



PLAINFIELD CHARTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT

6161 Belmont Avenue N E • Belmont, MI 49306 • 616.364.1190 • plainfieldmi.org

MEMO

TO: Cameron Van Wyngarden, Township Superintendent

FROM: Elizabeth Curcio, Planner

DATE: May 6, 2026

RE: Brownfield Plan Proposal – Raven Townhomes – Housing Development

Introduction & Project Description

The Township Board is being asked to enter into a 10-year Brownfield Redevelopment Plan (the Plan) for the Ravens Townhome project, a townhome development at 3144 5 Mile Road, with an additional 5 years of capture for the Local Brownfield Revolving Fund (LBRF). A public hearing is required for this request.

The project is being represented by developer Dave Visser, Raven Townhomes, LLC. The Plan was prepared by Jared Belka, attorney with Warner Norcross + Judd LLP. The Plainfield Charter Township Brownfield Redevelopment Authority (PCTBRA) reviewed the Plan at their April 16, 2026, meeting and unanimously recommended that the Township Board approve the Plan as presented.

The subject property is located at the southwesterly intersection of East Beltline Avenue and 5 Mile Road and comprises just over 3 acres. The property was once improved with a 1970s-era single-family home, which was demolished last year. The applicants are requesting a Brownfield Redevelopment Plan to assist in the financing of a multifamily housing development with 6 two-story, 4-unit-attached townhome buildings, totaling 24 units, with 5 of the units reserved for workforce housing. The project received a PUD rezone in 2024, and site plan approval in January of 2025. The project has been under construction since that time.

The applicants are requesting a 10-year Tax Increment Finance (TIF) reimbursement period plus a 5-year LBRF capture period, for an estimated total tax increment capture of \$978,201: \$340,747 in local tax increment capture and \$364,758 in State (School Operating and State Education Tax) tax increment capture, plus administrative fees & brownfield revolving fund capture. This will equate to approximately \$655,505 in developer reimbursement. See the chart below:

Reimbursement Activity	Cost
Developer Eligible Activities (Housing Development Activities – Financing Gap)	Up to \$655,505
Implementation Costs	\$ 50,000
Work Plan Preparation	\$ 30,000
BRA Administrative Fee (5% Local-Only)	\$ 28,067
State Brownfield Redevelopment Fund (SBRF)	\$ 52,108
BRA Local Brownfield Revolving Fund (LBRF) Capture (5 Years)	\$192,521
Total	\$978,201

Act 381 Requirements

The property is eligible for a Brownfield Redevelopment Plan because the end use is housing. Per the latest updates to the State's Brownfield Act 381 of 1996 as amended (Act 381), the Township can approve a TIF plan to incentivize housing development as a community benefit. The property and the proposed housing activity expenses are eligible expenses for reimbursement. The developer is only seeking reimbursement for the financing gap associated with the creation of a housing project. They are committing 5 units be maintained as "workforce housing affordable" for the duration of the developer reimbursement period of 10 years, which is just over the required 20% of the 24 total units.

Financial Summary

Including TIF support, the project's rates of return on investment is 6.79%, and the debt service coverage ratio for the project is 1.23. These figures are within the range that the Michigan Economic Development Corporation wants to see for developments, meaning that the project is financially viable but not overly profitable for the developer.

Township's Guidance Document Incentive Criteria

The applicants have met the following criteria for incentives:

- **Base Incentive:** 10 years
 - o The project provides workforce rate and market rate housing, both of which is a documented need in the Township, as well as the greater region. This provides a clear community benefit and is therefore eligible for the base incentive.
- **Housing Project:** 5 years
 - o The project provides 24 housing units that are a "missing middle" housing type. This means that the product type is between a traditional multifamily apartment complex and a single-family home. These product types are desirable for community balance.
- **Workforce Housing:** 1 year
 - o 20% of the project's units will be income restricted to those earning less than 120% of the area median income.

TOTAL PER THE TOWNSHIP'S GUIDANCE DOCUMENT: The project is eligible for 16 years of reimbursement. The Developer is asking for 10 years, with an additional 5 years for revolving fund capture.

Recommendation

As mentioned, the PCTBRA considered this project at their April 16, 2026 meeting, and unanimously recommended that the Township Board approve the Brownfield Redevelopment Plan for the Raven Townhomes project at 3144 5 Mile for a period of 10 years, with an additional 5 years of capture for the Local Brownfield Revolving Fund, based on the following findings of fact:

1. The subject property is eligible for Act 381 Tax Increment Financing as a housing property.
2. The expenses requested for reimbursement are eligible under Act 381.
3. The end use project has the following elements that meet with the Township's criteria for investment:
 - a. Missing Middle Housing Provision
 - b. Workforce Housing Provision

Suggested Motion to Approve.

If the Township Board is inclined to approve this request, we offer the following motion for their consideration:

"I move that the Township Board approve the resolution creating a Brownfield Redevelopment Plan for Raven Townhomes, a housing project at 3144 5 Mile Road, for a period of 10 years, with an additional 5 years of capture for the State & Local Brownfield Revolving Funds, based on the following findings of fact:

1. The subject property is eligible for Act 381 Tax Increment Financing as a housing property.
2. The expenses requested for reimbursement are eligible under Act 381.
3. The end use project has the following elements that meet with the Township's criteria for investment:
 - a. Missing Middle Housing Provision
 - b. Workforce Housing Provision

Suggested Motion to Postpone the Application

If the Township Board needs additional information, or if the Township Board is inclined to deny the application, staff recommends that they postpone the application to the next available meeting to give the Township Attorney an opportunity to draft a recommended motion for denial. If this option is preferred, we offer the following motion for their consideration:

“I move that the Township Board postpone the Brownfield Redevelopment Application for 3144 5 Mile Road until the June 8, 2026, meeting.”

Please feel free to reach out to the Community Development Department with any questions.

Attachments