

MEMO

Date: 12/20/2016
To: Mayor and City Commission
From: Rebecca L. Fleury, City Manager
RE: City Manager's December 20, 2016, Agenda Report

Public Hearing on the proposed establishment of an Obsolete Property Rehabilitation District for the Jay Andrew Development Co., LLC.

This public hearing is to receive public comment regarding the proposed establishment of an Obsolete Property Rehabilitation District for the Jay Andrew Development Co., LLC, at 103 West Michigan Avenue.

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A Resolution establishing Obsolete Property Rehabilitation District No. 16.

Jay Andrew Development Co., LLC, is seeking to rehabilitate property at 103 West Michigan Avenue into an up-to-date restaurant and residential mixed use. They have expressed interest in using available economic development tools to assist their efforts. One of those tools available in the City of Battle Creek, due to its status as a "Core City", is the Obsolete Property Rehabilitation Tax Abatement, where the property qualifies as obsolete property in an Obsolete Property Rehabilitation District. This resolution establishes an Obsolete Property Rehabilitation District No. 16. for Jay Andrew Development Company, LLC, at 103 West Michigan Avenue. **Approval is Recommended**

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A Resolution Amending the City Industrial Facilities Tax Abatement Guidelines/Tax Increment Guidelines and the Discontinuance of Granting New Industrial Personal Property Exemptions.

Guidelines for approving IFT applications (PA 198) for both real and industrial personal property were first introduced in 1983. These guidelines have been amended as circumstances changed. Starting with the passage of Public Acts 397, 398, 399 and 400 of 2012, with their amendments, all new industrial personal property became exempt beginning in 2016. This removed the incentive for local governments to offer further industrial personal property abatements. This Resolution Amends the City Industrial Facilities Tax Abatement Guidelines/Tax Increment Guidelines and the Discontinuance of Granting New Industrial Personal Property Exemptions. **Approval is Recommended**