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September 5, 2025

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

Re: Housing & Revitalization Department submitting a resolution on behalf of Fisher 21 Lofts LLC, a Michigan limited liability company, requesting an extension to the construction period in their abatement agreement at 6051 Hastings Street, Detroit, Michigan 48211, Detroit, Michigan in accordance with Public Act 1146 of 2000. (Petition # 2022-175)

Honorable City Council:

Your Honorable Body previously approved of the issuance of an Obsolete Property Exemption Certificate (the “**OPRE Certificate**”) pursuant to Public Act 1146 of 2000 to Fisher 21 Lofts LLC, a Michigan limited liability company (“**Applicant**”) in connection with certain real property commonly known as 6051 Hastings Street, Detroit, Michigan 48211, Detroit, Michigan (the “**Property**”) , being the location of the former Fisher Body factor. As part of the the City of Detroit’s approval of the OPRE Certificate, the City of Detroit, acting through its Housing and Revitalization Department, entered into an agreement which required that Applicant complete its rehabilitation of the Property by April 30, 2025.

Applicant is currently actively in the process of rehabilitating the Property and has submitted a request to the Housing and Revitalization Department to extend the deadline by which the Property rehabilitation must be completed to May 30, 2027, due to unavoidable circumstances and the complexity of the rehabilitation of the Property.

The Housing and Revitalization Department finds that the request to extend the time by which the rehabilitation of the Property must be completed satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

We, therefore, request that your Honorable body adopt the attached resolution, authorizing an extension for completion of the project for the OPRE Certificate to **May 30, 2027**.

Respectfully submitted,

DocuSigned by:
Rebecca Labov
Rebecca Labov

Chief Development & Investment Officer

cc: M. Washington, Mayor's Office
A. Bush, PDD
J. Schnieder, HRD
J. Cook, HRD

BY COUNCIL MEMBER _____

WHEREAS, this City Council is a Qualified Local Governmental Unit as defined by the under Public Act 146 of 2000 (the “Act”); and

WHEREAS, this City Council on August 1, 2022, established by Resolution a Commercial Property Rehabilitation District in the vicinity of 6051 Hastings Street, Detroit, Michigan after a Public Hearing held in accordance with the Act; and

WHEREAS, this City Council on October 18, 2022, after holding a Public Hearing in accordance with the Act and making finding and determinations as required by the Act as set forth in the resolutions of this City Council on said date, approved the application of Fisher 21 Lofts, LLC, a Michigan limited liability company (“Applicant”), for an Obsolete Property Rehabilitation Exemption Certificate in the foregoing district, for a period of twelve (12) years, with the certificate beginning on December 31, 2022 and the certificate expiring on December 31, 2034, in accordance with the Act; and

WHEREAS, this City Council required that the rehabilitation of the facility shall be completed no later than April 30, 2025 unless an extension of that time period is granted by this City council upon determining that the rehabilitation of the facility is proceeding in good faith and the proposed extension is reasonable; and

WHEREAS, Applicant filed an amended Application for an Obsolete Property Rehabilitation Exemption with the City of Detroit City Clerk, under the Act in the manner and form prescribed by the Michigan State Tax Commission; and

WHEREAS, Applicant’s amended Application for an Obsolete Property Rehabilitation Exemption requests an extension of the period allowed to compete the rehabilitation of the Property to May 20, 2027.

WHEREAS, the taxable value of the exempt property plus the aggregate taxable value of property already exempt under the Act and under Public Act 198 of 1974 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, Applicant is proceeding in good faith with the rehabilitation of the facility and reasonably expects to complete rehabilitation of the facility by May 30, 2027.

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 rehabilitation of the facility shall be completed no later than **May 30, 2027**, 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, a First Amendment to Obsolete Property Rehabilitation Exemption Certificate Agreement and attached for the purpose of establishing amending the time for rehabilitation of the facility in the existing Obsolete Property Rehabilitation Exemption Certificate Agreement between Applicant and the City of Detroit.