



Item Number: 3

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: July 16, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Sarah Rainero, Economic Development Director
Economic Development

SUBJECT: **Resolution scheduling a public hearing for July 30, 2024, to consider an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for The Diatribe at 2040 Division Avenue S**

Attached is a resolution setting Tuesday, July 30, 2024, at 7:00 p.m., as the date and time when the City Commission will hold a public hearing to consider the establishment of an Obsolete Property Rehabilitation Act (OPRA) District, pursuant to Michigan Public Act 146 of 2000, as amended for The Diatribe (the "Developer") for the property located at 2040 Division Avenue S (the "Property").

The Developer owns the Property, which currently contains an 18,345 square foot, vacant, two-story building with a basement that is in significant disrepair. The Developer plans to rehabilitate the existing building into a mixed-use property that will include programmatic and office space for The Diatribe's headquarters and commercial space on the ground floor. The second floor will be renovated into eight (8) apartments, to be rented to households earning at or below 60% of the Area Median Income (AMI), and the basement will be a performing arts venue. It is anticipated the project will also seek LEED certification. Total investment in the project is estimated to be almost \$7 million with approximately \$5 million in construction costs.

A Brownfield Plan Amendment for the project is also being considered pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended. The previous agenda item describes the overall project and includes tax projections.

The subsequent agenda item contains a resolution scheduling a public hearing to consider an application for an OPRA exemption certificate and provides additional details related specifically to the OPRA certificate.


Attachments

JS

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution scheduling a public hearing for July 30, 2024, to consider an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, for The Diatribe at 2040 Division Avenue S.

RESOLVED:

1. That a public hearing be held on Tuesday, July 30, 2024, at 7:00 p.m., at Gerald R. Ford Academic Center, 851 Madison Avenue S.E., in the City of Grand Rapids, to consider the request of The Diatribe to establish an Obsolete Property Rehabilitation District for the property located at 2040 Division Avenue S, as permitted by PA 146 of 2000, for which the application describing the district remains on file for inspection by the public in the Economic Development Department; and
2. That written notice shall be mailed to property owners within the proposed district and that the City Clerk shall publish said notice.

CORRECT IN FORM

DEPARTMENT OF LAW