

**CITY OF MARYSVILLE, MICHIGAN**

**TAX EXEMPTION ORDINANCE  
REGARDING WILLS MANOR**

**ORDINANCE NO. 487**

An Ordinance to provide for a service charge in lieu of taxes for a housing project for low income persons and families to be financed with an Authority-aided Mortgage Loan or an advance or grant from the Authority pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401, *et seq*) (the "Act").

**THE CITY OF MARYSVILLE ORDAINS:**

**SECTION 1. Title V, Chapter 56, of the City of Marysville Code of Ordinances is amended to add the following Section 5.414.**

Sec. 5.414 City of Marysville Tax Exemption Ordinance - Wills Manor

(a) Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City is authorized by the Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under the Act at any amount it chooses, not to exceed the taxes that would be paid but for the Act. It is further acknowledged that such housing for low-income persons and families is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all *ad valorem* taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of the housing projects that is constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City acknowledges that the Sponsor (as defined below) has offered, subject to receipt of an allocation under the LIHTC Program by the Michigan State Housing Development Authority, to construct/acquire, own and operate a housing project identified as Wills Manor on a portion of real property to be split/divided from the bellow described parcel of real property located in the City of Marysville, St. Clair County described for tax purposes as:

ENTIRE BLOCKS 2, 3, 8, 9 & INCL VACATED ALLEYS WITHIN SAID BLOCKS & STS THEREIN & 1/2 OF VAC VERMONT AVE ADJ. SUBDIVISION P VILLAGE OF MARYSVILLE ACCORDING TO THE PLAT RECORDED IN LIBER 29 OF PLATS PG 8 ST CLAIR COUNTY REGISTER OF DEEDS LINCOLN BLVD FROM W ROW NEW YORK TO E ROW OF VERMONT AS REC 732-130 (1954) VERMONT AVE FROM N ROW OF LINCOLN BLVD TO S ROW OF 10TH ST EXT FROM E AS REC 732-130 (1954) VERMONT AVE FROM N ROW LINE OF LINCOLN BLVD AND N OF A LINE BEG N ROW LINE OF 12TH ST W 52.31' , TH S 21D 37M 05S W 69.05' BUT RESERVING FULL WIDTH PUBLIC UTILITY EASEMENT AS REC 732-130 (1954)

A portion to be split/divided from parcel ID 74-03-773-0005-000

to serve low income persons and families, and that the Sponsor has offered to pay the City on account of this housing project an annual service charge for public services in lieu of all *ad valorem* property taxes.

(b) Definitions

- (i) Authority means the Michigan State Housing Development Authority.
- (ii) Annual Shelter Rent means the total collections during an agreed annual period from or paid on behalf of all occupants of a housing project representing rent or occupancy charges, exclusive of Utilities.
- (iii) LIHTC Program means the Low Income Housing Tax Credit program administered by the Authority under Section 42 of the Internal Revenue Code of 1986, as amended.
- (iv) Low Income Persons and Families means persons and families eligible to move into a housing project.
- (v) Mortgage Loan means a loan that is Federally-Aided (as defined in Section 11 of the Michigan State Housing Development Authority Act or a loan or grant made or to be made by the Authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of the housing project, and secured by a mortgage on the housing project.
- (vi) Sponsor means the Marysville Housing Commission and any entity that receives or assumes a Mortgage Loan.
- (vii) Utilities means charges for gas, electric, water, sanitary sewer and other utilities furnished to the occupants that are paid by the housing project.

(c) Class of Housing Projects.

It is determined that the class of housing projects to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing projects for Low Income Persons and Families that are financed with a Mortgage Loan by the Authority. It is further determined that Wills Manor is of this class.

(d) Establishment of Annual Service Charge.

The housing project identified as Wills Manor and the property on which it is/or will be located shall be exempt from all *ad valorem* property taxes from and after the commencement of construction or rehabilitation. The City acknowledges that the Sponsor and the Authority have established the economic feasibility of the housing project in reliance upon the enactment and continuing effect of this Ordinance, and the qualification of the housing project for exemption from all *ad valorem* property taxes and a payment in lieu of taxes as established in this Ordinance. Therefore, in consideration of the Sponsor's offer to construct/rehabilitate and operate the housing project, the City agrees to accept payment of an annual service charge for public services in lieu of all *ad valorem* property taxes. Subject to receipt of a Mortgage Loan, the annual service charge shall be equal to 4% of the Annual Shelter Rents actually collected by the housing project during each operating year.

(e) Contractual Effect of Ordinance.

Notwithstanding the provisions of section 15(a)(5) of the Act to the contrary, a contract between the City and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this Ordinance.

(f) Limitation on the Payment of Annual Service Charge.

Notwithstanding subsection (d), the service charge to be paid each year in lieu of taxes for the part of the housing project that is tax exempt but which is occupied by other than low-income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing project if the housing project were not tax exempt.

(g) Payment of Service Charge.

The annual service charge in lieu of taxes as determined under this Ordinance shall be payable in the same manner as general property taxes are payable to the City and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. The annual payment for each operating year shall be paid on or before July 1st of the following year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, *et seq*).

(h) Duration.

This Ordinance shall remain in effect and shall not terminate so long as a Mortgage Loan remains outstanding and unpaid and the housing project remains subject to income and rent restrictions under the LIHTC Program.

(i) Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

(j) Inconsistent Ordinances.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict. Provided, this Ordinance shall not be deemed inconsistent with tax exemption or PILOT Ordinances applicable to other projects within the City.

**SECTION 2. Effective Date.**

This Ordinance shall take effect ten (10) days after adoption and publication in accordance with law.

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Rene' Stoia, City Clerk

Introduced: 11/13/23  
Adopted: 11/27/23  
Published: 12/06/23