

RESOLUTION #2015-14

TO APPROVE AN OBSOLETE PROPERTY REHABILITATION EXEMPTION
CERTIFICATE APPLICATION PURSUANT TO PUBLIC ACT 146 OF 2000 AS
AMENDED.

Purpose and Finding: The Obsolete Property Rehabilitation Act (OPRA, Public Act 146 of 2000 provides for a tax incentive to encourage the redevelopment of obsolete buildings. The tax incentive is designed to assist in the redevelopment of older buildings in which a facility is contaminated, blighted or functionally obsolete. The goal is to rehabilitate older buildings into vibrant commercial and mixed-use projects. Albion Institute, LLC has applied to the City of Albion for approval of an Exemption Certificate pursuant to OPRA for 101 N. Superior St., Albion, MI 49224. It is anticipated that redevelopment of this site will increase commercial activity in the downtown area, create employment, and revitalize urban areas of the City.

Council Member Barnes moved, supported by Council Member Krause, to approve the following resolution

WHEREAS, pursuant to Public Act 146 of 2000, the City of Albion is Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the City of Albion legally established the City of Albion Obsolete Property Rehabilitation District on April 4, 2011 after a public hearing held on April 4, 2011 and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974, does not exceed 5% of the total taxable value of the City of Albion; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on November 17, 2014; and

WHEREAS, the applicant, Albion Institute, LLC, is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant, Albion Institute, LLC, has provided answers to all required questions under the application instructions to the City of Albion; and

WHEREAS, the City of Albion requires that rehabilitation of the facility shall be completed by May 30, 2016; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Albion eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, or revitalize urban area; and;

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(1) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED, the Albion City Council hereby grants an Obsolete Property Rehabilitation Exemption to Albion Institute, LLC for the real property, excluding land, located in the City of Albion Obsolete Property Rehabilitation District at 101 N. Superior St., Albion, MI 49224 for a period of twelve (12) years, beginning December 31, 2015, and ending December 30, 2027, pursuant to the provisions of Public Act 146 of 2000, as amended.

I hereby certify that the above resolution was adopted on March 16, 2015 in a regular session of the Albion City Council, and this is a true copy of that resolution.

Ayes 6

Nays 0

Absent 1 (Wheaton)



Jill Domingo, Clerk

March 16, 2015