

EM Submission: EME0232013

Presented: 10-23-13

Adopted: 10-25-13

By the Emergency Manager:

Resolution to Consider Approval of an Application for a Commercial Rehabilitation Exemption Certificate

(Metro Medical Ambulance L.L.C. - Public Act 210 of 2005, as amended)

The City of Flint as a qualified local governmental unit has legally established a Commercial Rehabilitation District at 5928 Clio Road, pursuant to a public hearing held on October 23, 2013 and legally described in the Attachment.

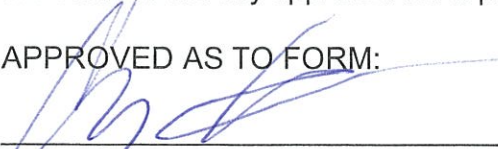
Metro Medical Ambulance L.L.C. has filed with the City Clerk of the City of Flint, an application for a Commercial Rehabilitation Exemption Certificate.

The applicant, owners of property within the district, the City Assessor, representatives of the affected taxing units and the general public have been afforded an opportunity to be heard on the application.

IT IS RESOLVED, That the Emergency Manager of the City of Flint sets forth a finding that the taxable value of the property proposed herein to be exempt pursuant to an application under consideration, considered together with the aggregate taxable value of property exempt under certificates previously granted and currently in force under this act or under Public Act 198 of 1974, exceeds 5 percent of the taxable value of the qualified local governmental unit but does not impair the financial soundness of the taxing unit which levies ad valorem property taxes in the City of Flint.

RESOLVED, That the Metro Medical Ambulance L.L.C. application, for a Commercial Rehabilitation Exemption Certificate with respect to the legally described property address (see Attachment) located within the established Commercial Rehabilitation District, be and the same is hereby approved for a period of ten (10 Years).

APPROVED AS TO FORM:


Peter M. Bade, City Legal Officer

EFM DISPOSITION:

ENACT  REFER TO COUNCIL _____ FAIL _____


Darnell Earley, Emergency Manager

DATED: 10-25-13

RESOLUTION STAFF REVIEW FORM

DATE

October 21, 2013

Agenda Item Title:

Resolution to Consider Approval of an Application for a Commercial Rehabilitation Exemption Certificate (Metro Medical Ambulance L.L.C. - Public Act 210 of 2005, as amended)

Prepared By

The Department of Community and Economic Development

Background/Summary of Proposed Action:

The attached resolution is being presented to consider approval of an application for a Commercial Rehabilitation Exemption Certificate for Metro Medical Ambulance, L.L.C.

Commercial Rehabilitation Act

To apply for the tax exemption, a Commercial Rehabilitation District must first be established. Such district is established only after a public hearing is held to allow the public, along with taxing jurisdictions, and the assessor, the opportunity to comment. Once established, the owner/taxpayer of property proposed for rehabilitation and located within the district can file an application for a Commercial Rehabilitation Exemption Certificate.

Under the Commercial Rehab Act, only those properties within the district meeting the definition of a *qualified facility* are eligible for a Commercial Rehabilitation Exemption Certificate. The property for which this exemption is requested meets the definition of a qualified facility in that it is:

... a building or group of contiguous buildings of commercial property that is 15 years old or older.

General Description of Proposed Use of the Rehabilitated Facility

See attached Commercial Rehab Application Part 2: Application Documents

Financial Implications (Analysis):

If granted, the Commercial Rehab Exemption Certificate will allow for an exemption of ad valorem taxes on the building only, during the ten (10) year exemption period. The taxable value is comprised of the value of the land, building and personal property. The commercial rehab exemption will only exempt the part of taxes based on the value of the building.

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The building's current taxable value is listed in the assessor's records at \$179,700, which is the value prior to the proposed rehab. It is expected that once the building has been rehabbed, the overall taxable value will increase, thus generating a net gain in tax revenue compared to the pre-rehab value. Tax revenue generated from the property during the most recent tax year is as follows:

Tax Season	Tax Revenue
Winter 2012	\$2,244.43
Summer 2013	\$11,325.55
TOTAL	\$13,569.98

Budgeted Expenditure: Yes _____ No X _____ **Please explain, if no: N/A**

Account #:

Date Reviewed and approved by Carissa Dotson _____ N/A _____

Pre-encumbered: Yes _____ No _____ **Requisition #** _____ N/A

Other Implications (i.e., collective bargaining): There are no known implications

Staff Recommendation: The Administration recommends approval.


Tracy Atkinson, DCED Chief Officer


David Solis, Director
Planning and Development

ATTACHMENT

46-26-302-033
5928 Clio Road
Flint, MI 48504

Legal Description:

UNPLATTED PART OF SW 1/4 OF SEC 26, T8N, R6E. BEG AT A PT ON SLY LINE OF HOME AVE, 200 FT ELY FROM WLY LINE OF SD SEC; TH S 0 DEG 09 MIN 30" E, 150 FT; TH S 88 DEG 22 MIN W, 200 FT TO WLY LINE OF SD SEC; TH SLY ALG SD WLY LINE TO NLY LINE OF STEDRON AVE; TH ELY ALG SD NLY LINE, 557.0 FT; TH NLY TO A PT ON SLY LINE OF HOME AVE, 557.16 FT ELY FROM WLY LINE OF SD SEC 26; TH WLY ALG SD SLY LINE OF HOME AVE, 357.16 FT TO P.O.B. EXC WLY 50 FT OF SLY 487.16 FT.