



Rochester Hills Master Report

1000 Rochester Hills
Drive
Rochester Hills, MI 48309
(248) 656-4660
Home Page:
www.rochesterhills.org

File Number: 2005-0259

File Number: 2005-0259	File Type: Exemptions	Status: To Council
Version: 1	Reference: N/A	Controlling Body: City Council
Requester: Planning/Development	Cost:	Introduced: 04/01/2005
File Name: Danish Village PILOT	Final Action:	

Title: Request for Tax Abatement by Lutheran Social Services for renovations to Danish Village, 2566 Walton Blvd. (Dan Casey, Manager Economic Development, Planning and Development Department).

Notes:

Code Sections:

Indexes: Taxes

Sponsors:

Attachments: Agenda Summary.pdf, Map aerial.pdf, Letter Great Lakes Capital 20050329.pdf, Tax Exempt Ord.pdf

Agenda Date:

Agenda Number:

Enactment Date:

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2005-0259

..Title

Request for Tax Abatement by Lutheran Social Services for renovations to Danish Village, 2566 Walton Blvd. (Dan Casey, Manager Economic Development, Planning and Development Department).

..Body

Whereas, Danish Village, located at 2566 Walton Boulevard, further identified as parcel number 70-15-08-376-002, is currently tax exempt pursuant to Section 211.7d of the General Property Tax Law, Act 206 of 1893, as amended, and

Whereas, the exempted taxes are reimbursed to the City of Rochester Hills by the State Department of Management and Budget under this provision, and

Whereas, Lutheran Social Services of Michigan (LSSM), owners of Danish Village, is applying for Low Income Housing Tax Credits, a MSHDA Program, in order to refinance and make improvements to the property, and

Whereas, LSSM is requesting a Payment in Lieu of Taxes (PILOT) of 4% for a period of 45 years, as

permitted under the MSHDA Program, and

Whereas, the City of Rochester Hills is committed to providing affordable housing to seniors, and

Whereas, the City has adopted a Code of Ordinances, Community Development, Article II, entitled Tax Exempt Housing to provide for PILOT agreements for eligible affordable housing facilities;

Resolved, that City Council authorizes the City Attorney to draft an Ordinance establishing the provisions of a PILOT between the City and Danish Village Limited Dividend Housing Association, LP after receipt of certification by MSHDA identifying the facility as tax exempt under its programs, and

Be it Further Resolved, that a certified copy of this resolution be provided to LSSM as evidence of City Council's support of its application to MSHDA.