



**NOTICE OF PUBLIC HEARING  
CITY OF NORTHVILLE, COUNTY OF WAYNE, STATE OF MICHIGAN**

**NOTICE OF PUBLIC HEARING ON THE ADOPTION OF A BROWNFIELD PLAN FOR THE REDEVELOPMENT  
OF THE NORTHVILLE DOWNS, 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 Northville on the 18<sup>th</sup> day of September, 2023 , at 7:00 p.m. in the Council Chambers of the City of Northville located at 215 W. Main Street, Northville, Michigan, 48167 , on the adoption of a Brownfield Plan for the Redevelopment of The Northville Downs Property.

The City Council 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.

The description of the proposed brownfield property is:

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

Address	Parcel ID	Legal Description
301 S Center St	48-004-01-0183-000	03M183 M197B LOT 183 ALSO THAT PART OF LOT 197 DESCRIBED AS BEGINNING AT A POINT ON THE N LINE OF SAID LOT DISTANT S 68D 02M 25SEC W 208.23 FT FROM THE SE CORNER OF LOT 196 AND PROCEEDING TH S 10D 46M E 306.32 FT TH S 42D 19M 19SEC W 84.08 FT TH N 88D 23M 08SEC W 494.25 FT TH N 42D 27M 56SEC W 95.18 FT TO THE N LINE OF LOT 197 TH ALONG THE BOUNDARY OF SAID LOT N 79D 13M 26SEC E 500.0 FT AND N 10D 46M W 150.0 FT AND N 68D 02M 25SEC E 101.94 FT TO THE POB; ALSO THE SLY HALF OF VACATED BEAL ST LYING N OF LOT 183; ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
301 S Center St	48-004-01-0197-003	03M197A1 THAT PART OF LOT 197 DESCRIBED AS BEGINNING AT THE MOST NLY CORNER OF LOT 197 AND PROCEEDING TH S 68D 02M 25SEC W ALONG THE NLY LOT LINE 208.23 FT TH S 10D 46M E 306.32 FT TH S 42D 19M 19SEC W 84.08 FT TH S 88D 23M 08SEC E 68.83 FT TH N 86D 23M 43SEC E 238.68 FT TH N 14D 58M 56SEC W ALONG THE E LOT LINE 442.94 FT TO THE POB ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
318 River St	48-004-01-0187-000	03M187 TO 195A LOTS 187 TO 193 INCL ALSO THAT PART OF LOTS 194 AND 195 LYING EAST OF THE CENTER LINE OF ROUGE BRANCH CREEK ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
301 S Center St	48-004-01-0194-002	03M194B 195B THAT PART OF LOTS 194 AND 195 LYING WEST OF THE CENTER LINE OF ROUGE BRANCH CREEK ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
301 S Center St	48-004-01-0184-000	03M184 LOT 184 ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR

301 S Center St	48-004-01-0186-000	03M186 LOT 186 ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
301 S Center St	48-004-01-0185-000	03M185 LOT 185 ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
301 S Center St	48-004-01-0182-002	03M182B PART OF LOT 182 BEG AT SW COR OF SAID LOT TH N84DEG 24M 40S E 162.81FT TH N04DEG 38M 20S W 225.51FT TH WLY 163.75FT TH S04DEG 35M 20S E 225FT POB ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
301 S Center St	48-004-01-0182-001	03M182A LOT 182 EXC PART BEG AT SW COR OF SAID LOT TH N84DEG 27M 40S E 162.81FT TH N04DEG 38M 20S W 225.51FT TH WLY 163.75FT TH S04DEG 35M 20S E 225FT TO POB; ALSO THE WLY HALF OF VACATED CHURCH ST LYING E OF THE ABOVE DESC PART OF LOT 182; ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
301 S Center St	48-004-02-0072-002	03N72B LOT 72 EXC E PT MEAS 19FT ON N LINE AND 24FT ON S LINE ASSESSORS NORTHVILLE PLAT NO 1 T1SR8E L66 P45 WCR
301 S Center St	48-004-01-0181-000	03M181 LOT 181; ALSO THE WLY HALF OF VACATED CHURCH ST LYING E OF LOT 181; ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
301 S Center St	48-004-01-0178-000	03M178 179 180 LOTS 178 179 AND 180; ALSO THE WLY HALF OF VACATED CHURCH ST LYING E OF LOTS 178 179 AND 180; ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
301 S Center St	48-004-01-0177-001	03M177A LOT 177 EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT THE NE CORNER OF SAID LOT AND PROCEEDING TH S 5D 39M 20SEC E ALONG THE E LOT LINE 110.52 FT TH S 86D 05M 30SEC W 94.50 FT TH N 4D 53M 10SEC W 109.47 FT TH N 85D 30M 10SEC E ALONG THE N LOT LINE 93.10 FT TO THE POB ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
E Cady St (vacant)	48-004-01-0176-000	03M176 LOT 176 ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
E Cady St (vacant)	48-004-01-0175-002	03M175B S 150 FT OF LOT 175 ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
301 S Center St	48-004-01-0174-002	03M174B LOT 174 EXC N 124.03FT THEREOF ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
341 Beal	48-004-02-0073-000	03N73--82A LOTS 73 TO 78 INCL ALSO LOT 79 EXC THE E 75.89FT ALSO LOTS 80 AND 81 ALSO LOT 82 EXC THE E PT MEAS 10FT ON THE N LINE AND 10.16FT ON THE S LINE OF SAID LOT; ALSO THE ELY HALF OF VACATED CHURCH ST BETWEEN CADY AND BEAL STS AND LYING W OF LOTS 75 THRU 80 INCL AND THE NLY HALF OF VACATED BEAL ST LYING S OF LOTS 80 AND 81; ASSESSORS NORTHVILLE PLAT NO 1 T1SR8E L66 P45 WCR
301 S Center St	48-004-01-0177-002	03M177B THAT PART OF LOT 177 DESCRIBED AS BEGINNING AT THE NE CORNER OF SAID LOT AND PROCEEDING TH S 5D 39M 20SEC E ALONG THE E LOT LINE 110.52 FT TH S 86D 05M 30SEC W 94.50 FT TH N 4D 53M 10SEC W 109.47 FT TH N 85D 30M 10SEC E ALONG TH N LOT LINE 93.10 THE POB; ALSO THE WLY HALF OF VACATED CHURCH ST LYING E OF THE ABOVE DESC PART OF LOT 177; ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
118 E Cady St	48-004-01-0172-302	03M171 172 173 174A 175A LOT 171, 172 AND 173; THE N 124.03 FT OF LOT 174; ALSO LOT 175 EXC THE S 150 FT THEREOF; ASSESSORS NORTHVILLE PLAT NO 2 T1SR8E L66 P44 WCR
S Center St (vacant)	48-003-03-0219-000	03K219 LOT 219 ASSESSORS NORTHVILLE PLAT NO 3 T1S R8E L66 P43 WCR
301 S Center St	48-003-03-0220-000	03K220 LOT 220 ASSESSORS NORTHVILLE PLAT NO 3 T1S R8E L66 P43 WCR

301 S Center St	48-003-03-0226-001	03K226A 227 228A 228B1 LOTS 226 227 AND 228 EXC THE W 50FT THEREOF ASSESSORS NORTHVILLE PLAT NO 3 T1S R8E L66 P43 WCR
105 Fairbrook St	48-003-03-0223-000	03K223 LOT 223 ASSESSORS NORTHVILLE PLAT NO 3 T1S R8E L66 P43 WCR
109 Fairbrook St	48-003-03-0224-000	03K224 LOT 224 ASSESSORS NORTHVILLE PLAT NO 3 T1S R8E L66 P43 WCR

The proposed brownfield plan would allow the developer, and the BRA, or other party to be reimbursed for eligible costs incurred to prepare the brownfield property for redevelopment. Eligible costs may include environmental and site demolition costs. The brownfield plan must first be approved by the City of Northville City Council.

This description of the property along with any maps and a description of the Brownfield Plan are available for public inspection at The City of Northville City Clerk's Office.

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

Published: September 7, 2023

MICHAEL SMITH, CITY CLERK  
CITY OF NORTHVILLE