

"Walk-on"  
PED



Housing and Revitalization  
Department

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

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

October 17, 2024

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave., Suite 1340  
Detroit, MI 48226

**Re: Request to Extend an Obsolete Property Rehabilitation Exemption Certificate 03-18-0026 on behalf of Hotel St. Regis Holdings, LLC in the area of 3701 W. Grand Boulevard, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Related to Petition #365).**

Honorable City Council:

The Housing and Revitalization Department and Law Department have reviewed the application of **Hotel St. Regis Holdings, LLC** and find that it satisfies the criteria set forth in section 7 of Public Act 146 of 2000 “[i]f the number of years determined by the legislative body of the qualified local governmental unit for the period a certificate remains in force is less than 12 years, the review of the certificate for the purpose of determining an extension shall be based upon factors, criteria, and objectives that shall be placed in writing, determined and approved at the time the certificate is approved by resolution of the legislative body of the qualified local governmental unit and sent, by certified mail, to the applicant, the assessor of the local tax collecting unit in which the obsolete property is located, and the commission.” (MCL 125.2787(3))

Hotel St. Regis Holdings, LLC’s original certificate resolution, approved by this honorable body on October 30, 2018, required the applicant to “demonstrate significant additional investment towards completion of the additional improvements” in order to receive the remaining six (6) years available under the statute. To date, the applicant has demonstrated an additional 2.1 million has been spent on the project over the original predicted investment with and additional anticipated investment of between 6.5 to 8.0 million dollars. Due to this increase in spending on the part of the applicant to rehabilitate the property, we request that City Council approve the extension Hotel St. Regis Holdings, LLC’s OPRA certificate for the remaining available six (6) years.

Respectfully submitted,

DocuSigned by:  
*Rebecca Labov*  
927E06ED68004F9...

Rebecca Labov  
Chief Housing Development & Investment Officer

RL/vf

cc: M. Washington, Mayor's Office  
A. Bryant, P&DD  
J. Schnieder, HRD  
V. Farley, HRD

*Rec'd @ the table - Formal - PED referral*



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**BY COUNCIL MEMBER \_\_\_\_\_**

**WHEREAS**, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt resolution approving the extension application of an Obsolete Property Rehabilitation Exemption Certificate by the owner of a rehabilitate facility within the boundaries of the City of Detroit; and

**WHEREAS**, Hotel St. Regis Holdings, LLC is the owner of the property located at **3701 W. Grand Boulevard**, Detroit, MI; and

**WHEREAS**, this City Council approved the original application for an Obsolete Property Rehabilitation Exemption Certificate on October 30, 2018

**WHEREAS**, the Application was approved for six (6) out of a potential twelve (12) years and required the Applicant demonstrate significant additional investment towards completion of the additional improvements of the structure in order to receive the remaining available six (6) years;

**WHEREAS**, the Michigan State Tax Commission approved and issued an Obsolete Property Rehabilitation Certificate in 2018 (**Certificate no. 03-18-0026**); and

**WHEREAS**, Hotel St. Regis Holdings, LLC has demonstrated significant additional investment towards the completion of the rehabilitated facility.

**NOW THEREFORE BE IT**

**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 Hotel St. Regis Holdings, LLC has demonstrated significant additional investment towards completion of the additional improvements of the structure

**RESOLVED**, the application of **Hotel St. Regis Holdings, LLC** for the extension of **Obsolete Property Rehabilitation Exemption Certificate (Certificate no. 03-18-0026)**, is hereby approved for six (6) years **with the certificate expiring December 30, 2030**, 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.

**OBSELETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE  
AGREEMENT**

THIS AGREEMENT ("Agreement"), by and between the City of Detroit ("City"), a Michigan municipal corporation acting by and through its Planning & Development Department with an office at 2 Woodward Avenue, Suite 808, Detroit, MI 48226 and High St Regt Holdings LLC ("Applicant") with an office at 25000 Grand Boulevard, Detroit, MI 48202 is made this 26th day of July 2018.

**WITNESSETH:**

WHEREAS, Public Act 146 of 2000 as amended, also known as the Obsolete Property Rehabilitation Act ("Act"), (1) provides for the establishment of obsolete property rehabilitation districts by local governmental units, (2) provides for the abatement or exemption from certain taxes for qualified obsolete property owners, and (3) allows local governmental units to levy and collect a specific tax from the owners of an obsolete property, among other provisions; and

WHEREAS, the Applicant has submitted an Application for Obsolete Property Rehabilitation Exemption Certificate ("Application") for the property located at: 3971 W. Grand Boulevard, Detroit, MI ("Property"). A copy of the Application is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the City has previously approved an obsolete property rehabilitation district pursuant to the Act and the Property is located in such district; and

WHEREAS, the Applicant shall complete a Rehabilitation of the Property and the Applicant shall hire or retain a certain amount of full time employees within the City of Detroit during the term of the OPREC; and

WHEREAS, the City has approved the Application by adopting a resolution granting the Obsolete Property Rehabilitation Exemption Certificate ("OPREC"), pending approval also by the Michigan State Tax Commission. A copy of the City resolution granting the OPREC is attached hereto as Exhibit B and made a part hereof; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

I. General

- a. Unless earlier revoked as provided for in Section 12 of the Act, being MCL 125.2792, or as provided for in this Agreement, the OPREC term and the term of this Agreement shall be for a period of twelve (12) years beginning on the certificate beginning date stated in the OPREC issued by the Michigan State Tax Commission.
- b. The Applicant will complete the Property "Rehabilitation" as defined in the Act and as set forth in the Application by 9/30/2025.



3. Prevailing Wage Requirements.

Pursuant to Section 18-5-65 of the Detroit City Code, Conditions for tax abatement, the Applicant agrees that it is receiving tax abatements under the OPREC for the Property and, therefore, the Application shall pay, or cause to be paid, prevailing wages on all construction work performed on the Property.

4. Community Benefits Requirements.

Pursuant to City of Detroit Ordinance 35-16 ("Ordinance"), also known as the Community Benefits Ordinance, if the Property involves a Tier 2 Development Project as defined by the Ordinance, then the Applicant shall:

- a. Partner with the City, and when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents consistent with State and Federal Law.
- b. Partner with the Director of the Planning & Development to address and mitigate negative impact that the Tier 2 Development Project may have on the community and local residents. Applicant shall adhere to those mitigation requirements, if any, stated in the attached Addendum 1 - 4. b. Requirements, which is incorporated herein by reference.

5. Reporting by the Applicant to the City

Applicant agrees to provide the City with sufficient information, which is subject to review and audit by the City, in order to determine compliance with this Agreement. At a minimum, the Applicant shall provide the City with the following during the OPREC term:

- a. Upon request, the Applicant shall provide the Planning & Development Department copies of all construction plans, building permits and certificates of occupancy related to Rehabilitation of the Property. These documents, along with periodic site visits to the Property by the City, will serve to establish whether the Applicant is making the Rehabilitation to the Property as required by the Act and this Agreement.
- b. Within two (2) weeks after the first year of the OPREC term and for each year thereafter, Applicant shall submit to the Planning & Development Department a certified status report ("Status Report") signed by an authorized officer of the Applicant. The Status Report shall set forth for the previous year, 1) the Rehabilitation work completed at the Property and the Applicant's financial investment in the Property for that year and 2) the number of full-time employees at the Property for that year.
- c. Within two (2) weeks after the first year of the OPREC term and for each year thereafter, Applicant shall submit to the Human Rights Department an updated Employment Plan on forms acceptable to the City.

d. During any construction on the Property for the term of the OPREC, the Applicant shall report monthly to the Human Rights Department with copies of certified payroll information for such construction in order for the City to verify that Prevailing Wages have been paid

6. Revocation of OPREC and Termination of Agreement

The City may, in its sole discretion and by resolution of Detroit City Council, revoke the OPREC if the City finds that the completion of Rehabilitation of the Property has not occurred within the time authorized by the City in this Agreement or within a duly authorized extension of that time, or that the Applicant has not proceeded in good faith with the operation of the rehabilitated Property in a manner consistent with the purposes of the Act and in the absence of circumstances that are beyond the control of the Applicant.

Good faith efforts include, but are not limited to, the following: 1) Applicant is actively working with an agency or City Department to hire and ascertain methods of recruiting and employing Detroit residents, and 2) Applicant is actively working with the Detroit Economic Growth Corporation and the City's Planning & Development Department to ascertain methods of obtaining available resources to improve Applicant's business in a manner that will allow for compliance with this Agreement

7. Payment of Exempted Taxes for Shortfall of Employment

If the average number of full-time employees at the Property for any given year is less than the number of full-time employees set for in Section 1. c. above, the Applicant agrees to pay the City, in addition to the Obsolete Properties Tax due under the OPREC on the Property, an amount equal to the difference between the amount of ad valorem tax otherwise due on the Property without the OPREC, and the amount of Obsolete Properties Tax due on the Property under the OPREC, for that given year, multiplied by a fraction, the numerator of which is the shortfall in the number of full-time employees indicated in the Status Report, and the denominator of which is the total number of full-time employees set forth in Section 1. c. above. Prior to taking any action to require the Applicant to pay an amount to the City in addition to the Obsolete Properties Tax pursuant to this Section, the City must afford the Applicant an opportunity to present at a public hearing reasons for the employment shortfall.

In the event that the Applicant fails to report the number of full-time employees at the Property for a given year in either the Status Report or Employment Plan, the number of full-time employees at the Property for purposes of this Section shall be deemed zero (0)

8. Notice to City of Discontinuance of Operations

If during the term of the OPREC the Applicant discontinues operations at the Property, the Applicant will take affirmative steps to provide thirty (30) day prior written notice of such shutdown of operations to the Director of the Planning & Development Department

9. Reservation of Remedies.

The City and the Applicant agree that each of the rights and remedies provided by this Agreement may be exercised separately or cumulatively, and shall not be exclusive of any other rights and remedies provided by law. Invalidation of any of the provisions contained in the Agreement by operation of law, judgment, court order or otherwise shall not invalidate any of the other provisions of the Agreement.

10. Transfer.

The OPREC may be transferred and assigned by the Applicant to a new owner of the Property if the City, in its sole discretion, approves transfer of the OPREC after application by the new owner. For purposes of this Section, a transfer of the Property shall include any sale of the Property or any lease of more than fifty percent (50%) of the total usable space of the Property for a period longer than five (5) years.

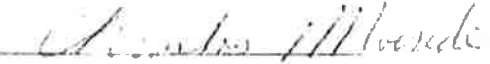
11. Headings.

The headings contained in this Agreement are for descriptive purposes only, and do not alter or govern the substantive content of the provisions of the Agreement.

IN WITNESS WHEREOF, the City and the Applicant, by and through their authorized officers and representatives, have executed this Agreement as follows:

**APPLICANT:**

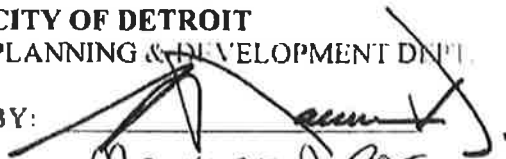

Hotel St Regis Holdings, LLC

BY: 

Print: Christos Moisides

ITS: Manager

**CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPT.**

BY:  

Print: Maurice D. Cox

ITS: Planning Director

**THIS AGREEMENT IS NOT EFFECTIVE OR VALID UNTIL AN OBSOLETE  
PROPERTY REHABILITATION CERTIFICATE IS APPROVED BY THE MICHIGAN  
STATE TAX COMMISSION**



**ADDENDUM 1**

**4. b. Requirements**

**EXHIBIT A**

**Application for Obsolete Property Rehabilitation Exemption Certificate**

# Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage), (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility)

Hotel St. Regis Holdings, LLC

Company Mailing Address (No. and street, P.O. Box, City, State, ZIP Code)

1 Kercheval Avenue, Grosse Pointe Farms, Michigan 48236

Location of obsolete facility (No. and street, City, State, ZIP Code)

3071 West Grand Boulevard, Detroit, Michigan 48202

City, Township, Village (indicate which)

City of Detroit

County

Wayne

Date of Commencement of Rehabilitation (mm dd/yyyy)

9/1/2018

Planned date of Completion of Rehabilitation (mm dd/yyyy)

9/1/2025

School District where facility is located (no. & name)

D - Detroit Schools

Estimated Cost of Rehabilitation

\$24,427,000.00

Number of years exemption requested

12

Attach legal description of Obsolete Property on separate sheet

Expected project likelihood (check all that apply)

Increase Commercial activity

Retain employment

Revitalize urban areas

Create employment

Prevent a loss of employment

Increase number of residents in the community in which the facility is situated

Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment 296

Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion.

## APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws, and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents)

Christos Moisides

Telephone Number

(313) 575-7880

Fax Number

Mailing Address

1 Kercheval Avenue, Grosse Pointe Farms, MI 48236

Email Address

cmoisides@400monroe.com

Signature of Company Officer (no authorized agents)

*Christos Moisides*

Title

Manager

## LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature

*Carly West, Deputy City Clerk*

*10/31/18*

Date application received

*August 9, 2018*

**FOR STATE TAX COMMISSION USE**

Application Number

Date Received

OCI Code

**LOCAL GOVERNMENT ACTION**

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

**PART 1: ACTION TAKEN**

Action Date October 30, 2018

Exemption Approved for 6 Years, ending December 31, 2024 (not to exceed 12 years)

Denied

State District Established

July 24, 2018

LUCI Code

82205

Segment Code

82010

**PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)**

- A statement that the local unit is a Qualified Local Governmental Unit.
- A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.
- A statement indicating whether 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 (IFT) exceeds 5% of the total taxable value of the unit.
- A statement of the factors, criteria and objectives, if any necessary for extending the exemption when the certificate is for less than 12 years.
- A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.
- A statement that the applicant is not delinquent in any taxes related to the facility.
- If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.
- A statement that all of the items described under Instructions (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.
- A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.
- A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.
- A statement that 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 a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.
- A statement that 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, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.
- A statement that 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(f) of Public Act 146 of 2000.
- A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.

**PART 3: ASSESSOR RECOMMENDATIONS**

Provide the Taxable Value and State Equalized Value of the Obsolete Property as provided in Public Act 146 of 2000 as amended for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC)

	Taxable Value	State Equalized Value (SEV)
Building(s)	<b>\$281,822</b>	<b>\$320,200</b>
Name of Governmental Unit	Date of Action or application	Date of Statement of Obsolescence
<b>City of Detroit</b>	<b>October 30, 2018</b>	<b>August 30, 2018</b>

**PART 4: CLERK CERTIFICATION**

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date
<b>Janice M. Winfrey</b>		
Clerk's Mailing Address	City	State
<b>2 Woodward Avenue</b>	<b>Detroit</b>	<b>MI</b>
<b>Ste. 200</b>	Telephone Number	ZIP Code
	<b>(313)224-3262</b>	<b>48226</b>
		Extra Address
		<b>(313)224-2075</b>

Mail completed application and attachments to: Michigan Department of Treasury  
 State Tax Commission  
 P O Box 30471  
 Lansing, Michigan 48909-7971  
 If you have any questions call (517) 373-2408

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

**EXHIBIT B**  
**Detroit City Council Resolution**  
**Granting the Obsolete Property Rehabilitation Exemption Certificate**

**TRUE COPY CERTIFICATE**

Form C of D-16-CE

STATE OF MICHIGAN, }  
City of Detroit } ss.

**CITY CLERK'S OFFICE, DETROIT**

I, **Janice M. Winfrey**, City Clerk of the City of Detroit, in said

State, do hereby certify that the annexed paper is a **TRUE COPY OF RESOLUTION**

adopted (passed) by the City Council at session of

October 30, 20 18

and approved by Mayor

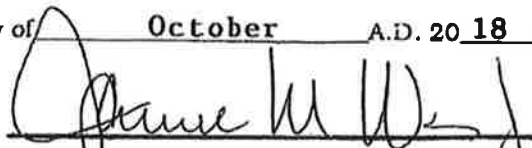
October 31, 20 18

as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City, at

Detroit, this 31st

day of October A.D. 20 18

  
CITY CLERK



CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

USE! (102)

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
WWW.DETROITMI.GOV

October 10, 2018

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

**RE: Resolution Approving an Obsolete Rehabilitation Exemption Certificate, on Behalf of Hotel St. Regis Holdings, LLC at 3071 West Grand Boulevard, Detroit, MI, in Accordance with Public Act 146 of 2000. (Related to Petition #365)**

Honorable City Council:

On **October 25, 2018**, a public hearing in connection with approving an Obsolete Rehabilitation Exemption Certificate for the above-captioned property was held before your Honorable Body. 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.

**Hotel St. Regis Holdings, 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 Development Agreement for the project.

Respectfully submitted,

Donald Rencher  
Director

DR/vf

cc: S. Washington, Mayor's Office  
M. Cox, PDD  
D. Rencher, HRD  
V. Farley, HRD

10/25/18 rec'd @ table



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

Tate

**WHEREAS, Hotel St. Regis Holdings, LLC** has filed with the City Clerk an Application for an Obsolete Property Rehabilitation Exemption Certificate, under Public Act 146 of 2000 (“the Act”) in 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 **July 24, 2018** established by Resolution an Obsolete Property Rehabilitation District in the vicinity of **3071 West Grand Boulevard,** Detroit, Michigan, after a Public Hearing held, in accordance with the Act; 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 was approved for six (6) out of a potential twelve (12) years and the Applicant would need to demonstrate significant additional investment towards completion of the additional improvements of the structure in order to receive an extension; 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 **September 1, 2025** for the completion of the rehabilitation; and





**WHEREAS**, on **October 25, 2018** 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 **Hotel St. Regis Holdings, LLC** for an Obsolete Property Rehabilitation Exemption Certificate, in the City of Detroit Obsolete Property Rehabilitation District is hereby approved for a period of **Six (6) years, with the certificate beginning December 31, 2018 and the certificate expiring December 31, 2024**, 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 **September 1, 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.

#102

**ADOPTED AS FOLLOWS  
COUNCIL MEMBERS**

		YEAS	NAYS
Janee	AYERS	left	Table
Scott	BENSON	✓	
Raquel	CASTANEDA-LOPEZ	✓	
Gabe	LELAND	✓	
Roy	MCCALISTER, JR.	✓	
*Mary	SHEFFIELD	✓	
Andre	SPIVEY	✓	
James	TATE	✓	
Brenda	PRESIDENT JONES	✓	
*PRESIDENT PRO TEM			
		8	0
WAIVER OF RECONSIDERATION (No. _____)			
Per motions before adjournment.			