

SPECIAL MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

October 1, 2015

The Council convened at 7:27 P.M., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham, Bazzy, O'Donnell, Sareini, Shooshanian, Tafelski and President of the Council Dabaja. Absent: None. A quorum being present, the Council was declared in session.

DATE : September 22, 2015
TO : City Clerk
FROM : City Council
SUBJECT : Special Council Meeting

You are hereby requested to call a Special Meeting of the City Council to be held on Thursday, October 1, 2015 at 7:25 P.M. in the Council Chambers of the Dearborn Administrative Center for the following purposes:

1. To conduct a Public Hearing and take action concerning UrbCam Michigan LLC's application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with CR# 9-403-15, and
2. To consider such other items of business that may properly come before the Council in relation to the above subject matters.

S/David Bazzy
Councilmember

S/Thomas P. Tafelski
Councilmember

By Tafelski supported by Bazzy.

10-495-15. RESOLVED: That the Public Hearing regarding UrbCam Michigan LLC's application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with CR# 9-403-15 be and is hereby terminated, be it further

RESOLVED: That this resolution is given immediate effect.

The resolution was unanimously adopted.

By Tafelski supported by Sareini.

10-496-15. WHEREAS: Pursuant to PA 146 of 2000, as amended, the City of Dearborn is a Qualified Local Governmental Unit eligible to establish one or more OPRA Districts, and

WHEREAS: The City of Dearborn established "Obsolete Property Rehabilitation District No. 1" located at 760-780 Town Center Drive, Dearborn, Michigan under Council Resolution No. 8-424-11, pursuant to a special public hearing held on Monday, August 1, 2011, and

WHEREAS: The aggregate Taxable Value of real and personal property exempt from ad valorem taxes within the City of Dearborn, after granting this certificate, will exceed 5% of the sum of the Taxable Value of the unit, plus the Taxable Value of real and personal property thus exempted, and

WHEREAS: The applicant UrbCam Michigan 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 PA 146 of 2000, as amended, and

WHEREAS: The applicant UrbCam Michigan LLC has provided all required items listed under the application instructions to the City of Dearborn, and

WHEREAS: The rehabilitation of this facility, as covered by this exemption, had not begun prior to Monday, August 1, 2011, the date the OPRA District No. 1 was established, and

WHEREAS: The application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility within the meaning of PA 146 of 2000, as amended, situated within "Obsolete Property Rehabilitation District No. 1", and

WHEREAS: Completion of the rehabilitation facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, to create employment, to retain employment and to revitalize an urban area, 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(1) of PA 146 of 2000, as amended, and

WHEREAS: The application was approved at a public hearing on Thursday, October 1, 2015 at 7:25 p.m., as provided by Section 4(2) of PA 146 of 2000, as amended, allowing until December 30, 2015 for completion of the rehabilitation; therefore be it

RESOLVED: That the City Council of the City of Dearborn finds and determines that the granting of the Obsolete Property Rehabilitation Application considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 146 of the Public Acts of 2000 and under Act No. 198 of the Public Acts of 1974, as amended, shall not have the effect of substantially impeding the operation of the City of Dearborn, or impairing the financial soundness of an affected taxing unit which levies ad valorem property taxes in the City of Dearborn; be it further

RESOLVED: That the City Council hereby approves UrbCam Michigan LLC's Application for an Obsolete Property Rehabilitation Act Exemption for the real property, excluding land, located in "Obsolete Property Rehabilitation District No. 1" at 760 Town Center Drive, Dearborn, Michigan, for a period of 12 years, beginning December 31, 2015, and ending December 30, 2027 subject to State Tax Commission approval, pursuant to the provisions of PA 146 of 2000, as amended; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 7:46 P.M.

APPROVED:

President of the Council

ATTESTED:

City Clerk