

RESOLUTION TO APPROVE

**Tax Exempt Status with Payment In Lieu of Taxes
(Woodward Way Housing Project)**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 25th day of January 2022, at 6:00 p.m., Local Time.

PRESENT: Supervisor Pro-Tem Daniel Opsommer, Clerk Deborah Guthrie, Treasurer Phil Deschaine
Trustees Patricia Jackson, Kathy Sundland, Courtney Wisinski

ABSENT: Supervisor Ron Styka

The following resolution was offered by Trustee Wisinski and supported by Trustee Jackson.

WHEREAS, the Township Board in 1995 enacted an ordinance pursuant to Section 15a of the State Housing Development Authority Act of 1966, being MCL 125.1415a, which limited the class of housing projects that qualify to pay the Township an annual service charge for public services in lieu of taxes (PILOT); and

WHEREAS, on September 17, 2019 the Township Board adopted Ordinance No. 2019-14 amending Chapter 66, Article II of the Code of Ordinances to make tax exemptions and payments in lieu of taxes available to qualified housing projects for persons of low and moderate income in accordance with criteria established by state and/or federal laws; and

WHEREAS, Woodward Way Limited Dividend Housing Association Limited Partnership, as owner of the Woodward Way housing project, located in the Charter Township of Meridian, has requested tax exempt status from all property taxes during and after commencement of construction of the housing project pursuant to the Township's ordinance as amended; and

WHEREAS, the Woodward Way housing project is eligible for the requested exemption and payment in lieu of taxes and without such treatment the construction and operation of the housing project would not be feasible; and

WHEREAS, the Woodward Way housing project development will be maintained as housing for persons of low to moderate income for 45 years, representing its economic life; and

WHEREAS, the Township Board has determined that it is in the best interest of the Township to encourage housing projects for persons of low to moderate income by granting Woodward Way a tax exemption with payment in lieu of taxes; and

WHEREAS, the Township Board at a regular meeting held on September 17, 2019 granted tax exempt status to the Woodward Way housing project which was reapproved on February 18, 2020; and

WHEREAS, Woodward Way Limited Dividend Housing Association Limited Partnership was not able to commence construction of the housing project within one year from the effective date of the Township Board's February 18, 2020 resolution granting tax exempt status and has requested the PILOT be re-approved.

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NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, in reliance on, in consideration of, and incorporating the foregoing, that the housing project known as Woodward Way and the property on which said housing project is developed shall be exempt from all property taxes which shall remain in effect and shall not terminate for so long as the housing project is subject to a federally-aided or authority-aided mortgage or an advance or grant from the authority is outstanding, but not to exceed 45 years.

BE IT FURTHER RESOLVED that the Charter Township of Meridian will accept payment of an annual service charge for public services in lieu of all property taxes in an amount equal to five percent of the annual shelter rents for the Woodward Way housing project, said payments to be due on or before July 1 of each year and otherwise payable in the same manner as general property taxes are payable to the Township.

BE IT FURTHER RESOLVED that the tax exempt status granted by the Township Board shall be forfeited unless construction of the housing project to which such status is granted is commenced within one year from the effective date of this resolution approving that status.

BE IT FURTHER RESOLVED that the tax exempt status of the property is conditioned on the housing project being subject to a federally-aided or Authority-aided mortgage or advance or grant from the Authority or income and rent restrictions under Section 42 of the Internal Revenue Code.

BE IT FURTHER RESOLVED that this Resolution shall and does have binding contractual effect on the Township and Woodward Way Limited Dividend Housing Association Limited Partnership, with the Authority as third party beneficiary under the contract, to provide the tax exemption and accept payments in lieu of taxes, as previously described in the Resolutions by the Township Board.

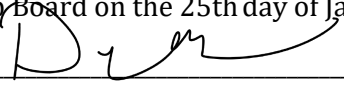
BE IT FURTHER RESOLVED that the Township Board authorizes the Township Manager to execute such agreements and other documents that may be necessary or proper to effect this Resolution or arising out of or in connection with the payment in lieu of taxes.

ADOPTED: YEAS: Trustee Wisnski, Clerk Guthrie, Treasurer Deschaine, Trustee Jackson,
Supervisor Pro-tem Opsommer, Trustee Sundland
NAYS: None

Resolution passed 6-0

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 25th day of January 2022.



Deborah Guthrie, Clerk
Charter Township of Meridian