



RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE APPLICATION PA 146 OF 2000 AS AMENDED

At a regular meeting of the City Council of the City of Ionia, Michigan, held in the Council Chambers, Ionia City Hall, 114 North Kidd Street, Ionia, Michigan, on July 2, 2025, at 6:30 p.m., there were:

PRESENT: Margot Cook, Brenda Cowling, Tim Lee, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick

ABSENT: John Milewski and Troy Waterman

The following preamble and resolution were offered by Councilmember Cowling, and supported by Councilmember Millard.

Resolution 2025-14 Approving Obsolete Property Rehabilitation Exemption Certificate Application for Artichoke Investments, LLC with property located at 322 and 324 W. Main Street, Ionia, Michigan

WHEREAS, pursuant to PA 146 of 2000, the City of Ionia is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the City of Ionia legally established the Obsolete Property Rehabilitation District #1 on April 3, 2001, following a public hearing held on April 3, 2001; and

WHEREAS, 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) does not exceed 5% of the total taxable value of the City of Ionia; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on July 2, 2025; and

WHEREAS, Artichoke Investments, LLC is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant, Artichoke Investments, LLC, has provided answers to all required items under “Instructions” (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certification to the City of Ionia; and

WHEREAS, the City of Ionia requires that rehabilitation of the facility shall be completed by December 31, 2026; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, 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 the City of Ionia eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, 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; and

WHEREAS, 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.

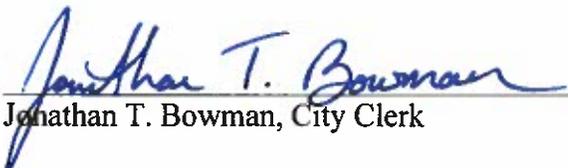
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ionia that Artichoke Investments, LLC be and hereby is granted an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in Obsolete Property Rehabilitation District #1 at 322 and 324 W. Main Street for a period of 12 years, beginning December 31, 2025, and ending December 30, 2037, pursuant to the provisions of PA 146 of 2000, as amended.

AYES: Margot Cook, Brenda Cowling, Tim Lee, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick

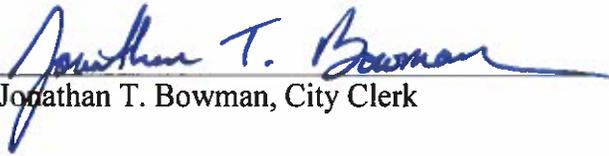
NAYS: None

ABSTAINS: None

RESOLUTION 2025-14 DECLARED ADOPTED.


Jonathan T. Bowman, City Clerk

CERTIFICATION: I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Ionia County of Ionia, Michigan at a regular meeting held on July 2, 2025.


Jonathan T. Bowman, City Clerk