers, all 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. Thirty minutes should be adequate for this matter.

If you have any questions or would like to discuss this matter further, please contact me at 248-342-0258.



AshleyCapital
opportunity into value

Romulus Distribution Center - Brownfield Plan Amendment 1 Ecorse Road & Wick Road

Brownfield Redevelopment Authority – April 20, 2023

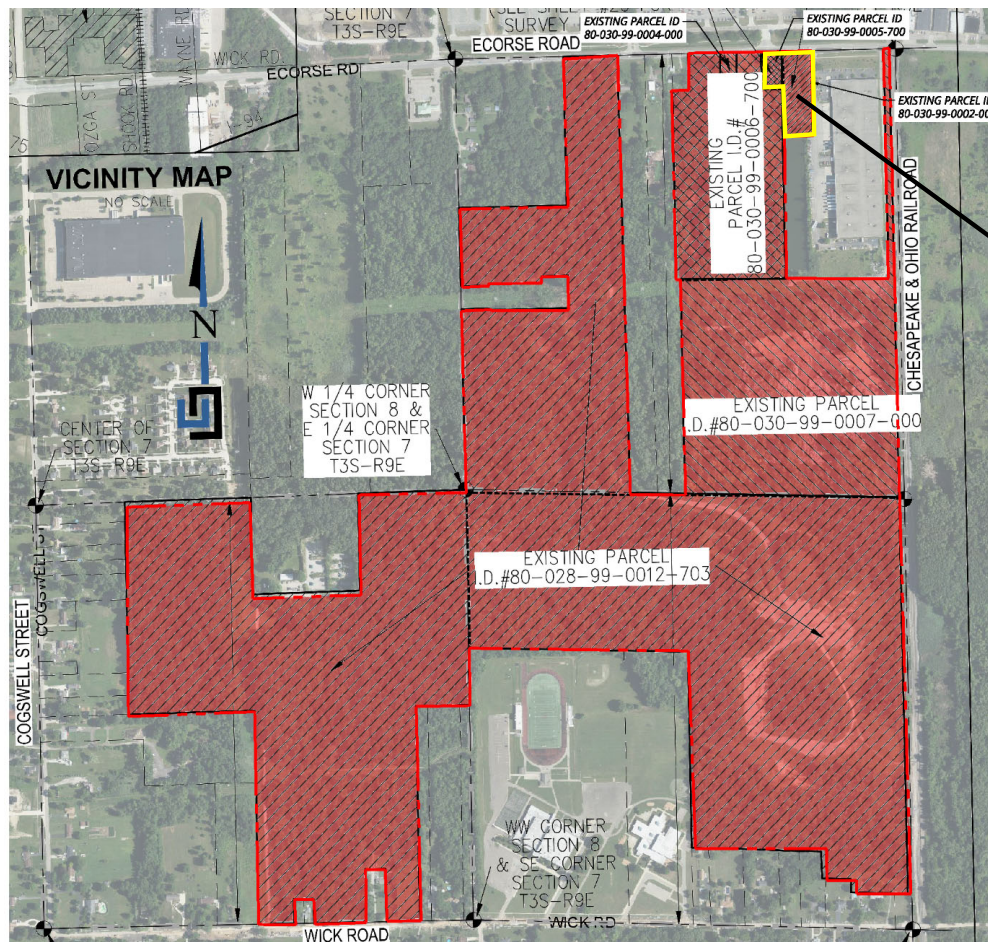


Brownfield Plan Amendment 1 (“Amendment”)

Four objectives:

1. Add eligibility definition to the Brownfield Plan (Plan) for “qualified facility” due to historical landfill.
This allows State tax increment for non-environmental activities approved by Michigan Strategic Fund (MSF).
2. Add two parcels purchased after Brownfield Plan approval in June 2022.
This satisfies city request to have entire project combined into one parcel.
3. Add site preparation and infrastructure improvements as eligible non-environmental activities approved by MSF.
Costs were shifted from environmental activities approved by EGLE.
4. Update the site plan with the larger south building now approximately 549K square feet (SF), up from approximately 470K SF.
These changes were made based on further exploration and engineering of the site.

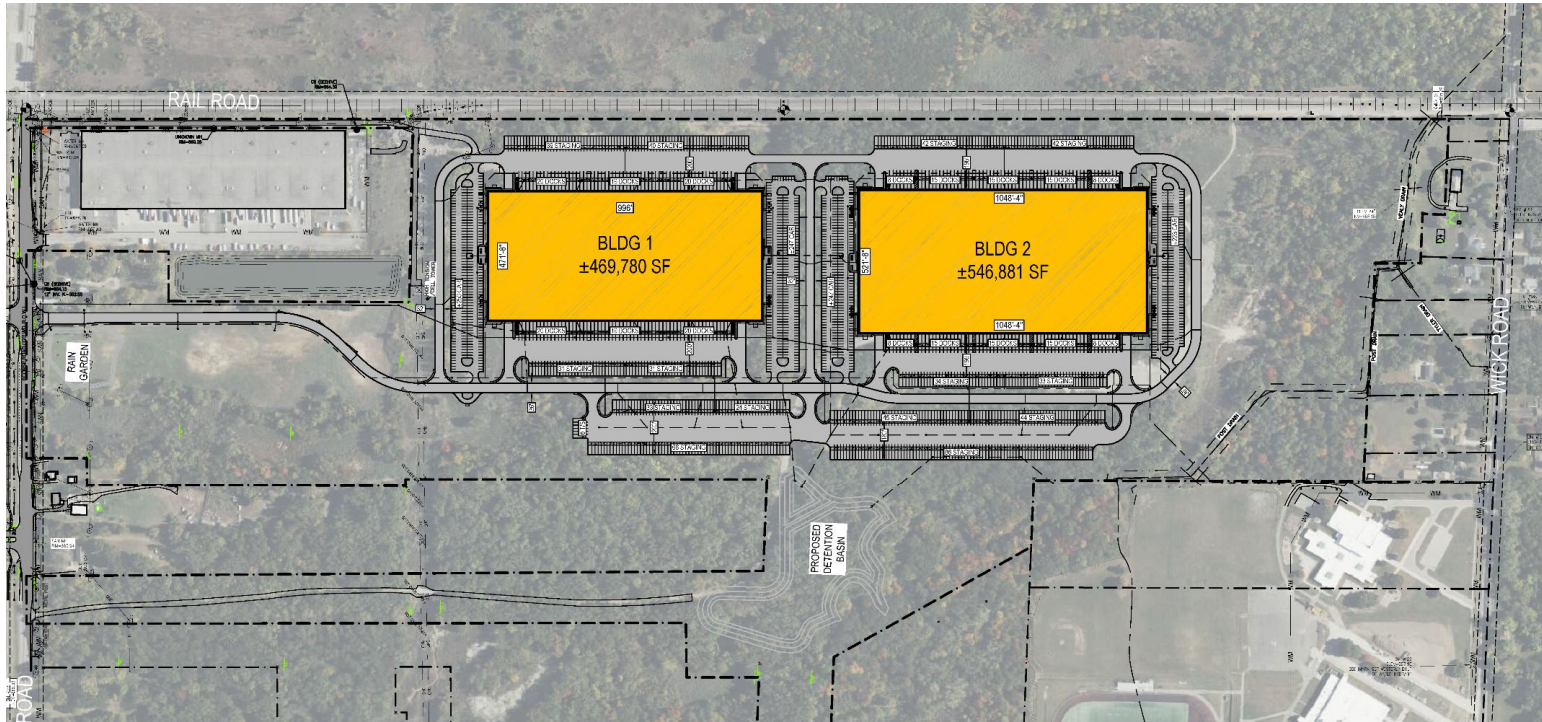
**No request for increase in cost of eligible activities. The approved amount remains \$25.1MM with a 90% capture and estimated reimbursement timeframe of 24 years (reduced from 25 years)*



2 residential parcels added after Brownfield Plan

Updated Preliminary Site Plan

**details may change in Site Plan Approval Process*



Schedule Update

1. Currently working with City on site plan approval, special land use, and zoning board of appeals.
2. EGLE/EPA Wetland permit is out for public comment.
3. Working with EGLE on Work Plan approval. Expect approval in May; needs Amendment approval.
4. Working with MSF on Work Plan approval. Expect approval in June; needs Amendment approval.
5. Pending approvals, plan to start earthwork in Summer 2023.