



Item Number: 4

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: January 28, 2025

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole

LIAISON: Mark Washington, City Manager

FROM: Sarah Rainero, Economic Development Director
Economic Development

SUBJECT: **Resolution approving a ten-year Obsolete Property Rehabilitation Exemption Certificate, pursuant to PA 146 of 2000, for CGFH 955 GODFREY LLC at 1101 Godfrey Avenue SW (Units 1 & 3).**

Attached is a resolution approving an application for a ten-year Obsolete Property Rehabilitation Exemption Certificate (OPRA), pursuant to Public Act 146 of 2000, for CGFH 955 GODFREY LLC (the "Applicant") for the property located at 1101 Godfrey Avenue, SW (Units 1 & 3) (the "Property"). A public hearing was held on January 14, 2025. The Applicant has also submitted an application for an OPRA Exemption Certificate for 945 Godfrey Avenue SW, which is included as part of the overall project proposed by the Applicant (945 and 1101 Godfrey Ave SW, collectively referred to as the "Properties").

The Applicant is the current owner of the Properties and plans to rehabilitate and redevelop the obsolete properties into an employment center and community hub. The building at 945 Godfrey Avenue SW is currently housing several small business tenants and was previously used as a foundry and metal plating facility for Keeler Brass. 1101 Godfrey Avenue SW is currently vacant but was the original site of the Johnson Furniture Company. The City Assessor inspected the building on October 22, 2024, and determined that it meets the definition of "functionally obsolete," as defined by Public Act 146 of 2000, and will require significant investment and rehabilitation prior to future use.

The Properties total approximately 568,000 square feet. The plan for rehabilitation includes the redevelopment of the existing site into a walkable employment center that will continue to serve and operate as an industrial facility and a creative-hub for artists, not-for-profits, makers, and minority and women owned small businesses. The intent of the rehab is to upgrade the space to allow the continued occupancy and growth of these businesses with the creation of 125 new jobs. Investment by the Applicant in the rehabilitation is currently estimated to be approximately \$14.2 million.

The previous two agenda items approving the OPRA district on the Properties and the OPRA certificate for 945 Godfrey Avenue SW, contain additional details about the project, including tax projections.

SR/mm

Attachment

Your COMMITTEE OF THE WHOLE recommends the adoption of the following resolution approving a ten-year Obsolete Property Rehabilitation Exemption Certificate, pursuant to PA 146 of 2000, for CGFH 955 GODFREY LLC at 1101 Godfrey Avenue SW (Units 1 & 3).

WHEREAS, CGFH 955 GODFREY LLC has filed an application with the City of Grand Rapids for an Obsolete Property Rehabilitation Exemption Certificate under PA 146 of 2000; and

WHEREAS, the City Commission has a desire to facilitate the development of housing at all price points, sizes, and types; therefore

RESOLVED:

1. That the local unit is a Qualified Local Governmental Unit; and
2. That the Obsolete Property Rehabilitation District was legally established by the City Commission on January 28, 2025, after a public hearing held on January 14, 2025, as provided by Section 3 of PA 146 of 2000; and
3. That the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under PA 146 of 2000 and under PA 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the unit; and
4. That the application is being approved after a public hearing held on January 14, 2025, as provided by Section 4(2) of PA 146 of 2000; and
5. That the applicant is not delinquent in any taxes related to the facility and that the application is for Obsolete Property as defined in Section 2(h) of PA 146 of 2000; and
6. That all of the items required as attachments for the Application for an Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant; and
7. That the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and
8. That the application relates to a rehabilitation project that, when completed, constitutes a rehabilitated facility within the meaning of PA 146 of 2000 and that it is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under PA 146 of 2000 to establish such a district; and

9. That upon completion of the rehabilitation facility it is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment and revitalize urban areas; and
10. That 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 PA 146 of 2000; and
11. That the date of completion of the CGFH 955 GODFREY LLC facility located at 1101 Godfrey Avenue SW (Units 1 & 3), the subject of the Obsolete Property Rehabilitation Exemption Certificate, shall be December 30, 2027; and
12. That the cost of the real property improvement is estimated at \$11,119,598; and
13. That the State Equalized Value (SEV) of the real property, excluding land subject to the obsolete property for the tax year is \$880,952 and the taxable value is \$1,481,400; and
14. That the certificate for CGFH 955 GODFREY LLC LLC is approved for a period of ten (10) years, pursuant to PA 146 of 2000, based on the increase in commercial activity, increased revenue due to the increased value of the SEV as currently projected, and the economic value to the community as stated in the hearings; and
15. That the term of the exemption will not be extended beyond the term approved by this resolution; and
16. That upon approval as to form by the City Attorney, the Mayor is authorized to sign the Memorandum of Understanding for CGFH 955 GODFREY LLC.


CORRECT IN FORM
DEPARTMENT OF LAW