



## **NOTICE** **ROMULUS CITY COUNCIL** **PUBLIC HEARING**

In accordance with Public Act 255 of 1978, Commercial Redevelopment Act, the Romulus City Council has scheduled a Public Hearing on **Monday, December 23, 2024, at 6:45 p.m. (EST)** in the City of Romulus City Council Chambers located at 11111 Wayne Road, Romulus, MI 48174. The purpose of the public hearing is to hear comments and/or objections on the creation of a commercial redevelopment district comprising of the following parcel(s) seeking a tax abatement:

- 80 040 99 0003 008

In accordance with said Act, any owner(s) of all real property within the proposed commercial redevelopment district, resident, or taxpayer shall be afforded an opportunity to be heard on the establishment of the commercial redevelopment district.

### **Instructions for Persons with Disabilities**

Persons with disabilities who need accommodations to participate in the meeting effectively should contact the City Clerk or send an email by 12:00 p.m. the day of the hearing to request assistance at:

Ellen L. Craig-Bragg, City Clerk, 11111 Wayne Rd., Romulus, MI 48174, (734) 942-7540,  
[clerk@romulusgov.com](mailto:clerk@romulusgov.com)

Ellen Craig-Bragg, Clerk  
City of Romulus, Michigan

PUBLISH: December 12, 2024

**THIS IS AN OPEN MEETING**

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCL 15.263a et. seq., and the Americans with Disabilities Act. (ADA).



# *City Council Special Meeting*

## **Public Hearing Agenda**

***December 23, 2024***

***6:45 PM***

1. Roll Call
2. Agenda - Motion to accept Public Hearing Agenda
3. Public Hearing Discussion: Establishing a Commercial Redevelopment District - Cooper Hotels
4. Public Comment
5. Adjournment - Motion to adjourn the Public Hearing

# MEMORANDUM



1661 Aaron Brenner Drive • Suite 200 • Memphis, TN 38120  
Tel: 901-322-1400 • Fax: 901-322-1403  
info@cooperhotels.com • www.cooperhotels.com

September 6, 2024

Mr. Kevin Krause  
City of Romulus  
11111 Wayne Road  
Romulus, MI 48174

Re: 8500 Wickham Road

Dear Mr. Krause,

Cooper Hotels plans to purchase the Rodeway Inn, demolish the existing 4 building, single story structures and develop 2 Hilton hotels, **Home 2** and **Tru**. Total investment in the project will exceed \$63 M and create 75 jobs.

The Rodeway Inn is a blighted property, which not only affects the character and appeal of the hotel district but repeatedly requires public safety personnel's attention, costing time and money. Cooper Hotels purchase and demolition of these recurring issues and the construction of new hotels will create significant and positive change in the community's important hotel district.

The Rodeway Inn paid \$48,176 in 2023 property tax. The Cooper Hotels proposal will create taxes considerably higher in the year completed.

Cooper Hotels is asking the City for a 12-year abatement utilizing the Commercial Redevelopment Act, PA 255 incentive, which encourages the redevelopment of commercial properties by abating property taxes generated from the new investment. This incentive will not only help with the cost of new construction, but assist with the additional costs associated with buying a deteriorated property that must be bulldozed. It is anticipated the demolition cost will exceed \$700,000.

Please feel free to contact me at (901) 322-1418 or contact Tim Keyes at 734.558.4321 or [tkeyesadc@gmail.com](mailto:tkeyesadc@gmail.com) with any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read "Pace Cooper", is written over a light blue horizontal line.

Pace Cooper

**COMMERCIAL REDEVELOPMENT ACT (EXCERPT)**  
**Act 255 of 1978**

**207.655 Commercial redevelopment district; establishment; resolution; notice; hearing; finding and determination; applicability of district established by township; exemption of restored facility; commercial property included as part of commercial redevelopment district also part of tax increment district.**

Sec. 5. (1) A local governmental unit, by resolution of its legislative body, may establish a commercial redevelopment district, which may consist of 1 or more parcels or tracts of land or a portion thereof, if at the time of adoption of the resolution the property within the district is any of the following:

(a) Obsolete commercial property or cleared or vacant land which is part of an existing, developed commercial or industrial zone which has been zoned commercial or industrial for 3 years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity.

(b) Land which has been cleared or is to be cleared as a result of major fire damage, or cleared or to be cleared as a blighted area under Act No. 344 of the Public Acts of 1945, as amended, being sections 125.71 to 125.84 of the Michigan Compiled Laws.

(c) Cleared or vacant land included within a redevelopment plan adopted by a downtown development authority pursuant to Act No. 197 of the Public Acts of 1975, as amended, being sections 125.1651 to 125.1680 of the Michigan Compiled Laws, or adopted by an urban redevelopment corporation pursuant to Act No. 250 of the Public Acts of 1941, as amended, being sections 125.901 to 125.922 of the Michigan Compiled Laws, or Act No. 120 of the Public Acts of 1961, being sections 125.981 to 125.986 of the Michigan Compiled Laws.

(d) Property which was owned by a local governmental unit on June 21, 1978, and subsequently conveyed to a private owner and zoned commercial.

(2) The legislative body of a local governmental unit may establish a commercial redevelopment district on its own initiative or upon a request filed by the owner or owners of 75% of the state equalized value of the commercial property located within a proposed district.

(3) Before adopting a resolution establishing a commercial redevelopment district, the legislative body shall give written notice by certified mail to the owners of all real property within the proposed commercial redevelopment district and shall afford an opportunity for a hearing on the establishment of the commercial redevelopment district at which any of those owners and any other resident or taxpayer of the local governmental unit may appear and be heard. The legislative body shall give public notice of the hearing not less than 10 nor more than 30 days before the date of the hearing.

(4) The legislative body of the local governmental unit, in its resolution establishing a commercial redevelopment district, shall set forth a finding and determination that the district meets the requirements set forth in subsection (1).

(5) A commercial redevelopment district established by a township shall be applicable only within the unincorporated territory of the township and shall not be applicable within a village located in that township.

(6) A restored facility included in an area covered by a tax increment financing plan adopted by a downtown development authority created under Act No. 197 of the Public Acts of 1975, as amended, shall be exempt from this act in a city with a population of 1,000,000 or more.

(7) Commercial property included as part of a commercial redevelopment district may also be part of a tax increment district established under the tax increment finance authority act.

**History:** 1978, Act 255, Imd. Eff. June 21, 1978;—Am. 1979, Act 27, Imd. Eff. June 6, 1979;—Am. 1980, Act 407, Imd. Eff. Jan. 8, 1981;—Am. 1980, Act 448, Imd. Eff. Jan. 15, 1981.