



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

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June 30, 2022

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

RE: Resolution Approving a Speculative Building Designation for an Industrial Facilities Exemption Certificate, in the area of 14250 Plymouth Road Detroit, Michigan, in Accordance with Public Act 198 of 1974 on behalf of NP Detroit Commerce Center, LLC (Petition #2022-149)

Honorable City Council:

On **June 30, 2022**, a public hearing in connection with approving an Industrial Development District on behalf of the City of Detroit was held before your Honorable Body's Planning and Economic Development Standing Committee. No impediments to the establishment of the District were presented at the public hearing.


On **July 7, 2022**, a public hearing in connection with approving a Speculative Building Designation for an Industrial Facilities Exemption Certificate request 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.

NP Detroit Commerce Center, LLC 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 Act") and the

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

Respectfully submitted,

DocuSigned by:


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Kelly R. Vickers
Chief Housing Investment & Development Officer

KV/vf

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



Housing and Revitalization
Department

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By Council Member _____

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on **July 7, 2022**, this Detroit City Council established by resolution an **Industrial Development District** in the vicinity of **14250 Plymouth Road**, Detroit, Michigan; and

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

WHEREAS, **NP Detroit Commerce Center, LLC** has filed with the City Clerk an application requesting a designation of the property as a Speculative Building eligible for an Industrial Facilities Exemption Certificate, under Public Act 198 of 1974 (“the Act”) in the City of Detroit, in the manner and form prescribed by the Michigan State Tax Commission; 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 more than nine (9) years before **April 21, 2022**, the date of acceptance of the application for the Speculative Building 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 **Industrial Development District**; and

WHEREAS, before acting on said application, the City of Detroit held a hearing on **June 30, 2022**, at Coleman A. Young Municipal Center, in Detroit, Michigan at **10:05**, 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, 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 total square footage of the building is anticipated to be 761,000 square feet, said building is to be divided into up to three units for the consideration of future applicants whose square footage requirements are as of yet unknown;

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



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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 **October 31, 2023**, for the completion of the improvements; 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 the Detroit City Council finds and determines that designating the property as a **Speculative Building**, as defined in the act, considered together with the aggregate number 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 for designation of a Speculative Building; and be it further

RESOLVED, That the application from **NP Detroit Commerce Center, LLC** for a designation a Speculative Building in the area of **14250 Plymouth Road**, Detroit, Michigan is **hereby approved for a period of Eleven (11) years from completion of construction, in accordance with the provisions of the Act, beginning on December 31, 2023, and expiring no later than December 31, 2035**, and be it further

RESOLVED, That upon the acceptance of an application for an Industrial Facilities Exemption Certificate by the manufacturing user of the Speculative Building (the "User Application"), the City Clerk shall forward the Application along with the User 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 **October 31, 2023**, 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, a Speculative Building Designation Agreement, in substantially the form attached hereto.



**Housing and Revitalization
Department**

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