



Housing and Revitalization
Department

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

Phone: 313.224.6380
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October 9, 2025

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

RE: Resolution Approving an Industrial Facilities Exemption Certificate, in the area of 521 Old Saint Jean Detroit, Michigan, in Accordance with Public Act 198 of 1974 on behalf of Old St. Jean Properties, LLC (Petition #2024-226)

Honorable City Council:

On **October 9, 2025**, a public hearing in connection with approving an Industrial Facilities Exemption Certificate request 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.

has submitted satisfactory evidence that they possess the necessary financial resources required to develop this property in accordance with Public Act 198 of 1974 (the Act²) and the

We request your Honorable Body's approval of the resolution.

Respectfully submitted,

DocuSigned by:

Rebecca Labov

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Rebecca Labov

Chief Housing & Development Officer

RL/jc

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



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By Council Member _____

WHEREAS, Old St. Jean Properties, LLC (“Applicant”), has filed with the City Clerk and Application for an Industrial Facilities Exemption Certificate Application **Plant Rehabilitation** under Public Act, 198 of 1974 (“the Act”) in a City of Detroit **Plant Rehabilitation Certificate** 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, pursuant to the Act, this City Council held a duly noticed public hearing before the Planning and Economic Development Committee on **January 30, 2025,** in connection with approving a **Plant Rehabilitation District;** and

WHEREAS, at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, this Detroit City Council on **February 4, 2025,** established by resolution a **Plant Rehabilitation District** in the vicinity of **521 Old Saint Jean, Detroit, Michigan;** and

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

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before **June 25, 2025,** the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, the Application relates to a program that when completed constitutes a project within the meaning of the Act and which is situated within the aforesaid City of Detroit **Plant Rehabilitation District;** and

WHEREAS, completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to retain, create or prevent the loss of employment in the City of Detroit; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Detroit, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of unit, plus the SEV of personal and real property thus exempted; and

WHEREAS, this City Council has granted until the end of **March 1, 2026,** for the completion of the improvements; and



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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 the Detroit City Council finds and determines that the granting of the **Industrial Facilities Tax Exemption Certificate Plant Rehabilitation** considered together with the aggregate amount of certificates previously granted and currently in force under Act. 198 of the Public Acts 1974, shall not have the effect of substantially impeding the operation of the City of Detroit, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes within 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 from **Old St. Jean Properties, LLC** for an Industrial Facilities Tax Exemption Certificate **Plant Rehabilitation**, in the area of **521 Old Saint Jean Detroit**, Detroit, Michigan is **hereby approved for a period of Twelve (12) years in accordance with the provisions of the Act, expiring no later than December 31, 2037**, 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 improvements shall be completed no later than **March 1, 2026**, unless an extension of that time is granted by this City Council, which extension shall be granted if this City Council determines that the project 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 the City Assessor's Office are hereby authorized to enter into, substantially in the form attached hereto, and Industrial Facilities Exemption Certificate Agreement.