

**NOTICE OF PUBLIC HEARING
303 NORTH FIFTH & 312-314
DETROIT REDEVELOPMENT
BROWNFIELD PLAN
(303 N. FIFTH AVE. &
312-314 DETROIT ST.)**

The Ann Arbor City Council will conduct a public hearing at 7:00 p.m., Tuesday, July 5, 2022 in the City Hall Council Chamber, 2nd floor of the Guy C. Larcom, Jr. Municipal Building, 301 E. Huron Street, Ann Arbor, to hear all those interested in the proposed Resolution to Approve the 303 North Fifth and 312-314 Detroit Redevelopment Brownfield Plan. Approval of this resolution will allow the Brownfield Plan to advance to the Washtenaw County Brownfield Redevelopment Authority and Washtenaw County Board of Commissioners, to authorize Tax Increment Financing (TIF) to reimburse the developer and City of Ann Arbor for eligible activities, support of the Local Site Remediation Revolving Fund (LSRRF), and administrative support to the Washtenaw County Brownfield Redevelopment Authority.

The proposed Brownfield Plan identifies:

- The site is eligible for brownfield assistance through its designation as a "facility" as defined by the State of Michigan, particularly for the presence of arsenic, barium, lead, mercury, selenium, and zinc at levels greater than State-established criteria. The site was historically used as residential, drive-through convenience store, restaurants, and gas station.
- The Brownfield Plan would reimburse the developer for environmental-related activities totaling \$2,674,011 including: Environmental Due Diligence, Hazardous Material Assessment and Abatement of existing buildings; Underground Storage Tank removal, soil removal, soil characterization, soil disposal, other project management activities (e.g. testing, dust control, site control), and Brownfield Plan and Work Plan preparation.
- No non-environmental activities are proposed.

The proposed development includes:

- Demolition of two small existing buildings
- Construction of new five-story building, containing 14 residential homes and 1,850 square feet of retail or office space
- 15 vehicular parking spaces
- LEED Gold energy efficiency certification

Public comment will also be available via telephone if you do not wish to attend in person. Please note it is possible that telephone public comment may encounter technical difficulties that prevent your participation. To guarantee your comments are received, you must submit them in writing ahead of the meeting or attend in person. Telephone comments may be made during the public comment portion of the meeting by calling the following number 877-856-5247 and entering the meeting ID: 942 1273 2148.

A copy of the proposal that is the subject of this hearing will be linked in the agenda for this meeting when it is published at <https://a2gov.legistar.com/Calendar.aspx>. Questions concerning the public hearing may be directed to the City Clerk's Office by emailing the City Clerk at cityclerk@a2gov.org or calling (734) 794-6140. Questions concerning the proposal may be directed to the Planning and Development Services Unit at (734) 794-6265.

Written comments may be submitted until 4pm on the day of the meeting using the City's eComment system, which will be available alongside the agenda when it is published at <http://a2gov.legistar.com/Calendar.aspx>.

Written comments can also be directed to the City Clerk's Office, 2nd floor of City Hall, 301 E. Huron Street, Ann Arbor, MI 48107-8647 or emailed to cityclerk@a2gov.org, up until the date of City Council's final decision on this matter.

Jacqueline Beaudry, City Clerk

Published: 6/16/22 in the Washtenaw Legal News