

**NOTICE OF PUBLIC HEARING ON COMMERCIAL REHABILITATION EXEMPTION
FOR VILLAGE AT THE PARK, LLC, 8525 COLE DR., WARREN, MICHIGAN**

Please take notice that the Council of the City of Warren, will be conducting a public hearing to consider and approve a Brownfield Plan Amendment #4 for the multi-family housing development known as “Village at the Park” Apartments at 8525 Cole Dr., Warren, Michigan, Parcel No. 13-10-376-004 (“the Property”), and an assignment of the Brownfield Plan from Cole Street Investments, LLC to Village at the Park, LLC (“Developer”).

The Council of the City of Warren has established a Brownfield Redevelopment Authority “the Authority”, in accordance with the Brownfield Redevelopment Financing Act, Act, Act 381 of the Public Acts of 1996, as amended by Act No. 90 of 2023 (“the Act”). The Act allows local units of government to facilitate the revitalization of environmentally distressed, functionally obsolete or blighted areas. The Act permits the Authority to capture tax revenues attributable to increases in the taxable value of real and personal property located on the “eligible property” and reimburse developers for its eligible activities, which may include remediation, new construction, rehabilitation, remodeling, alterations or prep work on functionally obsolete or blighted property.

The Property is the vacant site of the former blighted school building known as Hartsig Junior High School, which is functionally obsolete. On October 27, 2020, the Warren City Council approved a Brownfield Plan for the development of multi-family apartment buildings. The developer Cole Street Investments, LLC intends to sell the Property. The buyer is seeking an assignment and amendment to the Brownfield Plan to develop the project through its recently formed entity, Village at the Park, LLC. The amended plan conforms to the original plan to develop four multi-family residential apartment buildings with a total of 138 units, with minor amendments to remove the below grade level and relocate the detention pond (“Amended Plan”).

The description of the property along with maps and the Amended Plan are available for public inspection at the Department of Community, Economic and Downtown Development, located at City Hall, One City Square, Suite 215, Warren, Michigan, 48093. The Amended Plan allows Village at the Park, LLC to be reimbursed for its eligible costs incurred in the residential development, with captured TIF funds, which will include school operating taxes.

The Amended Plan will be considered for adoption at the meeting of the Warren City Council on **Tuesday, October 14, 2025, at 7:00 p.m.**, or soon thereafter, in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092. Members of the public are invited to express concerns during the public comment portion of the hearing, or may submit written comments by October 14, 2025, directed to mkamp@cityofwarren.org.

Any person with a disability who needs accommodation to participate in this meeting may contact the City of Warren Council Office at (586) 258-2060, 48 hours in advance to request assistance.