



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ (989) 725-0599 ▪ FAX (989) 723-8854

DATE: 11.9.2021
TO: CITY COUNCIL
FROM: CITY MANAGER
SUBJECT: Set Public Hearing – Robbins Brownfield Termination – 1231 W Main St

NOTES:

In May, 2021 the city approved a resolution “rescinding” the Brownfield for this property. The State said that the proper terminology was not used and that the city’s resolution needed to follow the letter of PA 381 to read that the Brownfield was “terminated.”

BACKGROUND:

In 2006, the City approved a brownfield tax increment plan for the old Robbins Furniture property. The project involved demolishing 5 buildings and converting the remaining 2 into a combination of commercial and residential. The demolition and environmental remediation was completed and a new parking lot put in but the project stopped there except for the addition of a gym facility.

A brownfield loan was granted with a developer-owned property in Owosso Township serving as collateral, but when the developer decided not to pursue the mixed use portion of the project, the loan dollars were returned and the mortgage satisfied.

The owner – and original developer – has not paid property taxes timely for the following years: 2007-2009, 2012-2015, and 2017 to present. In these years, the taxes went delinquent and collection occurred at the county level.

The City’s abatement policy requires timely payment of property taxes in order for abated properties to retain any tax incentives they were granted.

The City’s brownfield fund for this project currently holds about \$47,000 that cannot be reimbursed to the developer because of these late tax payments in violation of the city’s tax abatement policy.

RECOMMENDATION:

Schedule a public hearing for December 6 at 7:30 P.M. at Owosso City Hall to receive public comment on the termination of the Brownfield Plan for the Robbins Property located at 1231 W Main St for failure to pay taxes timely.

RESOLUTION NO.

**SETTING A PUBLIC HEARING TO CONSIDER TERMINATION OF
BROWNFIELD PLAN #9 ROBBINS LOFT, LLC – 1231 W MAIN ST**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, approved a Brownfield Plan for 1231 W Main Street in 2006; and

WHEREAS, the City of Owosso approved this Brownfield Plan according the city's tax abatement policy, requiring timely payment of property taxes to remain eligible for the tax incentives outlined in the plan; and

WHEREAS, the plan was amended and the revised project was completed but taxes were not paid timely in 2007, 2008, 2009, 2012, 2013, 2014, 2015, 2017, 2018, 2019, 2020, and 2021; and

WHEREAS, notice was provided to the owner of the property by certified mail dated October 29, 2021.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: The City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to hold a public hearing on Monday, December 6, 2021 at 7:30 P.M. in the City Hall Council Chambers to consider termination of the Brownfield Plan #9 – Robbins Loft, LLC for 1231 W Main Street.



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Robbins Lofts, LLC
1231 W Main St
Owosso, MI 48867

DATE: October 29, 2021

Dear Mr. Larivey:

The City of Owosso finds it necessary and in the public interest to hold a public hearing on December 6, 2021 at 7:30 P.M. at City Hall (301 W Main Street, Owosso, MI 48867) to discuss and decide whether or not to terminate the Brownfield Plan (BRA) plan for your property known as the 'Robbins Property' located at 1231 W Main Street, Owosso, MI 48867.

The City is holding this BRA plan termination hearing because you – as the BRA plan developer and property owner – have not abided by the city's tax abatement policy requiring that all tax payments shall be made timely. If approved, this termination of the BRA plan will be effective on December 31, 2022.

Please contact me if you have any questions.

Sincerely,

Nathan Henne
City Manager
City of Owosso
Nathan.henne@ci.owosso.mi.us
989-725-0569