



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

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June 28, 2023

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226


**RE: Resolution Approving an Obsolete Property Rehabilitation Exemption Certificate, on Behalf of St. Agnes Lofts, LLC in the area of 1925 S La Salle Gardens, Detroit, Michigan, in Accordance with Public Act 146 of 2000. (Petition #1531 A)**

Honorable City Council:

On **July 6, 2023**, a public hearing in connection with approving an Obsolete Property Rehabilitation Exemption Certificate for the above-captioned property was held before your Honorable Body's Planning and Economic Development Committee. All interested persons and organizations were given an opportunity to be heard. No impediments to the approval of this certificate were presented during the hearing.

**St. Agnes Lofts, LLC** has submitted satisfactory evidence that they possess the necessary financial resources required to develop this property in accordance with Public Act 146 of 2000 ("the Act") and the Obsolete Rehabilitation Exemption Certificate Agreement for the project.

Respectfully submitted,

DocuSigned by:  
  
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Kelly R. Vickers  
Chief Housing Development & Investment Officer

KV/jc

cc: G. Fulton, Mayor's Office  
A. Bryant, PDD  
J. Schneider, HRD  
J. Cook, HRD



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**By Council Member** \_\_\_\_\_

**WHEREAS, St. Agnes Lofts, LLC (“Applicant”)**, has filed with the City Clerk an Application for an Obsolete Property Rehabilitation Exemption Certificate, under Public Act 146 of 2000 (“the Act”) in a City of Detroit Obsolete Property Rehabilitation District in the manner and form prescribed by the Michigan State Tax Commission; and

**WHEREAS**, this City Council is a Qualified Local Governmental Unit as defined by the Act; and

**WHEREAS**, this City Council on **January 27, 2022**, held a public hearing in connection with approving an Obsolete Property Rehabilitation District in accordance with the Act before the Planning and Economic Development Committee; and

**WHEREAS**, this City Council on **February 1, 2022**, established by Resolution an Obsolete Property Rehabilitation District in the vicinity of **1925 S La Salle Gardens**, Detroit, Michigan; and

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

**WHEREAS**, the Applicant is not delinquent in any taxes related to the facility; and

**WHEREAS**, the Application is for obsolete property as that term is defined in Section 2(h) of the Act, which property is owned by the Applicant; and

**WHEREAS**, commencement of the rehabilitation of the subject 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 the Act and which is situated within the aforesaid City of Detroit Obsolete Property Rehabilitation District and

**WHEREAS**, completion of the rehabilitation is calculated to, and will at the time the Certificate is issued, have the reasonable likelihood of increasing and/or retaining employment, increasing commercial activity, revitalizing an urban area, or increasing the number of residents in the community in which the facility is located; and

**WHEREAS**, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at the commencement of the rehabilitation as provided by Section 2 (l) of the Act; and

**WHEREAS**, this City Council has granted until of **May 31, 2025**, for the completion of the rehabilitation; and



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**WHEREAS**, on **July 6, 2023**, in the City Council Committee Room, 13<sup>th</sup> Floor, Coleman A. Young Municipal Center, Detroit, Michigan, a formal public hearing was held on aforesaid application, at which time the Applicant, the Assessor, the general public, and representatives of the affected taxing units had an opportunity to be heard; and

**WHEREAS**, notice was given by certified mail to the Detroit Board of Education, the City of Detroit Board of Assessors, the Wayne County Board of Commissioners, Wayne County Community College, the Wayne County Intermediate School District, the Huron-Clinton Metropolitan Authority, the Applicant, and by publication to the general public, informing them of the receipt of the Application, the date and location of the Public Hearing, and the opportunity to be heard;

**NOW THEREFORE BE IT**

**RESOLVED**, That it is hereby found and determined that the granting of an Obsolete Property Rehabilitation Exemption Certificate, considered together with the taxable value of Obsolete Property Rehabilitation Exemption Certificates and Industrial Facilities Exemption Certificates if previously granted and currently in force, will not have the effect of substantially impeding the operation of the local governmental unit or impairing the financial soundness of any other taxing unit which levies an ad valorem property tax with the City of Detroit; and be it further

**RESOLVED**, That it is hereby found and determined that the Applicant has complied with the requirements of the Act; and be it further

**RESOLVED**, That the application of **St. Agnes Lofts, LLC** for an Obsolete Property Rehabilitation Exemption Certificate, in the City of Detroit Obsolete Property Rehabilitation District is hereby approved for a period of **Twelve (12)**, with the certificate beginning **December 31, 2023**, and the certificate expiring **December 31, 2035**, in accordance with the provisions of the Act; and be it finally

**RESOLVED**, That the City Clerk shall forward said application to the Michigan State Tax Commission as provided by the Act; and be it further

**RESOLVED**, That the rehabilitation of the facility shall be completed no later than **May 31, 2025**, unless an extension of that time period is granted by this City Council, which extension shall be granted if this City Council determines that the rehabilitation of the facility is proceeding in good faith and the proposed extension is reasonable; and be it finally

**RESOLVED**, That the City of Detroit's Planning and Development Department and City Assessor's Office are hereby authorized to enter into, substantially in the form attached hereto, an Obsolete Property Rehabilitation Exemption Certificate Agreement and attached Summary of Procedures for the purpose of establishing the operating procedures for and implementing the aforesaid Certificates.