____NOVEMBER 12, 2025

NOTICE TO ALL TAXING JURISDICTIONS

THE IONIA COUNTY BOARD OF COMMISSIONERS OF IONIA COUNTY, MICHIGAN PROPOSES TO APPROVE A BROWNFIELD PLAN FOR THE PROPERTY LOCATED AT CROOKS AVENUE AND BROOKLYN STREET, BELDING, MICHIGAN (TAX IDENTIFICATION NOS. 34-401-050-000-515-00, 34-401-050-000-510-03, and 34-401-050-000-510-04)

The County of Ionia, Michigan has established a Brownfield Redevelopment Authority (the "Authority") in accordance with the Brownfield Redevelopment Financing Act, Act 381 of the Michigan Public Acts of 1996, as amended ("Act 381"). Act 381 was enacted to provide a means for local units of government to facilitate the revitalization of eligible brownfield sites and facilitate development of workforce housing. The Authority Board has approved a Brownfield Plan to facilitate development of the property located at Crooks Avenue and Brooklyn Street, Belding, Michigan. (Please refer to the attached map).

The project area is three parcels totaling approximately 3.4 acres in size along Crooks Avenue & Brooklyn Street in the City of Belding. The Developer plans to develop the Site with 17 new 3-bedroom, 2-bath homes for sale. This project will provide affordable housing for individuals and families earning up to 120% of Ionia County's AMI. It will expand the tax base, result in significant capital investment into the community, creating new housing opportunities in a community where quality housing is needed.

Act 381 permits the use of tax increment financing to finance development projects included in a Brownfield Plan. Tax increment financing allows the Authority to capture tax revenues attributable to increases in the taxable value of the "eligible property." Increases in taxable value may be attributable to various factors, including new construction, rehabilitation, remodeling, alterations, additions, and the installation of personal property on the site.

The redevelopment for the site includes eligible infrastructure and safety improvements. The costs developed and included in this Plan are based on project estimates from contractors. This Brownfield Plan anticipates the capture of real property taxes from local tax increment revenues. Eligible costs incurred by the Ionia County Brownfield Redevelopment Authority are also included in the Plan as an eligible expense. These will be reimbursed with local tax increment revenues only.

The plan will be considered for adoption at the ___, meeting of the Ionia County Board of Commissioners held at ___ in the Ionia County Administration Building – Board Room, 101 W Main Street, Ionia, MI 48846. If you have any questions or comments concerning the Brownfield Plan you may attend the meeting and express those concerns during the public hearing, which begins at approximately ___. You may also direct inquiries to the Brownfield Redevelopment Authority of Ionia County,100 W Main Street, Ionia, MI 48846.

Sincerely,

Authorized Officer, Ionia County Commission