

## Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.


Applicant (Company) Name (applicant must be the OWNER of the facility) <b>339 N Cochran, LLC</b>								
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) <b>239 S Cochran Ave; Charlotte, MI 48813</b>								
Location of obsolete facility (No. and street, City, State, ZIP Code) <b>339 N Cochran Ave</b>								
City, Township, Village (indicate which) <b>Charlotte</b>		County <b>Eaton</b>						
Date of Commencement of Rehabilitation (mm/dd/yyyy) <b>11/05/15</b>	Planned date of Completion of Rehabilitation (mm/dd/yyyy) <b>2020</b>	School District where facility is located (include school code) <b>Charlotte Public Schools</b>						
Estimated Cost of Rehabilitation <b>\$250,000.00</b>	Number of years exemption requested <b>12</b>	Attach Legal description of Obsolete Property on separate sheet						
Expected project likelihood (check all that apply): <table border="0"><tr><td><input checked="" type="checkbox"/> Increase Commercial activity</td><td><input type="checkbox"/> Retain employment</td><td><input checked="" type="checkbox"/> Revitalize urban areas</td></tr><tr><td><input checked="" type="checkbox"/> Create employment</td><td><input type="checkbox"/> Prevent a loss of employment</td><td><input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated</td></tr></table> <p>Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>54</u></p>			<input checked="" type="checkbox"/> Increase Commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas	<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
<input checked="" type="checkbox"/> Increase Commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas						
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated						
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input type="checkbox"/>								

### APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

**The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.**

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) <b>Anthony V.V. Faulkner</b>	Telephone Number <b>(269) 425-1695</b>	Fax Number
Mailing Address <b>239 S Cochran Ave, Charlotte MI 48813</b>		Email Address <b>afaulkner@precedentproperties.com</b>
Signature of Company Officer (no authorized agents) 		Title <b>CEO</b>

### LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
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FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

## LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

### PART 1: ACTION TAKEN

Action Date: _____		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
<input type="checkbox"/> Denied		
Date District Established	LUCI Code	School Code

### PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement 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 Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
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### PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

Taxable Value	State Equalized Value (SEV)
Building(s)	
Name of Governmental Unit	Date of Action on application
	Date of Statement of Obsolescence

### PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

**Mail completed application and attachments to:** Michigan Department of Treasury  
 State Tax Commission  
 P.O. Box 30471  
 Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

**For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.**

## **Legal Description for 339 N Cochran Ave, Charlotte, MI 48813**

S 40 FT OF LOT 2. LOTS 3,6,7. BLK 4. & SLY PORTION OF ADJACENT VACATED  
FOOTE ST. SEC.12, T2N,R5W, CITY OF CHARLOTTE 1991

### **OPRA Application Attachments**

#### **(a) General Description of obsolete facility (year built, original use, most recent use, number of stories, square footage)**

*The single story building with a partial basement located at 339 N Cochran Ave, Charlotte, MI consists of approximately 19,000 square feet. The building was originally used as a manufacturing company in the 1920s until 1944, when it was converted to a bean storage warehouse. Operations for the bean storage warehouse ended in 1988. From 1999 to 2013, Dennis Distributing used the building for storage of used appliances, furniture, and mattresses.*

#### **(b) General description of the proposed use of the rehabilitated facility**

*339 N Cochran is located at the north gateway to Charlotte, MI. Its location, size, versatile use and old time charm make it an appealing site for manufacturing and warehousing.*

*We envision the building having three distinct areas of operations. The largest area located on the south end of the facility contains a large overhead door and a truck well that is below floor level. This area has potential and, will be marketed as such, to be a large warehouse for storage with the convenience of a truck well. The areas located on the north end of the facility consist of a large area for manufacturing operations and a large office space with restroom to support the warehouse and/or the manufacturing operations. This section also boasts a large overhead door for the ease and convenience of shipping and receiving products and materials. The entire building has concrete floors and large windows which allow for natural light. It is our intention to retain the original facade of the building which includes the size of the windows.*

*Due to the building's close proximity to the neighboring property located at 401 N Cochran, this facility also has the ability to support and serve operations for the neighboring facility.*

#### **(c) Description of the general nature and extent of rehabilitation to be undertaken**

*The goal of the project is to clean, repair and renovate the building and surrounding area, so that it can be marketable to interested commercial and manufacturing tenants.*

*The largest rehabilitation effort for this building will be the roof. After many years of neglect, there is a very small percentage of the 19,000 square foot roof that is salvageable. Some steel rafters have been compromised and will need to be addressed, as well as the parapet walls. We are proposing new wood decking to tie into the existing deck areas and completed with insulation and roof membrane.*

*The large windows will be replaced with energy efficient windows, as well as the exterior overhead doors and entrance doors.*

*The interior spaces will be updated to ensure compliance with all applicable codes. The interior will also receive new paint.*

*The electrical, plumbing and mechanics will also be updated to ensure compliance with all applicable codes.*

*The basement area is dry and appears to be in satisfactory condition; however, some areas of the cement structure may need to be addressed to ensure a safe and structurally sound space. Additionally, a new stairway will be erected to meet code specifications/requirements.*

**(d) A descriptive list of the fixed building equipment that will a be part rehabilitated facility**

*The building does not contain any carry-over of fixed equipment.*

**(e) A time schedule for undertaking and completing the rehabilitation of the facility**

*To protect the building from any further deterioration and secure it from weather, the roofing project will begin November 2015. In the event that the weather becomes an impediment for completing the roof this year, we have strategically outlined a phased approach by identifying the roof areas which are more compromised. These areas will be a priority and addressed as such. We anticipate the roofing project to be completed Summer 2016.*

*Interior work will begin January 2016. We anticipate the windows, doors, etc to be completed at the end of the project. We are projecting a Spring 2017 for the total rehabilitation completion of the project.*

*Note: A large scale clean-up effort has been ongoing since July 2014 - the purchase of the property. Nearly forty 40-yard dumpsters hauled away debris housed inside and outside of the buildings located at 339 N Cochran Ave and 401 N Cochran Ave. Massive efforts to remove overgrown trees and brush from the properties were completed Summer 2015. Additionally, efforts to ensure environmental safety were deployed and completed. Baseline environmental studies have been conducted; likewise, asbestos and lead audits have been completed.*

**(f) A statement of the economic advantages expected from the exemption**

*We believe the revitalization of the large buildings located at 339 and 401 N Cochran Ave will be a point of pride for the north gateway to Charlotte. With the convenience of being minutes from Lansing, MI, close proximity to the interstate, active railroad system and access to a local airport, Charlotte is a more economical option for growing manufacturing companies and other start-up businesses. The expect job creations, but the number will depend on the businesses that will occupy the space. By receiving the exemption for this property, we will be able to invest the savings to support and promote marketing efforts to entice businesses, resources, and families to choose Charlotte, MI for their homes, businesses, and life experiences.*



*Summer 2014*



*Summer 2014*



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Summer 2014