



A resolution approving an application for a Commercial Rehabilitation Exemption Certificate on behalf of Organic Food Cooperative of Marquette, Inc., located at 500 and 502 West Washington Street, in a Commercial Rehabilitation District, and having an estimated cost of \$3,500,000 for real property improvements.

MARQUETTE, MICHIGAN FEBRUARY 10, 2014

Resolved by the Commission of the City of Marquette, Michigan:

On the 26<sup>th</sup> day of July, 2012 an application was submitted on behalf of Organic Food Cooperative of Marquette, Inc. for a Commercial Rehabilitation Exemption Certificate under Act 210 of the Public Acts of 2005, as amended, with respect to certain property set forth in said application, and

After notice having been given as required by law, the City Commission of the City of Marquette held a public hearing on August 13, 2012 at 7:00 p.m. in the City Commission Chambers, City Hall, City of Marquette, Michigan, to provide an opportunity to be heard to the Assessor and representatives of all taxing units affected by the application referred to above, as well as to all other interested parties, and

It appears to this Commission that the application filed by Organic Food Cooperative of Marquette, Inc. for a Commercial Rehabilitation Exemption Certificate with respect to the property described therein complies in all respects with the requirements of said Act,

WHEREAS,

1. The City of Marquette is a Qualified Local Governmental Unit as defined by Section 2 of P.A. 210 of 2005.
2. The Commercial Rehabilitation District was legally established by Resolution on June 25, 2012 after a public hearing before the City Commission as provided by Section 3 of P. A. 210 of 2005.
3. The application of Organic Food Cooperative of Marquette, Inc. for a Commercial Rehabilitation Exemption Certificate with respect to their property described therein having an estimated cost of \$3,500,00 for real property is hereby approved for five years upon completion.

4. The application by Organic Food Cooperative of Marquette, Inc. was subject to a public hearing before the City Commission held August 13, 2012, as provided by section 4(2) of P.A. 210 of 2005.

5. Organic Food Cooperative of Marquette, Inc. is not delinquent in any taxes related to this facility.

6. The Commission does hereby determine that the granting of said Commercial Rehabilitation Certificate requested by Organic Food Cooperative of Marquette, Inc., will not have the effect of substantially impeding the operation of the City of Marquette and will not impair the financial soundness of any taxing unit which levies ad valorem property taxes in the City of Marquette.

7. Organic Food Cooperative of Marquette, Inc. has provided the City of Marquette with all the items described in the instructions section 2 (a) through (h) of the Application for Commercial Rehabilitation Exemption Certificate.

8. Organic Food Cooperative of Marquette, Inc. has provided the City of Marquette with all of the items described in the instructions section 3 (a) and (b) of the Application for Commercial Rehabilitation Exemption Certificate.

9. The application is for Commercial property as defined in section 2 (j) of Public Act 210 of 2005.

10. Commencement of rehabilitation of the facility did not occur before the establishment of the Commercial Rehabilitation District.

11. The application of Organic Food Cooperative of Marquette, Inc. relates to a rehabilitation program that, when completed, constitutes a qualified retail food establishment within the meaning of P.A. 210 of 2005 and is situated within a Commercial Rehabilitation District established in a Qualified Local Governmental Unit eligible under P.A. 210 of 2005 to establish such a district.

12. The completion of the rehabilitated facility is calculated to, and will at the time of issuance of the Exemption Certificate, have the reasonable likelihood to overcome design inadequacies and deficiencies, increase efficiency and commercial activity, retain employment, possibly add employees and revitalize an urban area of the community.

13. 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 (k) of P.A. 210 of 2005.

14. The application of Organic Food Cooperative of Marquette, Inc. for a Commercial Rehabilitation Exemption Certificate with respect to the property described therein having an estimated cost of \$3,500,000 for real property is hereby approved for five years upon completion.

15. The aforesaid application of Organic Food Cooperative of Marquette, Inc. together with all other pertinent documents as required by said Act, including proper evidence of this City Commission's approval of said application shall be forwarded to the Michigan State Tax Commission by the City Clerk in accordance with the requirements of said Act.

16. The City Commission determines that the rehabilitation of the facility, which is subject to the application, did not begin prior to the establishment of the Commercial Rehabilitation District and will be completed in not more than one year.

17. The taxable value of the property proposed to be exempt plus the aggregate taxable value of property previously exempt and currently in force under Public Act 210 of 2005 does not exceed 5% of the total taxable value of the City of Marquette,

NOW, THEREFORE, BE IT RESOLVED that the Marquette City Commission of the City of Marquette hereby approves the Commercial Rehabilitation Exemption Certificate consistent with Public Act 210 of 2005, as amended at the Organic Food Cooperative of Marquette, Inc., properties located at 500 and 502 West Washington Street in the City of Marquette, Michigan, as legally described above.

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Robert Niemi, Mayor

Adopted this 10<sup>th</sup> day of February, 2014, by the following vote:

Ayes:

Nays:

Absent:

I hereby certify that the above is a true and accurate copy of the Resolution adopted at a regular meeting of the City of Marquette's City Commission on February 10, 2014.

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David J. Bleau, City Clerk