

**RESOLUTION # _____ TO APPROVE 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 August 8, 2022.

PRESENT:

ABSENT:

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

**Resolution Approving Obsolete Property Rehabilitation Exemption Certificate
Application for Rowland Property Group LLC, 101 & 103 Days Ave., Buchanan, MI
49107**

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

WHEREAS, the City of Buchanan legally established the Obsolete Property Rehabilitation District **Rowland Property Group LLC, 101 & 103 Days Ave., Buchanan, MI 49107** on Feb. 14, 2022, after a public hearing held on Feb. 14, 2022; and

WHEREAS, the Legal Description of said property is "Land situated in the City of Buchanan, County of Berrien, State of Michigan is described as follows: Tax Parcel Number: 58-0035-0201-03-3, COM AT SE COR OF DAYS AVE & FRONT ST CITY OF BUCHANAN IN SEC 35 T7S R18W TH E 80.5'TH S 60'TH W 35.5'TH N 8'TH W 45'TH N 52'TO POB, Tax Parcel Number: 58-0035-0205-00-4, COM 52' S OF INT OF E LN OF DAYS AVE & S LN OF FRONT ST CITY OF BUCHANAN TH E 45' S 12' W 45' N 12' TO BEG SEC 35 T7S R18W; 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 Feb. 14, 2022; and

WHEREAS, **Rowland Property Group 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 **Rowland Property Group 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 Dec. 10, 2022; 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 by the City Commission of the City of Buchanan;

Be and hereby is granted an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in Obsolete Property Rehabilitation District **Rowland Property Group LLC, 101 & 103 Days Ave., 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 _____.

Clerk _____

ATTACHMENTS TO THE APPLICATION

- a) **GENERAL DESCRIPTION OF THE OBSOLETE FACILITY:** The two-story structure, located at 101 & 103 Days Ave., Buchanan, MI 49107, was constructed in 1884 and includes approximately 17,000 total square feet of buildable space. The multi-use structure was previously occupied by a movie rental retailer, which closed in the early 2010's. The property has remained vacant for the past 10+ years. Significant renovations are necessary to prepare the property for future commercial and/or residential use.
- b) **GENERAL DESCRIPTION OF THE PROPOSED USE OF REHABILITATED FACILITY:** Rehabilitation efforts will promote mixed-used activity for the property in question. The project will provide 2 storefront retailers on the first floor – commercial tenants will consist of restaurants occupying approx. 4200 and 4500 SF respectively, whereas the second floor will consist of 2 residential units approx. 4200 SF (long-term and short-term housing).
- c) **DESCRIPTION OF THE GENERAL NATURE AND EXTENT OF THE REHABILITATION:** Extensive rehabilitation to the interior and exterior structure of the property is necessary. Exterior masonry work is needed. Tuckpointing and replacement of brick will occur. Interior flooring will be replaced; all windows, along with all heating and cooling equipment will need to be upgraded. Electric distribution throughout the building and all plumbing equipment and fixtures will also need to be upgraded and brought up to ADA compliance.
- d) **DESCRIPTIVE LIST OF FIXED BUILDING EQUIPMENT THAT WILL BE A PART OF THE REHABILITATED FACILITY:** Please see attached documents –
- e) **TIME SCHEDULE FOR UNDERTAKING AND COMPLETION OF THE REHABILITATED FACILITY:**
- | | |
|-------------------------------------|------------------|
| ▪ Phase 1 – Demolition | Feb. – Apr. 2022 |
| ▪ Phase 2 – Exterior Façade | Mar. – May 2022 |
| ▪ Phase 3 – Interior Buildout/Walls | Apr. – Jun. 2022 |
| ▪ Phase 4 – Electric/Plumbing | Jun. – July 2022 |
| ▪ Finishing/Cleaning | Aug. – Sept 2022 |
| ▪ Inspection | Oct. 2022 |
| ▪ Certificate of Occupancy | Dec. 2022 |
- f) **STATEMENT OF ECONOMIC ADVANTAGES:**

The OPRA Exemption will be critical to the redevelopment of property in the City of Buchanan's downtown district, as well as play a vital role in attracting commercial and

residential activity to the community. This rehabilitation project will create \$489,240.00 in new investment to Berrien County. The project will provide market rate housing, to a region in high demand of housing, and attract 2 new restaurants aimed to increase traffic to the city's downtown. This project creates great opportunity to the State of Michigan, Berrien County, and the City of Buchanan. The OPRA Exemption should be considered to help bring this project to completion for the community.