



CITY OF
**Sterling
Heights**

InnovatingLiving

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<i>Mayor Pro Tem</i>	Liz Sierawski
<i>Councilwoman</i>	Deanna Koski
<i>Councilman</i>	Michael V. Radtke Jr.
<i>Councilwoman</i>	Maria G. Schmidt
<i>Councilman</i>	Henry Yanez
<i>Councilwoman</i>	Barbara A. Ziarko

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Dear Macomb County Representatives:

We are writing to ask for your assistance in securing critically needed amendments to the Transformational Brownfield Program (TBP) in order to unlock one of the most significant and transformative redevelopment initiatives in Macomb County's history.

As you may know, the TBP program was created to make Michigan's largest and most challenging—but also most impactful—brownfield redevelopment projects possible. Given the extensive costs to bring these brownfield sites back to life, these transformational projects are simply not possible without smart public policy.

The TBP program is an enhanced form of brownfield tax increment financing, arguably the most proven and popular redevelopment tool in Michigan. Unlike other programs, the TBP program does not provide any "cash up front," but rather dedicates a portion of the *new* tax revenues generated from a project over time to help make the project financially possible. It is a true win-win, as sites that are generating little to no tax revenue and community benefit are not only redeveloped into vibrant community assets, but also generate new tax revenue beyond the portion reinvested through the TBP program.

When initially enacted in 2017, the TBP set a cap of \$40 million per year in total authorized support for all projects. That cap is essentially exhausted, meaning that critical projects in Macomb and throughout the state cannot receive support through the TBP program unless the cap is extended.

Specifically, the TBP program represents a critical element of the financing strategy for the transformational Lakeside Mall redevelopment. Like so many outdoor malls built during the 1970s, Lakeside Mall has fallen on difficult times over the past decades. Once a centerpiece of our community, Lakeside Mall is today a large, decaying asset sitting in the heart of Sterling Heights and Macomb County.

The transformational redevelopment of Lakeside Mall will replace this challenged and underutilized asset with thousands of units of new housing, vibrant restaurants, public spaces, and new in-demand shopping and entertainment concepts. It will be a national model for transforming last-generation malls into today's mixed-use town centers, and it will make Sterling Heights and Macomb the destination of choice for families looking for a vibrant place to live and play.

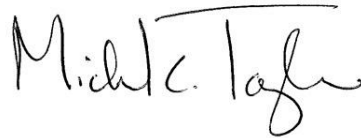
We hope that you can not only support these critical amendments to increase the cap and make other necessary improvements to the TBP program, but be champions for this legislation as a truly transformational opportunity for our community.

Please do not hesitate to reach out to us if we may be of further assistance.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'MH' with a large, sweeping flourish underneath.

Mark Hackel
Macomb County Executive

A handwritten signature in black ink that reads 'Michael C. Taylor' in a cursive style.

Michael C. Taylor
Mayor, Sterling Heights