

**RESOLUTION TO TRANSFER AN OBSOLETE PROPERTY REHABILITATION
EXEMPTION CERTIFICATE APPLICATION
PA 146 OF 2000 AS AMENDED**

Minutes of a regular meeting of the City Commission of the City of Buchanan, held on Monday, September 8th, at Buchanan City Hall, 302 N Redbud Trail, Buchanan, MI 49107 at 7:00 p.m.:

PRESENT:

ABSENT:

The following preamble and resolution were offered by: _____ and supported by: _____.

Resolution #_____ Transferring an Obsolete Property Rehabilitation Exemption Certificate Application for ALR Real Estate LLC at 502 Claremont Street, Buchanan, MI 49107.

WHEREAS, pursuant to PA 146 of 2000, the City of Buchanan is a Qualified Local Governmental Unity eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the City of Buchanan legally established the Obsolete Property Rehabilitation District for the property located at 502 Claremont Street on February 14, 2022, after a public hearing held on February 14, 2022; and

WHEREAS, 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's) does not exceed 5% of the total taxable value of the City of Buchanan; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on February 14, 2022; and

WHEREAS, Claremont Stark LLC, is not delinquent in any taxes related to the facility; and

WHEREAS, ALR Real Estate LLC., is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant Claremont Stark LLC has provided answers to all required questions under the application instructions to the City of Buchanan; and

WHEREAS, the applicant ALR Real Estate LLC has provided answers to all required questions under the application instructions to the City of Buchanan; and

WHEREAS, the City of Buchanan requires that rehabilitation of the facility shall be completed by December 30, 2034; and

WHEREAS, the commencement of the rehabilitation of the 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 Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Buchanan eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, 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, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, 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(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the City Commission of the City of Buchanan grants the transfer of an Obsolete Property Rehabilitation Exemption Certificate from Claremont Stark LLC to ALR Real Estate LLC for the real property, excluding land, located in the Obsolete Property Rehabilitation District at 502 Claremont Street, Buchanan, MI 49107 for a period of 12 years, beginning December 31, 2022 and ending December 30, 2034, pursuant to the provisions of PA 146 of 2000, as amended.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Buchanan, County of Berrien, Michigan, at a regular meeting held on September 8th at 7:00 pm.

Clerk

LEGAL DESCRIPTION

Lots 25, 26, 27, and 28 in Parkridge No. 1, according to plat thereof recorded in the office of the Register of Deeds for Berrien County, Michigan, on September 15, 1955, in Volume 14 of Plats, page 24, being in the City of Buchanan, Berrien County, Michigan.

Also, Lot 13, Parkridge, according to plat thereof recorded in the office of the Register of Deeds for Berrien County, Michigan, on September 17, 1953, in Volume 13 of Plats, page 31, being in the City of Buchanan, Berrien County, Michigan.

Parcel Nos. 11-58-6200-0013-00-1 and 11-58-6210-0025-006 (the "Property")