

AGENDA REPORT

TO: Mayor & City Commission
FROM: Ken Hibl, City Manager
DATE: August 11, 2010
RE: PILOT Request – Clarendon Glen Apartments



For the Agenda of August 16, 2010

Background. The City Staff has been in discussions regarding taxation and the possibility of a Payment in Lieu of Taxes (PILOT) with members of TJ Clarendon Glen Limited Partnership since 2009. In January 2010 our City Assessor received a formal request (*copy att'd*) from TJ Clarendon Glen Limited Partnership asking that the City consider granting them a 12% PILOT. The basis for their request is their claim of unanticipated taxation levied by the City after the purchase of this property and their costs associated with renovation of the apartment complex. The United States Department of Agriculture (USDA), which was/is the Partnership's primary source of funding for this housing project, has endorsed this request.

Municipalities are granted the authority to issue Payment in Lieu of Taxes status to qualified entities by Act 346 of 1966 (*copy of excerpt att'd*); TJ Clarendon Glen Limited Partnership meets the PILOT qualification/eligibility criteria outlined by the Act.

The City currently has four such relationships in the City (Gateway Village, Pebblestone Apartments, Rosewood Manor, and ClareCastle). PILOT ordinances are traditionally granted in advance of development (as were all four of the City's current PILOT relationships), thus this request is unique as the housing project is already in existence and the PILOT was requested after the Partnership realized the actual amount of taxation on the property. But the Act does not preclude a municipality from granting an after-the-fact PILOT ordinance.

Due to the Clare City Planning Commission's vastly expanded role in the fiscal workings of the City (e.g., requirement to review and provide comment regarding all proposed capital projects) mandated by Michigan's new Zoning and Planning Enabling Acts, I asked our planning commission to review and consider the PILOT request. They did so at a scheduled public meeting in June; by majority vote (*see copy of att'd Resolution 2010-006PC*), the Clare Planning Commission recommended denial of the PILOT request.

Concurrent with their request for approval of a 12% PILOT, TJ Clarendon Glen Limited Partnership offered us their analysis (*copy att'd*) of the impact of approving the request. I had previously asked Steve Kingsbury, our Treasurer and Finance Director, to conduct a similar analysis (*copy att'd*).

The issuance of a PILOT must be completed by ordinance; therefore, we are seeking the City Commission's guidance whether to proceed with the with the process (notice of

public hearing, development of an ordinance, first and second readings, etc.) or to reject the Partnership's request. Members of the Partnership are scheduled to be present at Monday's meeting.

In determining the direction the City Commission desires the City Staff to take in this matter, I suggest that the following factors should be considered:

- All PILOT requests should be considered on its own merits or faults – not compared to other PILOTs.
- PILOTs are generally requested prior vs. after construction or rehabilitation, and it is the developer's responsibility to determine whether or not to request a PILOT based on their own analysis of the financial feasibility of the project.
- The long-term fiscal impact granting of a PILOT will have on the City – specifically, what is the difference in the amount of taxes the City and all the other taxing entities (CPS, Clare County, MMCC, Clare County Transit, and PMDL) will receive if a PILOT is granted compared to what these taxing entities would receive under the current ad velorum status.
- The TJ Clarendon Glen Limited Partnership has made a significant investment and tremendous improvements in this affordable housing complex.
- The amount of affordable housing currently available in the City – specifically, is the ratio of affordable vs. market value housing appropriate for Clare.
- The impact or result of denial of a PILOT to the Partnership and to the residents of Clarendon Glenn Limited Partnership.

Issues & Questions Specified. Should the City Commission direct that the City Staff proceed with development of a PILOT Ordinance for TJ Clarendon Glen Limited Partnership?

Alternatives.

1. Direct that the City Staff proceed with development of a PILOT Ordinance.
2. Direct that a PILOT Ordinance not be developed.
3. Set the matter aside for consideration and discussion at a further meeting.

Financial Impact. The potential fiscal impact is directly proportional to the decision made by the City Commission.

Recommendations. I ask that the City Commission provide the City Staff guidance in respect to development of a PILOT Ordinance.

Attachments.

1. PILOT Request.
2. Excerpt of Act 346.
3. Resolution 2010-006PC.
4. Clarendon Glen Analysis.
5. City Analysis.

T J Clarendon Glen Limited Partnership

605 S. Capitol Avenue
Lansing, MI 48933
Phone: (517) 482-0222
Fax: (517) 482-9019

January 4, 2010

Mr. Dan Kirwin, Assessor
City of Clare
202 W. Fifth Street
Clare, MI 48617-1490

RE: Clarendon Glen Apartments
230 Mary Street

Dear Mr. Irwin:

As you know, my partner Tom Lapka and I acquired Clarendon Glen Apartments and completed over \$500,000 in improvements to the property and buildings. The improvements and renovations addressed deferred maintenance issues and include the following:

Site:

- Sidewalk and site concrete replacement
- Landscaping enhancements
- New dumpster enclosure
- New site sign
- New parking lot
- New site lighting
- New playground equipment
- Direct connection to city sewer
- Improved handicap accessibility and ADA compliance

Buildings:

- New vinyl siding, trim, fascia and soffit.
- New shingles
- New gutters and downspouts
- New doors and windows
- Addition of leasing office

Interiors

- Drywall repair
- New interior paint
- New doors, casing and base
- New vinyl flooring and carpet
- New door hardware

Interiors (Continued)

- New bath accessories
- New cabinets and countertops
- New appliances
- Addition of dishwashers
- New kitchen sink, disposal, bath lav and faucets, and toilet
- New light fixtures, plugs and switches
- New window treatments
- Addition of thru-wall air conditioning
- New high efficiency boiler heating system
- Addition of smoke detectors in bedrooms
- Conversion of a second unit that is barrier free accessible

Our efforts focused on the following:

- Improvements that result in reduced maintenance
- Improvements that yield energy efficiency and lower operating costs
- Improvements that enhance curb appeal
- Improvements that enhance tenant comfort, safety and convenience
- Improvements that enhance marketability
- Improvements that attract quality applicants

The improvements to the property are remarkable and we have received numerous compliments. In addition to the physical improvements to the property we have seen a change in the culture and mindset of our residents. Clarendon Glen is now a place where families, seniors and persons with disabilities are proud to live, and respectful for what they have.

To facilitate the acquisition and rehab we used multiple sources of financing. First, we assumed the existing mortgage with the current lender, the U.S. Department of Agriculture through their Rural Development multi-family housing program. Second, we secured financing for a second mortgage from Fifth Third Bank. Third, we raised equity for this project through the sale of low income housing tax credits to our limited partner, the Great Lakes Capital Fund.

Based upon our experience we know that the sale of a property can trigger the uncapping of the taxable value and raising it to the current assessed value, resulting in higher property taxes. However, because the taxable value and the assessed value were the same, the sale of Clarendon Glen Apartments could have resulted in no change in the property tax liability. But that was not the case because around the time we bought Clarendon Glen we learned the City was in the process of reassessing property within the City and consequently our taxable value has increased from \$214,200 to \$326,500.

This 52% increase in taxable value has increased our taxes from \$12,000 per year to nearly \$19,000 per year. This increase has adversely affected the operating budget and caused hardship and unexpected financial stress. To offset this increase we have worked diligently to reduce other operating expenses and to improve income. Even still it is not enough to financially stabilize the development. There is a solution to this problem and the City can help.

Mr. Dan Kirwin
January 4, 2010
Page 3 of 3

The State Housing Development Authority Act of 1966 (Act 346 of 1966) provides the means for municipalities to address property tax issues as it relates to affordable housing by adopting a PILOT ordinance. What we want to do is cap the taxes at the level prior to the sale of the property and keep the transaction revenue neutral.

We know that PILOT's are not unique to the City of Clare and that Fourth Street Senior Housing was granted a 4% PILOT in 2008. Furthermore, it appears that Rosewood Manor and Pebblestone Apartments, both also USDA Rural Development affordable housing properties in the immediate neighborhood of Clarendon Glen, operate under PILOT ordinances.

Under the Act, we propose that the City would adopt a PILOT ordinance that would require the property to pay an annual service charge approximately equal to the pre-sale annual tax, which by our calculation is \$12,253 per year. A 12% PILOT as evidenced by Enclosure 1) would generate revenue of about \$12,238 per year and result in net cash flow to the property as evidenced by Enclosure 2) of about \$1,605 per year. This gives the property a fighting chance to stabilize. The PILOT would need to run for at least 18 years. The ordinance could also provide for an annual adjustment to the service charge equal to the Inflation Rate Multiplier as applied by the State to ad valorem property taxes, or a constant rate that is agreeable to both parties.

It is very important to understand that the purpose of this request is not to put money into our pockets. As owners we receive a very limited return as dictated by USDA. The real beneficiaries of a PILOT are: 1) the residents who see their rents maintained at affordable levels; 2) the project in that expenses can be maintained at a level to keep the property in good condition; and 3) the community in that it has safe, quality, affordable housing stock for local families, seniors, and persons with disabilities.. By keeping operating expenses at a manageable level, we can keep rents affordable for the areas most vulnerable citizens.

In summary we are seeking the City's cooperation to enact a PILOT ordinance for Clarendon Glen Apartments. We are excited about this project and we are proud to say that it is one of the best and most affordable developments in the area. The property is restricted to families and individuals who earn no more than 60% of the county's median income. The rent for a 1 bedroom apartment is \$465 per month and the rent for two bedroom apartment is \$495 per month. This includes hot water and heat so the resident only pays electric, phone and cable TV utilities.

It is our hope that we can solve this problem with a win-win solution. It is our desire to put this issue before the City Council at the January 18th meeting. In the meantime, should you have any questions or require additional information, please call me at (248) 921-8112.

Sincerely,
T J Clarendon Glen LP



Jeffrey F. Gates,
General Partner

Enclosures as noted:

1. Enclosure #1 – Property Tax Analysis
2. Enclosure #2 – Operating Pro Forma Analysis

STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966 (EXCERPT)
Act 346 of 1966

125.1415a Exemption of housing project from taxes; filing certified notification of exemption with local assessing authority; annual service charge; amount; duration of exemption; distribution of payments for public services; exceptions; payment of service charge equal to full amount of taxes; reduced housing charges; "low income persons and families" defined; rules; reimbursement prohibited.

Sec. 15a. (1) If a housing project owned by a nonprofit housing corporation, consumer housing cooperative, limited dividend housing corporation, mobile home park corporation, or mobile home park association is financed with a federally-aided or authority-aided mortgage or advance or grant from the authority, then, except as provided in this section, the housing project is exempt from all ad valorem property taxes imposed by this state or by any political subdivision, public body, or taxing district in which the project is located. The owner of a housing project eligible for the exemption shall file with the local assessing officer a notification of the exemption, which shall be in an affidavit form as provided by the authority. The completed affidavit form first shall be submitted to the authority for certification by the authority that the project is eligible for the exemption. The owner then shall file the certified notification of the exemption with the local assessing officer before November 1 of the year preceding the tax year in which the exemption is to begin.

(2) The owner of a housing project exempt from taxation under this section shall pay to the municipality in which the project is located an annual service charge for public services in lieu of all taxes. Subject to subsection (6), the amount to be paid as a service charge in lieu of taxes shall be for new construction projects the greater of, and for rehabilitation projects the lesser of, the tax on the property on which the project is located for the tax year before the date when construction or rehabilitation of the project was commenced or 10% of the annual shelter rents obtained from the project. A municipality, by ordinance, may establish or change, by any amount it chooses, the service charge to be paid in lieu of taxes by all or any class of housing projects exempt from taxation under this act. However, the service charge shall not exceed the taxes that would be paid but for this act.

(3) The exemption from taxation granted by this section shall remain in effect for as long as the federally-aided or authority-aided mortgage or advance or grant from the authority is outstanding, but not more than 50 years. The municipality may establish by ordinance a different period of time for the exemption to remain in effect.

(4) Except as otherwise provided in this subsection, any payments for public services received by a municipality in lieu of taxes under this section shall be distributed by the municipality to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. For payments in lieu of taxes collected after June 30, 1994, the distribution to the several units shall be made as if the number of mills levied for local school district operating purposes were equal to the number of mills levied for those purposes in 1993 minus the number of mills levied under the state education tax act, Act No. 331 of the Public Acts of 1993, being sections 211.901 to 211.906 of the Michigan Compiled Laws, for the year for which the distribution is calculated. For tax years after 1993, the amount of payments in lieu of taxes to be distributed to a local school district for operating purposes under this subsection shall not be distributed to the local school district but instead shall be paid to the state treasury and credited to the state school aid fund established by section 11 of article IX of the state constitution of 1963.

(5) Notwithstanding subsection (1), a municipality may provide by ordinance that the tax exemption established in subsection (1) shall not apply to all or any class of housing projects within its boundaries to which subsection (1) applies. If the municipality makes that provision, the tax exemption established in subsection (1) shall not apply to the class of housing projects designated in the ordinance. If the ordinance so provides, the ordinance shall be effective with respect to housing projects for which an exemption has already been granted on December 31 of the year in which the ordinance is adopted, but not before. A municipality that has adopted an ordinance described in this subsection may repeal that ordinance, and the repeal shall become effective on the date designated in the repealing ordinance.

(6) Notwithstanding subsection (2), the service charge to be paid each year in lieu of taxes for that part of a housing project that is tax exempt under subsection (1) and that is occupied by other than low income persons or families shall be equal to the full amount of the taxes that would be paid on that portion of the project if the project were not tax exempt. The benefits of any tax exemption granted under this section shall be allocated by the owner of the housing project exclusively to low income persons or families in the form of reduced housing charges.

(7) For purposes of this section only, "low income persons and families" means, with respect to any housing project that is tax exempt, persons and families eligible to move into that project. For purposes of this subsection, the authority may promulgate rules to redefine low income persons or families for each municipality on the basis of conditions existing in that municipality.

(8) This state shall not reimburse any unit of government for a tax exemption granted to any housing project under this section.

History: Add. 1968, Act 334, Imd. Eff. July 14, 1968;—Am. 1969, Act 109, Imd. Eff. July 24, 1969;—Am. 1979, Act 49, Imd. Eff. July 7, 1979;—Am. 1982, Act 534, Imd. Eff. Dec. 31, 1982;—Am. 1983, Act 217, Imd. Eff. Nov. 16, 1983;—Am. 1994, Act 363, Imd. Eff. Dec. 27, 1994.

Compiler's note: Section 2 of Act No. 363 of the Public Acts of 1994 provides:

"The provisions of this amendatory act, providing that the exemption from taxes provided in section 15a of this act be limited to ad valorem property taxes, are curative expressing the original intent of the legislature that the exemption extends only to ad valorem property taxes and does not apply to the other taxes levied under Michigan law."

Administrative rules: R 125.101 et seq. of the Michigan Administrative Code.

RESOLUTION 2010-006PC

**A RESOLUTION OF THE CLARE CITY PLANNING COMMISSION
RECOMMENDING DISAPPROVAL OF A PAYMENT IN LIEU OF TAXES
(PILOT) REQUEST OF TJ CLARENDON GLEN LIMITED PARTNERSHIP.**

WHEREAS, TJ Clarendon Glen Limited Partnership has submitted a request to the City of Clare to convert its current ad velorum properties in the City of Clare to Payment in Lieu of Taxes (PILOT) status; and

WHEREAS, due to the planning commission's significantly increased role and impact upon City development mandated by the Michigan Zoning and Planning Enabling Acts, the Clare City Manager has asked the City Planning Commission to review and formulate a recommendation pertaining to said PILOT request; and

WHEREAS, the City Planning Commission has considered and reviewed said request and determined its approval would not serve the best interest of the City of Clare at this time.

NOW THEREFORE BE IT RESOLVED THAT the City Planning Commission of City of Clare hereby recommends disapproval of the Payment in Lieu of Taxes request of TJ Clarendon Glen Limited Partnership.

**ALL RESOLUTIONS AND PARTS OF RESOLUTIONS INsofar AS THEY
CONFLICT WITH THE PROVISIONS OF THIS RESOLUTION BE AND THE
SAME ARE HEREBY RESCINDED.**

**The Resolution was introduced by Commissioner Ben Walters and supported by
Commissioner Darren Acton. The Resolution declared adopted by the following roll
call vote:**

**YEAS: Darren Acton, Jerry Forsberg, Karla Swanson, Ben Walters and Jan
Winter**

NAYS: Dave Prawdzik and Glenda Carmoney

ABSENT: Elaine Demasi and John Kline

Resolution approved for adoption on this 30^h day of June 2010.

Diane Schmidt, City Clerk

CLARENDON GLEN APARTMENTS
Property Tax Analysis
 January 4, 2010

City Manager: Ken Hibl (989) 386-7541
 City Treasurer: Steven Kingsbury (989) 386-7541
 City Assessor: Dan Kirwin (989) 386-7541

Taxable value: \$ 326,500
 SEV: \$ 326,500 \$ 214,200 52%
 Assessed Value: \$ 326,500
 12% PILOT \$ 12,238

AD VALOREM/PILOT CALCULATIONS

Description	Millage	Ad Valorem Taxes	12% PILOT	Difference
COUNTY/STATE				
SET	6.00000	\$ 1,959.00	\$ 1,299.63	\$ (659.37)
County Allocated	4.70720	\$ 1,536.90	\$ 1,019.60	\$ (517.30)
County Transit	0.29530	\$ 96.42	\$ 63.96	\$ (32.45)
County Seniors	0.47250	\$ 154.27	\$ 102.35	\$ (51.93)
911 Extra Voted	0.34450	\$ 112.48	\$ 74.62	\$ (37.86)
RESD Operating	0.40750	\$ 133.05	\$ 88.27	\$ (44.78)
RESD Special Ed	1.63100	\$ 532.52	\$ 353.28	\$ (179.24)
Mid Mich College	1.22320	\$ 399.37	\$ 264.95	\$ (134.42)
PM Dist Lib	0.99310	\$ 324.25	\$ 215.11	\$ (109.14)
School Operating	17.73540	\$ 5,790.61	\$ 3,841.58	\$ (1,949.03)
School Debt GO	2.90000	\$ 946.85	\$ 628.16	\$ (318.69)
School Debt QZAB	0.55000	\$ 179.58	\$ 119.13	\$ (60.44)
County & State Sub-Total	37.25970	\$ 12,165.29	\$ 8,070.65	\$ (4,094.64)
CITY OF CLARE				
City Operating	17.50000	\$ 5,713.75	\$ 3,790.59	\$ (1,923.16)
City Sidewalks	0.24750	\$ 80.81	\$ 53.61	\$ (27.20)
City Streets	0.74270	\$ 242.49	\$ 160.87	\$ (81.62)
City Parks	0.75000	\$ 244.88	\$ 162.45	\$ (82.42)
City Sub-Total	19.24020	\$ 6,281.93	\$ 4,167.53	\$ (2,114.40)
Sub-Total	56.49990	\$ 18,447.22	\$ -	\$ (6,209.04)
Admin Fee		\$ 92.24	\$ -	\$ (92.24)
TOTAL		\$ 18,539.45	\$12,238.18	\$ (6,301.28)

RE-CAP/SUMMARY

Re-Cap	Township	City	County/State	Total
Ad Valorem				\$ -
4% PILOT		\$ 4,167.53	\$ 8,070.65	\$ 12,238.18
Sub-Total	\$ -	\$ 4,167.53	\$ 8,070.65	\$ 12,238.18
			LESS: PRIOR AD VALOREM	\$ 18,539.45
			TOTAL REDUCTION	\$ (6,301.28)

CLARENDON GLEN APARTMENTS
PILOT Proposal

	<u>Without PILOT</u>	<u>With PILOT</u>
RENTAL INCOME		
Gross Rental Income - Residential	\$135,360	\$135,360
Other Income - Residential	\$4,250	\$4,250
Interest Income	\$700	\$700
Less Vacancy	(\$9,475)	(\$9,475)
NET RENTAL INCOME	\$130,835	\$130,835
OPERATING EXPENSES		
Administration		
Accounting	\$5,172	\$5,172
Advertising	\$200	\$200
Legal	\$700	\$700
Management Fee	\$12,240	\$12,240
Management Salaries & Payroll Taxes	\$11,570	\$11,570
Office Supplies/Postage	\$1,340	\$1,340
Telephone	\$1,525	\$1,525
Other	\$498	\$498
Total Administrative Costs	\$33,245	\$33,245
Operating		
Electricity	\$3,600	\$3,600
Water/Sewer	\$11,800	\$11,800
Gas	\$8,500	\$8,500
Trash Removal	\$1,080	\$1,080
Other (Describe)	\$0	\$0
Total Operating Expenses	\$24,980	\$24,980
Maintenance		
Extermination	\$175	\$175
Grounds	\$320	\$320
Repairs	\$180	\$180
Maintenance Salaries/Payroll Taxes	\$11,630	\$11,630
Snow Removal	\$1,675	\$1,675
Maintenance Supplies	\$1,350	\$1,350
Decorating	\$150	\$150
Other (Describe):	\$0	\$0
Total Maintenance Expenses	\$15,480	\$15,480
Fixed		
Real Estate Taxes	\$18,539	\$0
PILOT	\$0	\$12,177
Insurance	\$4,647	\$4,647
Other	\$537	\$537
Total Fixed Expenses	\$23,723	\$17,361
TOTAL OPERATING EXPENSES	\$97,428	\$91,066
REPLACEMENT RESERVE		
Replacement Reserve	\$8,724	\$8,724
Total Replacement Reserve	\$8,724	\$8,724
DEBT SERVICE		
Mortgage Principle & Interest	\$29,440	\$29,440
Total Debt Service	\$29,440	\$29,440
RETURN TO OWNER		
Return to Owner	\$2,380	\$2,380
Total Debt Service	\$2,380	\$2,380
OPERATING CASH FLOW (LOSS)	(\$4,758)	\$1,605

CLARENDON GLEN APARTMENTS
PILOT Proposal

PILOT CALCULATION

Gross Rental Income	\$135,360	
Less Vacancy Loss	(\$9,475)	
Less Owner-Paid Utilities:		
Electricity	(\$3,600)	
Water/Sewer	(\$11,800)	
Gas	(\$8,500)	
Net Annual Shelter Rents		<u>\$101,985</u>
PILOT Service Charge Rate	X	<u>12.0%</u>
PILOT Charge		\$12,238

October 2, 2009

Ken,

As a follow up to our meeting yesterday with Jeff Gates and Jill Mellen for the purpose of discussing the possibility of a Payment In Lieu Of Taxes (PILOT) for the Clarendon Glen Apartments the following observations/thoughts are offered.

- The Clarendon Glen Apartments were purchased by TJ Clarendon Glen Limited Dividend Partnership for \$701,630 on October 22, 2007.
- As a result of the transfer of ownership of this property the Assessed and Taxable Values and consequently the property taxes for this property increased as follows:

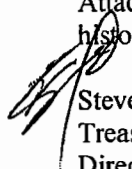
	<u>2007</u>	<u>2008</u>	<u>Amount of Increase</u>
Assessed Value	\$214,200.00	\$326,500.00	\$112,300.00
Taxable Value	214,200.00	326,500.00	112,300.00
Total Property Taxes	12,318.68	18,536.98	6,218.30

Note that the assessed and taxable values were still significantly less than one-half of the market established value – $\$326,500 \times 2 = 653,000 / 701,630 = 93\%$.

- Though the operating expenses referenced in the financial reports prepared by Mr. Gates cannot be verified the water and sewer services provided between October 1, 2008 and September 30, 2009 actually totaled \$9,628.50. This is \$2,171.50 lower than the financial reports provided. Since the PILOT payment is based upon revenues less utilities it appears prudent to verify the remaining utility expenses.

There certainly may be merit to the establishment of a PILOT for the Clarendon Glen Apartments to encourage the continued availability of affordable housing. The potential use of the proposed municipal services agreement is also an interesting possibility to reduce the negative impact upon the rendering of city services. However, if the City Commission deems it appropriate to approve a PILOT for the Clarendon Glen Apartment complex it is my opinion that a PILOT rate of at least 10% should be established in addition to use of the municipal services agreement with the combination resulting in total annual service charges approximating the property taxes that were in effect prior to the purchase of this property by the TJ Clarendon Glen Limited Dividend Partnership.

Attached as reference material you will find a property taxation history for this property, a utility billing history for the past year along with several other related items.


Steven J. Kingsbury
Treasurer, Finance Director and
Director of Information Technology
City of Clare
skingsbury@cityofclare.org
989-386-7541 extension 107

051-400-018-01
Property Address: 220 MARY ST
TJ CLARENDON GLEN LIMITED DIV
605 S CAPITOL AVENUE
LANSING MI 48933

TAX HISTORY

	2009	2008	2007	2006	2005	2004	2003
TAXABLE	326,500	326,500	214,200	214,200	214,200	214,200	210,000
BOR/MTT	326,500	326,500	214,200	214,200	214,200	214,200	210,000
ASSESSED	326,500	326,500	214,200	214,200	214,200	214,200	210,000
BOR/MTT	326,500	326,500	214,200	214,200	214,200	214,200	210,000
PRE/MBT %	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
BOR/MTT	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SCHOOL	18020	18020	18020	18020	18020	18020	18020
SUM TAXES	10,152.56	10,150.16	6,662.69	6,325.17	5,990.87	5,630.50	5,310.05
SUM INTRST	151.53	0.00	0.00	0.00	89.42	0.00	0.00
SUM PAID	10,304.85	10,150.16	6,662.69	6,325.17	6,080.29	5,630.50	5,310.05
SUM PMT DATE	09/30/2009	08/29/2008	08/28/2007	08/22/2006	09/19/2005	02/18/2005	08/01/2003
SUM RECPT NO	00065163	00048997	00033624	00017855	00004282		00001055
WIN TAXES	0.00	8,386.82	5,655.99	5,996.78	6,439.69	6,678.44	6,571.11
WIN INTRST	0.00	250.35	168.84	0.00	0.00	0.00	0.00
WIN PAID	0.00	0.00	0.00	5,996.78	6,439.69	6,678.44	6,571.11
WIN PMT DATE	/ /	/ /	/ /	02/13/2007	02/08/2006	02/08/2005	01/01/2004
WIN RECPT NO				00025622	00010087	00075202	00001086
VIL TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VIL INTRST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VIL PAID	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VIL PMT DATE	/ /	/ /	/ /	/ /	/ /	/ /	/ /
VIL RECPT NO							

18,536.98 12,318.68 12,321.95 12,430.56 12,308.94 11,881.16

↑
Tentative
2010 Assessment
will be \$322,800.

↑
Purchased on 10-22-07
for \$701,630

City of Clare
202 W. Fifth Street

History Detail Report

10/02/09 14:47:32

Location ID: MARY-000220-0000-00

Service Address: 220 MARY ST

Customer Name: CLARENDON GLEN

Created	Posted	Action	Item -or- User	Read/Other	Usage	Amount	Balance
09/29/09	09/28/09	Payment Posted	R09-059659	0 EQC	0	\$687.63	-\$175.04
09/22/09	09/22/09	Payment Posted	R09-059292	0	0	\$560.09	\$512.59
09/18/09	09/18/09	Bill Calculated	08/05/09-09/02/09	0 29	0	\$465.99	\$1,072.68
09/09/09	09/09/09	Penalty	SUPER	0	0	\$46.60	\$606.69
09/02/09	09/02/09	Meter Read	Water	2,420 Aut	40	\$0.00	\$560.09
08/18/09	08/18/09	Bill Calculated	07/06/09-08/05/09	0 31	0	\$465.99	\$560.09
08/12/09	08/11/09	Payment Posted	R09-058014	0 EQC	0	\$410.28	\$94.10
08/06/09	08/06/09	Penalty	SUPER	0	0	\$41.03	\$504.38
08/05/09	08/05/09	Meter Read	Water	2,380 Aut	40	\$0.00	\$463.35
07/15/09	07/15/09	Bill Calculated	06/04/09-07/06/09	0 33	0	\$410.28	\$463.35
07/14/09	07/13/09	Payment Posted	R09-056840	0 EQC	0	\$530.68	\$53.07
07/07/09	07/06/09	Meter Read	Water	2,340 Aut	30	\$0.00	\$583.75
07/07/09	07/07/09	Penalty	SUPER	0	0	\$53.07	\$583.75
06/12/09	06/12/09	Bill Calculated	05/05/09-06/04/09	0 31	0	\$530.68	\$530.68
06/05/09	06/04/09	Meter Read	Water	2,310 Aut	50	\$0.00	\$0.00
05/27/09	05/26/09	Payment Posted	R09-054947	0 EQC	0	\$509.10	\$0.00
05/13/09	05/13/09	Bill Calculated	04/06/09-05/05/09	0 30	0	\$470.48	\$509.10
05/12/09	05/11/09	Payment Posted	R09-054465	0 EQC	0	\$386.20	\$38.62
05/06/09	05/05/09	Meter Read	Water	2,260 Aut	40	\$0.00	\$424.82
05/06/09	05/06/09	Penalty	SUPER	0	0	\$38.62	\$424.82
04/17/09	04/17/09	Bill Calculated	03/05/09-04/06/09	0 33	0	\$386.20	\$386.20
04/16/09	04/06/09	Meter Read	Water	2,220 Aut	26	\$0.00	\$0.00
04/16/09	03/05/09	Meter Read Initial	Water	2,194 Oth	0	\$0.00	\$0.00
04/09/09	04/08/09	Payment Posted	R09-053338	0 EQC	0	\$814.12	\$0.00
04/07/09	04/07/09	Penalty	SUPER	0	0	\$36.81	\$814.12
04/07/09	04/07/09	Penalty Adjustment	BILL NOT RECEIVED	0	0	-\$36.81	\$777.31
03/17/09	03/17/09	Bill Calculated	02/04/09-03/05/09	0 30	0	\$368.14	\$814.12
03/17/09	03/05/09	Meter Read	Water	2,176 Est	23	\$0.00	\$445.98
03/16/09	03/16/09	SENT SHUTOFF NOTIC	Past Due=\$445.98	0 04/	0	\$0.00	\$445.98
03/06/09	03/06/09	Penalty	SUPER	0	0	\$36.81	\$445.98
02/16/09	02/13/09	Payment Posted	R09-051107	0 EQC	0	\$486.32	\$409.17
02/11/09	02/11/09	Bill Calculated	01/06/09-02/04/09	0 30	0	\$368.14	\$895.49
02/10/09	02/04/09	Meter Read	Water	2,153 Est	23	\$0.00	\$527.35
02/10/09	02/10/09	Shutoff Notice Sen	Past Due=\$527.35	0 03/	0	\$0.00	\$527.35
02/06/09	02/06/09	Penalty	SUPER	0	0	\$41.03	\$527.35
01/16/09	01/16/09	Bill Calculated	12/05/08-01/06/09	0 33	0	-\$410.28	\$486.32
01/16/09	01/16/09	Shutoff Notice Sen	Past Due=\$76.04	0 02/	0	\$0.00	\$76.04
01/13/09	01/12/09	Payment Posted	R09-049922	0 EQC	0	\$350.08	\$76.04

History Detail Report

10/02/09 14:47:32

01/06/09	01/06/09	Meter Read	Water	2,130 Aut	30	\$0.00	\$426.12
01/06/09	01/06/09	Penalty	SUPER	0	0	\$35.01	\$426.12
12/16/08	12/15/08	Payment Posted	R08-048806	0 EQC	0	\$445.29	\$391.11
12/13/08	12/13/08	Bill Calculated	11/07/08-12/05/08	0 29	0	\$350.08	\$836.40
12/13/08	12/13/08	Shutoff Notice SenPast Due=\$486.32		0 01/	0	\$0.00	\$486.32
12/08/08	12/08/08	Penalty	SUPER	0	0	\$41.03	\$486.32
12/05/08	12/05/08	Meter Read	Water	2,100 Aut	20	\$0.00	\$445.29
11/18/08	11/18/08	Bill Calculated	10/07/08-11/07/08	0 32	0	\$410.28	\$445.29
11/11/08	11/10/08	Payment Posted	R08-047607	0 EQC	0	\$350.08	\$35.01
11/10/08	11/07/08	Meter Read	Water	2,080 Aut	30	\$0.00	\$385.09
11/06/08	11/06/08	Penalty	SUPER	0	0	\$35.01	\$385.09
10/15/08	10/15/08	Bill Calculated	09/05/08-10/07/08	0 33	0	\$350.08	\$350.08
10/07/08	10/07/08	Meter Read	Water	2,050 Aut	20	\$0.00	\$0.00
10/01/08	09/30/08	Payment Posted	R08-045813	0 EQC	0	\$451.31	\$0.00

372

4986.62

City of Clare
202 W. Fifth Street

History Detail Report

10/02/09 14:47:59

Location ID: MARY-000230-0000-00

Service Address: 230 MARY ST

Customer Name: CLARENDON GLEN

Created	Posted	Action	Item -or- User	Read/Other Usage	Amount	Balance
09/22/09	09/22/09	Payment RollBack	R09-059275	0	0	-\$560.09 \$395.59
09/22/09	09/21/09	Payment Posted	R09-059276	0 EQC	0	\$590.10 -\$164.50
09/22/09	09/21/09	Payment Posted	R09-059275	0 EQC	0	\$560.09 \$425.60
09/18/09	09/18/09	Bill Calculated	08/05/09-09/02/09	0 29	0	\$348.99 \$985.69
09/09/09	09/09/09	Penalty	SUPER	0	0	\$46.60 \$636.70
09/02/09	09/02/09	Meter Read	Water	8,380 Aut	20	\$0.00 \$590.10
08/18/09	08/18/09	Credit Transfer	Billing Amt	0 JNL	0	\$0.00 \$590.10
08/18/09	08/18/09	Bill Calculated	07/06/09-08/05/09	0 31	0	\$460.99 \$590.10
08/12/09	08/11/09	Payment Posted	R09-058015	0 EQC	0	\$470.48 \$129.11
08/06/09	08/06/09	Penalty	SUPER	0	0	\$47.05 \$599.59
08/05/09	08/05/09	Meter Read	Water	8,360 Aut	40	\$0.00 \$552.54
07/15/09	07/15/09	Bill Calculated	06/04/09-07/06/09	0 33	0	\$470.48 \$552.54
07/15/09	07/15/09	SHUTOFF NOTICE	SE Past Due=\$82.06	0 08/	0	\$0.00 \$82.06
07/14/09	07/13/09	Payment Posted	R09-056839	0 EQC	0	\$410.28 \$82.06
07/07/09	07/06/09	Meter Read	Water	8,320 Aut	40	\$0.00 \$492.34
07/07/09	07/07/09	Penalty	SUPER	0	0	\$41.03 \$492.34
06/12/09	06/12/09	Bill Calculated	05/05/09-06/04/09	0 31	0	\$410.28 \$451.31
06/09/09	06/08/09	Payment Posted	R09-055636	0 EQC	0	\$448.30 \$41.03
06/08/09	06/08/09	Penalty	SUPER	0	0	\$41.03 \$489.33
06/05/09	06/04/09	Meter Read	Water	8,280 Aut	30	\$0.00 \$448.30
05/13/09	05/13/09	Bill Calculated	04/06/09-05/05/09	0 30	0	\$410.28 \$448.30
05/12/09	05/11/09	Payment Posted	R09-054466	0 EQC	0	\$380.18 \$38.02
05/06/09	05/05/09	Meter Read	Water	8,250 Aut	30	\$0.00 \$418.20
05/06/09	05/06/09	Penalty	SUPER	0	0	\$38.02 \$418.20
04/17/09	04/17/09	Bill Calculated	03/05/09-04/06/09	0 33	0	\$380.18 \$380.18
04/16/09	04/06/09	Meter Read	Water	8,220 Aut	25	\$0.00 \$0.00
04/16/09	03/05/09	Meter Read Initial	Water	8,195 Oth	0	\$0.00 \$0.00
04/09/09	04/08/09	Payment Posted	R09-053339	0 EQC	0	\$770.18 \$0.00
04/07/09	04/07/09	Penalty	SUPER	0	0	\$35.01 \$770.18
04/07/09	04/07/09	Penalty Adjustment	BILL NOT RECEIVED	0	0	-\$35.01 \$735.17
03/17/09	03/17/09	Bill Calculated	02/04/09-03/05/09	0 30	0	\$350.08 \$770.18
03/17/09	03/05/09	Meter Read	Water	8,160 Est	20	\$0.00 \$420.10
03/16/09	03/16/09	SENT SHUTOFF NOTIC	Past Due=\$420.10	0 04/	0	\$0.00 \$420.10
03/06/09	03/06/09	Penalty	SUPER	0	0	\$35.01 \$420.10
02/16/09	02/13/09	Payment Posted	R09-051108	0 EQC	0	\$420.10 \$385.09
02/11/09	02/11/09	Bill Calculated	01/06/09-02/04/09	0 30	0	\$350.08 \$805.19
02/11/09	02/04/09	Meter Read	Water	8,140 Est	20	\$0.00 \$455.11
02/10/09	02/10/09	Shutoff Notice Sen	Past Due=\$455.11	0 03/	0	\$0.00 \$455.11

History Detail Report

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02/06/09	02/06/09	Penalty	SUPER	0	0	\$35.01	\$455.11
01/16/09	01/16/09	Bill Calculated	12/05/08-01/06/09	0 33	0	\$350.08	\$420.10
01/16/09	01/16/09	Shutoff Notice SenPast Due=\$70.02		0 02/	0	\$0.00	\$70.02
01/13/09	01/12/09	Payment Posted	R09-049923	0 EQC	0	\$350.08	\$70.02
01/06/09	01/06/09	Meter Read	Water	8,120 Aut	20	\$0.00	\$420.10
01/06/09	01/06/09	Penalty	SUPER	0	0	\$35.01	\$420.10
12/16/08	12/15/08	Payment Posted	R08-048805	0 EQC	0	\$391.11	\$385.09
12/13/08	12/13/08	Bill Calculated	11/07/08-12/05/08	0 29	0	\$350.08	\$776.20
12/13/08	12/13/08	Shutoff Notice SenPast Due=\$426.12		0 01/	0	\$0.00	\$426.12
12/08/08	12/08/08	Penalty	SUPER	0	0	\$35.01	\$426.12
12/05/08	12/05/08	Meter Read	Water	8,100 Aut	20	\$0.00	\$391.11
11/18/08	11/18/08	Bill Calculated	10/07/08-11/07/08	0 32	0	\$350.08	\$391.11
11/11/08	11/10/08	Payment Posted	R08-047608	0 EQC	0	\$632.73	\$41.03
11/10/08	11/07/08	Meter Read	Water	8,080 Aut	20	\$0.00	\$673.76
11/06/08	11/06/08	Penalty	SUPER	0	0	\$41.03	\$673.76
10/15/08	10/15/08	Bill Calculated	09/05/08-10/07/08	0 33	0	\$410.28	\$632.73
10/14/08	10/14/08	Shutoff Notice SenPast Due=\$222.45		0 10/	0	\$0.00	\$222.45
10/07/08	10/07/08	Meter Read	Water	8,060 Aut	30	\$0.00	\$222.45
10/07/08	10/07/08	Penalty	SUPER	0	0	\$20.22	\$222.45
10/01/08	09/30/08	Payment Posted	R08-045812	0 EQC	0	\$1,102.20	\$202.23
10/01/08	09/30/08	Payment Posted	R08-045811	0 EQC	0	\$309.28	\$1,304.43

315

4641.88

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARENDON GLEN	TJ CLARENDON GLEN LIMITED	701,630	10/22/2007	WD	ARMS LENGTH	NOT PROVIDED	PTA	100.0
MCDONALD DANIEL A & GENEV	CLARENDON GLEN LTD	49,900	03/18/1986	WD	GOOD SPLIT VACANT	L167 P430	PTA	0.0

Property Address	Class: 201 COMMERCIAL RE Zoning:	Building Permit(s)	Date	Number	Status
220 MARY ST	School: 18020 CLARE PUBLIC	Electrical	04/07/2008	PE08-013	NOT STARTE
Owner's Name/Address	P.R.E. 0%	SIGN	01/17/2008	PE08-003	NOT STARTE
TJ CLARENDON GLEN LIMITED DIV	MAP #: GRNBRIER	COM/IND, ADDITION	11/08/2007	PE07-082	COMPLETED
605 S CAPITOL AVENUE	2011 Est TCV 641,347 TCV/TFA: 60.23				
LANSING MI 48933	X Improved Vacant				

Tax Description	Rate	County	Mult.	Size	%Good	Cash Value
T17N R4W SEC 34--LOTS	442.46	318.45	1.0000	225	100	99,553
18-19-20-21-22-29-30-31-32-33 GREENBRIAR	442	Actual Front Feet,	3.23	Total Acres	Total Est.	Land Value =
ESTATES NO 1.						99,553

Comments/Influences	Rate	County	Mult.	Size	%Good	Cash Value
	0.90	1.00	15000.0	75	100	10,125
	Total Estimated Land Improvements True Cash Value = 10,125					

Topography of Site	Work Description for Permit PE08-013, Issued 04/07/2008: ELECTRICAL APPLICATION
Level	BASE PERMIT FEE LIGHT FIXTURES (1) CIRCUITS (1) GARBAGE
Rolling	DISPOAL/RANGE/DISHWASHER (24) OUTLETS (1) FINAL INSPECTION (1)
Low	Work Description for Permit PB08-003, Issued 01/17/2008: DESIGN & INSTALL NEW SIGN FOR CLARENDON GLEN APARTMENTS
High	Work Description for Permit PB07-082, Issued 11/08/2007: ADDITION PER ATTACHED PLAN, REROOF, RENOVATIONS
Landscaped	
Swamp	
Wooded	
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	

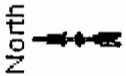
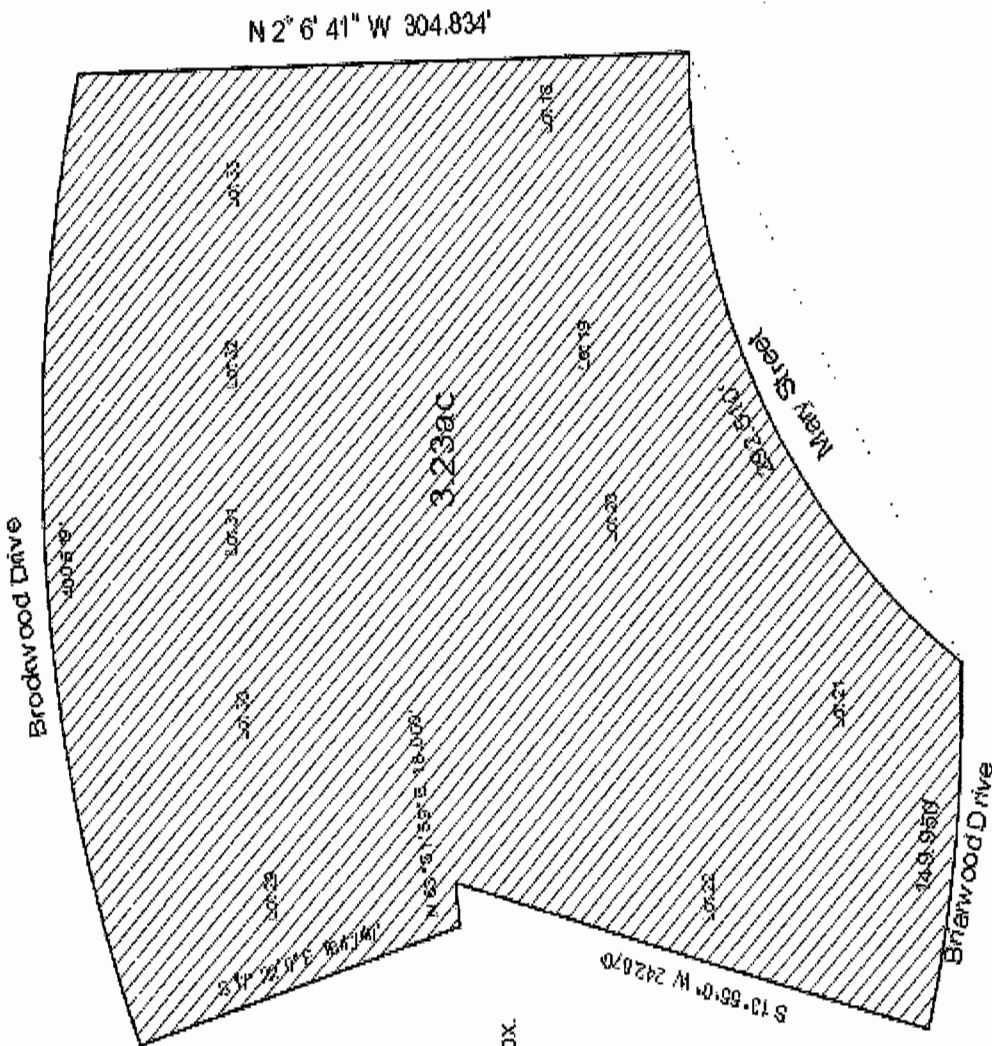
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2011	49,800	270,900	320,700			320,700S
2010	49,800	277,900	327,700			325,520C
2009	49,800	276,700	326,500			326,500S
2008	49,800	276,700	326,500			326,500S



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*** Information herein deemed reliable but not guaranteed***

site 29-33 18-22



bearings/dimensions are approx.

Sketch by Apex Measure™
 *** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLDG 1 OF 2
 Calculator Occupancy: Multiple Residence

Class: D, Siding		Above Ave.		Ave.		X		Low	
Floor Area: 5,240		High		Average		Typical		None	
Stories Above Grd: 2		**		Calculator Cost Data		**		**	
Average Sty Hght : 9		Quality: Average		Adj: +0		\$/SqFt: 0.00			
Bsmnt Wall Hght		Heath#1: Hot Water, Baseboard/Radiato		0%					
Deppr. Table : 1.5%		Heath#2: Package Heating & Cooling		0%					
Effective Age : 17		Ave. SqFt/Story: 2620		Total # Units: 12					
Physical %Good: 77		Has Elevators:							
Func. %Good : 100		*** Basement Info ***							
Economic %Good: 100		Area:							
1978 Year Built		Perimeter:							
2007 Remodeled		Type:							
18 Overall Bldg Height		Heat: Hot Water, Radiant Floor							
Comments:		* Mezzanine Info *							
		* Sprinkler Info *							
		Area #1:							
		Type #1:							
		Area #2:							
		Type #2:							
		Area:							
		Type: Average							

Construction Cost

Class: D, Siding
 Floor Area: 5,240
 Stories Above Grd: 2
 Average Sty Hght : 9
 Bsmnt Wall Hght

Quality: Average Adj: +0 \$/SqFt: 0.00
 Heath#1: Hot Water, Baseboard/Radiato 0%
 Heath#2: Package Heating & Cooling 0%
 Ave. SqFt/Story: 2620
 Total # Units: 12
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *

(1) Excavation/Site Prep:

(2) Foundation: Footings Brick/Stone Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Many Above Ave.	Average Typical	Few None
Total Fixtures	Urinals	
3-Piece Baths	Wash Bowls	
2-Piece Baths	Water Heaters	
Shower Stalls	Wash Fountains	
Toilets	Water Softeners	

(9) Sprinklers:

(10) Heating and Cooling:

Gas	Coal	Hand Fired
Oil	Stoker	Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
Few	Average	Few	Average
Many	Unfinished Typical	Many	Unfinished Typical
Flex Conduit	Rigid Conduit	Incandescent	Fluorescent
Armored Cable	Non-Metallic	Mercury	Sodium Vapor
Bus Duct	Transformer	Exterior Wall:	Thickness
(13) Roof Structure: Slope=0		Bsmnt Insul.	

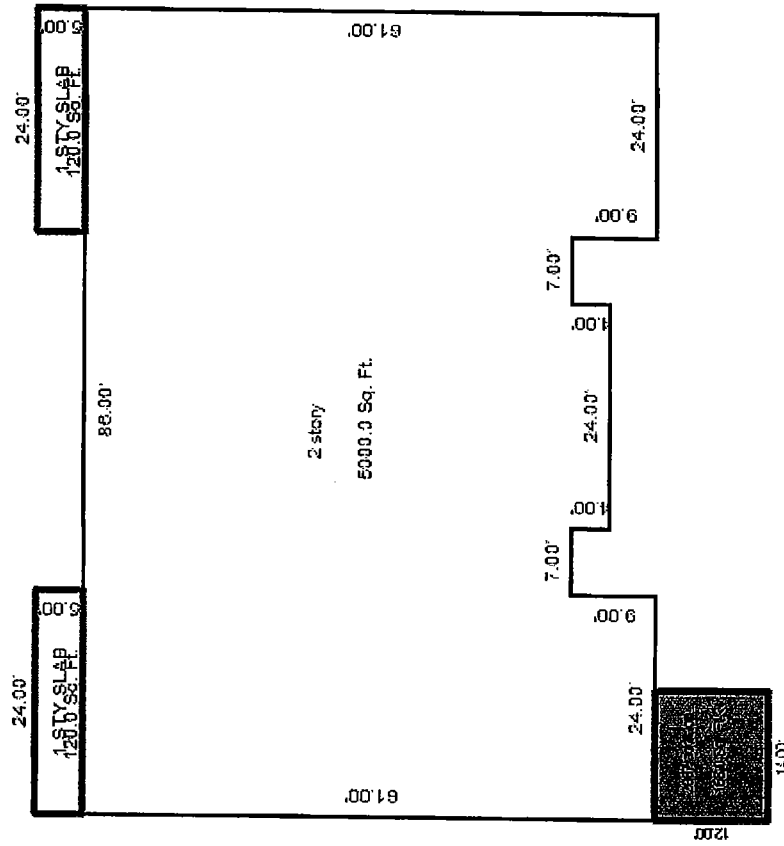
(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

Calculator Cost Computations
 Class: D, Siding Quality: Average Percent Adj: +0
 Base Rate for Upper Floors = 50.55
 Adjusted Square Foot Cost for Upper Floors = 50.55
 2 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 9 Height per Story Multiplier: 1.000
 Total Floor Area: 5,240 # of Units: 12 Perim. Multiplier: 1.156
 Refined Square Foot Cost for Upper Floors: 58.43
 County Multiplier: 1.11, Final Square Foot Cost for Upper Floors = 64.858
 Total Floor Area: 5,240 Base Cost New of Upper Floors = 339,858
 Eff. Age: 17 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 77 /100/100/100/77.0
 Reproduction/Replacement Cost = 339,858
 Total Depreciated Cost = 261,690
 ECF (4011 GREENBRIAR) 0.981 => TCV of Bldg: 1 = 256,718
 Replacement Cost/Floor Area= 64.86 Est. TCV/Floor Area= 48.99

*** Information herein deemed reliable but not guaranteed***

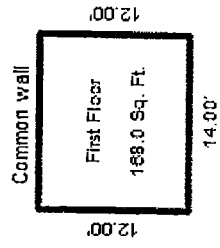


Sketch by Apex Mapping™

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: ADDED IN 2007 Calculator Occupancy: Office Building		Class: D Quality: Average Percent Adj: +0 Calculator Cost Computations >>>>>	
Floor Area: 168 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Base Rate for Upper Floors = 73.65 Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50 Misc. Rate Adj. (for upper flrs): 0 Cost/Sq.Ft.: -3.00 Adjusted Square Foot Cost for Upper Floors = 69.15	
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 8 Height per Story Multiplier: 0.900 Ave. Floor Area: 168 Perimeter: 52 Refined Square Foot Cost for Upper Floors: 107.17	
2007 Year Built Remodeled		County Multiplier: 1.11, Final Square Foot Cost for Upper Floors = 118.957 Total Floor Area: 168 Base Cost New of Upper Floors = 19,985	
8 Overall Bldg Height		Eff. Age: 3 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0 Total Depreciated Cost = 18,586	
Comments:		ECF (4011 GREENBRIAR) 0.981 => TCV of Bldg: 3 = 18,233 Replacement Cost/Floor Area= 118.96 Est. TCV/Floor Area= 108.53	
(1) Excavation/Site Prep:		(11) Electric and Lighting:	
(2) Foundation:		(12) Miscellaneous:	
X Poured Conc Brick/Stone Block		Outlets: Fixtures:	
(3) Frame:		Few Average Many Unfinished Typical	
(4) Floor Structure:		Flex Conduit Incandescent Fluorescent Rigid Conduit Armored Cable Mercury Non-Metallic Bus Duct Sodium Vapor Transformer	
(5) Floor Cover:		(13) Roof Structure: Slope=0	
(6) Ceiling:		Thickness Bsmnt Insul.	
(7) Interior:		(14) Roof Cover:	
(8) Plumbing:		Many Above Ave. Average Typical Few None	
Total Fixtures Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners		(9) Sprinklers:	
(10) Heating and Cooling:		Gas Coal Hand Fired Oil Stoker Boiler	

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Measure™

*** Information herein deemed reliable but not guaranteed***

ARTICLE III. PROPERTY TAX EXEMPTION FOR HOUSING DEVELOPMENTS*

***State law references:** State housing development authority act of 1966, MCL 125.1401 et seq.

Sec. 16-61. Applicability; exception.

The tax exemption established in subsection 1 of section 15a of Public Act No. 346 of 1966 (MCL 125.1415a) (referred to in this article as "the act") shall not apply to all or any classes of housing projects enumerated in the act, located within the city boundaries, except for the class of housing projects or sections of projects otherwise eligible under the act which are especially designed for occupancy by the elderly as defined by the state housing development authority pursuant to the act.

(Code 1985, ch. 6, § 1)

Sec. 16-62. Level of service charge.

If a member of the class of housing projects eligible for exemption as set forth in section 16-61 is financed either directly or indirectly under section 8 of the U.S. Housing Act of 1937, as amended by the Housing and Community Development Act of 1974, the service charge in lieu of all property taxes to be paid by that project or project section shall be the maximum amount chargeable pursuant to Public Act No. 346 of 1966 (MCL 125.1401 et seq.), otherwise known as the state housing development authority act of 1966.

(Code 1985, ch. 6, § 2)

Sec. 16-63. Recognition of member of eligible class.

(a) Requests for exemptions under the provisions of this article shall be submitted to the city clerk, on a form provided by the city, not later than 120 days prior to the projected commencement of construction of proposed projects within the eligible class. Within three days of receipt of a request for exemption, the city clerk shall forward the request to the city assessor, who shall review the request and, after review and comment, forward the request to the city manager within five days of receipt. The city manager shall review the request and, within ten days of receipt, submit the request, with recommendations, to the city commission for consideration. The city commission shall review the request and, by resolution, approve or disapprove the request for exemption under the provisions of this article within 20 days of receipt. The city commission shall stipulate the terms and expiration date of the exemption granted for all requests approved.

(b) A current list of all properties determined both to be a member of the class eligible to pay a service charge in lieu of taxes as set forth in section 16-61 and to be financed under section 8 of the U.S. Housing Act, as amended, and thus eligible to pay a service charge at the level set forth in section 16-62 and approved for exemption by the city commission shall be maintained by the city assessor. A report of such properties, including the property description, property owners and the terms and expiration date of the approved exemptions, shall be submitted annually to the city commission by the city assessor not later than the first Monday of May.

(Code 1985, ch. 6, § 3)

Sec. 16-64. Payment of service charge.

The service charge in lieu of taxes shall be payable on or before April 15 each year.
(Code 1985, ch. 6, § 4)

Sec. 16-65. Term.

The term of exemptions granted under this article shall not exceed 20 years.
(Code 1985, ch. 6, § 5)

Secs. 16-66--16-100. Reserved.