

NOTICE OF PUBLIC HEARING
LEELANAU COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY
REGARDING ADOPTION OF A BROWNFIELD PLAN

BLUEBIRD REDEVELOPMENT PROJECT, LELAND TOWNSHIP
LEELANAU COUNTY, MICHIGAN

TO ALL INTERESTED PERSONS IN LEELANAU COUNTY

PLEASE TAKE NOTICE that the Leelanau County Board of Commissioners will hold a Public Hearing on Tuesday, the 21st day of November 2023, at 6:00 p.m., Eastern Daylight Time in the Board of Commissioners Meeting Room, Leelanau County Government Center, 8527 E. Government Center Dr., Suttons Bay, MI, 49682 to receive public comment on a Brownfield Redevelopment Plan to include therein the property located at 102 E. River Street and 101 S. Main Street, Leland MI 49654. The following legal parcels are included in the “eligible property”:

Parcel ID 009-750-111-50 and 009-750-120-00

The property consists of two parcels of property in Leland Township. The property subject to this brownfield plan is the geographic area described within this plan, inclusive of any parcel splits, combinations, new parcel tax identification numbers, or address changes that may occur in the future.

The redevelopment involves demolishing the “functionally obsolete” existing Bluebird restaurant and rebuilding a smaller, more efficient, and sustainable restaurant closer to the serene Leland River. In a few years, the adjacent former Early Bird restaurant will be demolished and redeveloped as a mixed-use space as well. Primary eligible activities include pre-approved environmental activities, due care activities, asbestos abatement, building demolition, and site demolition.

The Brownfield condition that qualifies 102 E. River Street as eligible is that it is considered functionally obsolete as defined in section 125.2652(u) of the Brownfield Redevelopment Financing Act, Act 381 of 1996, as identified by the Township Assessor on March 22, 2023. The parcel located at 101 S. Main Street is adjacent and contiguous to 102 E. River Street and therefore also meets the definition of “eligible property” under the Act.

The Brownfield Plan, which includes a site map and legal description of the parcel, is available for public inspection at the Leelanau County Government Center, 8527 E. Government Center Dr., Suite 108 Suttons Bay, MI, 49682. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from Ms. Trudy Galla, Director of Brownfield Redevelopment Authority, at tgalla@leelanau.gov or (231) 256-9812.

Leelanau County will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities upon twenty-four (24) hours’ notice to Leelanau County. Individuals with disabilities requiring auxiliary aids or services should contact the Leelanau County Clerk by calling as following:

Michelle L. Crocker
Leelanau County Clerk
231/256-9824