

**RESOLUTION NO. 19-19**

**CITY OF ST. CLAIR  
COUNTY OF ST. CLAIR, MICHIGAN**

**A RESOLUTION TO APPROVE A COMMERCIAL FACILITIES EXEMPTION  
CERTIFICATE APPLICATION, PURSUANT TO PUBLIC ACT 255 OF 1978 AS  
AMENDED, FOR ON THE VINE, LLC, 503 N. RIVERSIDE AVENUE**

**A RESOLUTION** of the City Council of the City of St. Clair adopted at a regular meeting of said Council held at City Hall located at 547 N. Carney Drive, St. Clair, Michigan, on the 7th day of October, 2019 at 7:00 PM.

**WHEREAS**, the City of St. Clair legally established the Commercial Redevelopment District for the St. Clair Inn and associated properties on August 21, 2017, after a public hearing held on August 21, 2017; and

**WHEREAS**, the district so established is known as the St. Clair Inn Commercial Redevelopment District; and

**WHEREAS**, the state equalized value of the property proposed to be exempt, plus the aggregate state equalized value of property previously exempt and currently in force under Public Act 255 of 1978 and Public Act 198 of 1974, does not exceed five percent (5%) of the total state equalized value of the City of St. Clair; and

**WHEREAS**, If the state equalized valuation of property proposed to be exempt pursuant to an application under consideration, considered together with the aggregate state equalized valuation of property exempt under certificates previously granted and currently in force shall exceed five percent (5%) of the state equalized valuation of the City of St. Clair, then exceeding that amount shall not have the effect of substantially impeding the operation of the City of St. Clair or impairing the financial soundness of any affected taxing unit; and

**WHEREAS**, the application was approved at a public hearing as provided by section 6(2) of Public Act 255 of 1978 on October 7, 2019; and

**WHEREAS**, the application was approved for a period of twelve (12) years; and

**WHEREAS**, On the Vine, LLC is not delinquent in any taxes related to the facility; and

**WHEREAS**, the application is for commercial property as defined in Section 3(3) of Public Act 255 of 1978; and

**WHEREAS**, the applicant On the Vine, LLC has provided answers to all required questions under Section 6(1) of PA 255 of 1978 to the City of St. Clair; and

**WHEREAS**, the City of St. Clair requires that the construction of the facility shall be completed by November 15, 2019 and

**WHEREAS**, the commencement of the construction of the facility did not occur more than 45 days prior to the filing of the application for exemption; and

**WHEREAS**, the commencement of the construction of the facility did not occur prior to the establishment of the Commercial Redevelopment District; and

**WHEREAS**, the application relates to a construction which when completed constitutes a new or replacement facility within the meaning of Public Act 255 of 1978 and that is situated within a Commercial Redevelopment District established under Public Act 255 of 1978; and

**WHEREAS**, completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity and create employment in which the facility is situated; and

**WHEREAS**, the construction includes improvements aggregating ten percent (10%) or more of the true cash value of the property at commencement of the construction as provided by section 4(6) of Public Act 255 of 1978.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of St. Clair that it hereby grants a Commercial Facilities Exemption for the real property, excluding land, located in the St. Clair Inn Commercial Redevelopment District at 503 N. Riverside Ave., St. Clair, MI for a period of twelve (12) years, beginning December 31, 2019, and ending December 30, 2031, pursuant to the provisions of PA 255 of 1978, as amended.

**RESOLUTION DECLARED ADOPTED.**

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Bill Cedar, Jr., Mayor  
City of St. Clair, Michigan

### **CERTIFICATION**

The foregoing is a true and complete copy of a Resolution adopted by the City Council in the City of St. Clair, St. Clair County, Michigan at a regular meeting held on the 7th day of October, 2019. Public Notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of 1976, and the Minutes of said meeting were kept and will be or have been made available as required by said Act.

Members Present: Mayor Cedar, Ellery, Kindsvater, Kuffa, LaPorte, McCartney, Watt

Members Absent: None

It was moved by Member McCartney and supported by Member Kuffa to adopt the Resolution.

Members Voting Yes: Kindsvater, Kuffa, LaPorte, McCartney, Watt, Ellery, Cedar

Members Voting No: None

The Resolution was declared adopted by the Mayor and has been recorded in the Resolution Book.

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Annette Sturdy, City Clerk  
City of St. Clair, Michigan