



NOTICE:

ROMULUS CITY COUNCIL

PUBLIC HEARING

Monday, July 14, 2025

The Romulus City Council will hold a Special Meeting – Public Hearing on **Monday, July 14, 2025, at 6:45 p.m.** in the Romulus City Hall Council Chambers located at 11111 Wayne Road, Romulus, MI 48174 to hear objections and/or comments to the Application for Commercial Facilities Exemption Certificate filed by Detroit Airport Hotel Limited Partnership III (8500 Wickham Rd.) pursuant to MCL 207.656 of the Commercial Redevelopment Act.

The Special Meeting-Public Hearing Agenda is as follows:

1. **Roll Call**
2. **Agenda**
3. **Discussion: Application for Commercial Facilities Exemption Certificate – Detroit Airport Hotel Limited Partnership III (8500 Wickham Rd.)**
4. **Public Comment**
5. **Adjournment**

Ellen L. Craig-Bragg, City Clerk
City of Romulus

This notice is posted in compliance with PA 228 of 2020 as amended from PA 267 of 1976 (Open Meetings Act), MCL 15.263a et. seq., and the Americans with Disabilities Act. (ADA).

THIS IS A OPEN SESSION MEETING

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 meeting to request assistance at:

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



City Council Special Meeting

Public Hearing Agenda

July 14, 2025

6:45 PM

1. Roll Call
2. Agenda - Motion to accept Public Hearing Agenda
3. Public Hearing Discussion: Application for Commercial Facilities Exemption Certificate – Detroit Airport Hotel Limited Partnership III (8500 Wickham Rd.)
4. Public Comment
5. Adjournment - Motion to adjourn the Public Hearing



MEMORANDUM

To: Honorable City Council
From: Ellen L. Craig-Bragg, City Clerk
Cc: D'Sjonaun Hockenhull, Deputy City Clerk
Date: July 10, 2025
Re: Special Meetings

There is one (1) special meeting scheduled for Monday, July 14, 2025:

1. 6:45pm Public Hearing App. For Commercial Facilities Exemption
Cert.

ECONOMIC & COMMUNITY DEVELOPMENT MEMORANDUM

DATE: July 2nd, 2025
TO: City Council
CC: Mayor Robert McCraight
Julie Wojtylko, Chief of Staff
FROM: Kevin Krause, Director of Community Safety & Development
SUBJECT: Commercial Facilities Tax Exemption Certificate

For your consideration for the City Council meeting on Monday July 14th, 2025, is the Commercial Facilities Tax Exemption Certificate application for Detroit Airport Hotel Limited Partnership III (Cooper Hotels) regarding 8500 Wickham Road Romulus, MI 48174 (Roadway Hotel).

The attached application dated February 18, 2025, requests a 12-year tax exemption for a 60-million-dollar investment that includes the demolition of the condemned Roadway Hotel and the construction of two new hotels, the Home2 Suites and Tru by Hilton in its place.

To better understand the economic impact of this request I have included a spreadsheet exhibiting the data for this request. A brief economic summary is outlined below showing the current taxes captured for the 8500 Wickham Road (Roadway Inn) site, what the new tax capture would be with the exemption and how much would be exempt for the duration of the approval between 1-12 years.

Current Taxes for 2024 Actual Taxes: \$46,961.12 for all taxing entities per year

Estimated New Investment Taxes with abatement after construction: \$250,888.12 for all taxing entities and an increase of \$203,927 per year.

Estimated Tax Exemption per year \$246,792.49 for a total of \$2,961,506.82 over 12 years.

	Estimated Exemption Amount per year	Cumulative Exemption Per Year
Year 1	246,792.49	246,792.49
Year 2	246,792.49	493,584.97
Year 3	246,792.49	740,377.46
Year 4	246,792.49	987,169.94
Year 5	246,792.49	1,233,962.43
Year 6	246,792.49	1,480,754.91
Year 7	246,792.49	1,727,547.40
Year 8	246,792.49	1,974,339.88
Year 9	246,792.49	2,221,132.37
Year 10	246,792.49	2,467,924.85
Year 11	246,792.49	2,714,717.31
Year 12	246,792.49	2,961,506.82

Estimated Tax Capture for all entities per year \$203,927.00 for a total of \$2,447,123.94 over 12 years.

	Estimated Exemption Amount per year	Cumulative Exemption Per Year
Year 1	203,927.00	203,927.00
Year 2	203,927.00	407,853.99
Year 3	203,927.00	611,780.99
Year 4	203,927.00	815,707.98
Year 5	203,927.00	1,019,634.98
Year 6	203,927.00	1,223,561.97
Year 7	203,927.00	1,427,488.97
Year 8	203,927.00	1,631,415.96
Year 9	203,927.00	1,835,342.96
Year 10	203,927.00	2,039,269.95
Year 11	203,927.00	2,243,196.95
Year 12	203,927.00	2,447,123.94

This results in five times increase in tax capture for City, County, State, Library and schools for this investment and exemption.

The City Council must decide on how many years of an exemption they recommend for this project. It can be between 1 -12 years but must be a full year.

If you have any questions prior to the meeting, please contact my office directly for answers and clarification.

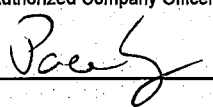
Thank you.

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Facilities Exemption Certificate

Issued under authority of Public Act 255 of 1978, as amended.

Read the instructions page before completing the application. **This application must be filed after a Commercial Redevelopment District is established.** The original application and required documents are filed with the clerk of the Local Governmental Unit (LGU).

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)				
Applicant (Company) Name Detroit Airport Hotel Limited Partnership III			NAICS or SIC Code 721110	
Facility's Street Address 8500 Wickham Road		City Romulus	State MI	ZIP Code 48174
Name of City, Township or Village (taxing authority) Romulus		County Wayne	School District Where Facility is Located Romulus	
☒ City ☐ Township ☐ Village				
Date of Rehabilitation Commencement (mm/dd/yyyy) 05/31/2025		Planned Date of Rehabilitation Completion (mm/dd/yyyy) 03/15/2028		
Estimated Cost of Rehabilitation \$60,000,000		Number of Years Exemption Requested (1-12) 12		
Expected Project Outcomes (check all that apply)				
☒ Increase Commercial Activity ☐ Retain Employment ☒ Revitalize Urban Areas				
☒ Create Employment ☐ Prevent Loss of Employment ☐ Increase Number of Residents in Facility's Community				
No. of perm. jobs to be created due to facility's rehab. 125	No. of perm. jobs to be retained due to facility's rehab.	Number of construction jobs to be created during rehabilitation 250		
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.				
☒ Check this box if you wish to be considered for this exclusion.				
PART 2: APPLICATION DOCUMENTS				
Prepare and attach the following items:				
☒ General description of the facility (year built, original use, most recent use, number of stories, square footage)		☒ Descriptive list of the fixed building equipment that will be a part of the facility		
☒ General description of the facility's proposed use		☒ Time schedule for undertaking and completing the facility's restoration, replacement or construction		
☒ General description of the nature and extent of the restoration, replacement, or construction to be undertaken		☒ Statement of the economic advantages expected from receiving the exemption		
☒ Legal description of the facility				
PART 3: APPLICANT CERTIFICATION				
Name of Authorized Company Officer (no authorized agents) Pace Cooper		Telephone Number (901) 322-1418		
Fax Number		E-mail Address pcooper@cooperhotels.com		
Mailing Address 1661 Aaron Brenner Drive Suite 200		City Memphis	State TN	ZIP Code 38120
<i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.</i>				
<i>I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.</i>				
Signature of Authorized Company Officer (no authorized agents) 		Title President	Date 6/17/25	

PART 4: LGU ASSESSOR CERTIFICATION

Provide the Taxable Value and State Equalized Value of the Commercial Property.

	Taxable Value (excluding land)	State Equalized Value (SEV) (excluding land)
Building		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Facilities Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Facilities Exemption that would also put the same property on the Commercial Facilities specific tax roll.

☐ By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Facilities Exemption specific tax roll and not on any other specific tax roll.

Name of Assessor (first and last name)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature	Date
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PART 5: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)

Action Taken By LGU:

☐ Exemption approved for _____ years, ending December 30, _____ (not to exceed 12 years)

☐ Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code
Name of Clerk (first and last name)	Telephone Number	
Fax Number	E-mail Address	
Mailing Address	City	State ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate.

Clerk's Signature	Date
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If you have questions, need additional information or sample documents, call 517-335-7491 or visit www.michigan.gov/propertytaxexemptions.

Instructions for Completing Form 4757

Application for Commercial Facilities Exemption Certificate

The Commercial Facilities Exemption Certificate was created by Public Act 255 of 1978, as amended. Applications for a certificate of exemption are filed, reviewed, and approved by the Local Governmental Unit (LGU). A copy of the certificate is filed with the State Tax Commission.

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of the application. Restoration, replacement, or construction may commence **after** establishment of a district.
2. The following must be provided to the LGU as attachments to the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage).
 - b. General description of the proposed use of the facility.
 - c. General description of the nature and extent of the restoration, replacement, or construction to be undertaken.
 - d. Legal description of the facility.
 - e. Descriptive list of the fixed building equipment that will be a part of the facility.
 - f. Time schedule for undertaking and completing the restoration, replacement, or construction of the facility.
 - g. Statement of the economic advantages expected from the exemption.
3. After reviewing Parts 1, 2, and 3 for complete and accurate information, sign the application where indicated.

LGU Assessor Instructions

1. Complete Part 4 of the application.
2. After completing Part 4, sign where indicated to certify that if approved, the property will appear on the Commercial Facilities Exemption specific tax roll only.

LGU Clerk Instructions

1. After the LGU passes a resolution approving the application, complete Part 5 of the application. A resolution template with required statements can be found at www.michigan.gov/propertytaxexemptions.
2. After reviewing the application for complete and accurate information, sign the application to certify the application meets the requirements as outlined by Public Act 255 of 1978, as amended.
3. Issue a certificate to the applicant using the certificate templates found at www.michigan.gov/propertytaxexemptions.
4. If in Part 1 the applicant did **not** wish to be considered for the State Education Tax exclusion, submit only a copy of the Certificate to the State Tax Commission at PTE@michigan.gov for faster service. An additional submission option is to mail a copy of the Certificate to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909.
5. If in Part 1 the applicant did wish to be considered for the State Education Tax exclusion, submit a copy of the Certificate, application and attachments to the State Tax Commission at PTE@michigan.gov for faster service. An additional submission option is to mail a copy of the Certificate to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909.

General Description

The Rodeway Inn at 8500 Wickham Road, Romulus, MI 48174, is an exterior corridor motel built in 1985. This single-story property spans 40,425 square feet and features 123 guest rooms across 3.93 acres.

Proposed Use

The proposed redevelopment of **8500 Wickham Road, Romulus, MI 48174**, envisions a **dual-branded Home2 Suites and Tru by Hilton**, offering a modern and versatile lodging experience catering to a wide range of travelers. This new **Hilton-branded property** will replace the existing structure with a contemporary design that maximizes guest comfort, efficiency, and brand synergy.

The **Home2 Suites by Hilton** segment will cater to extended-stay guests, featuring spacious suites with kitchenettes, flexible living spaces, and modern amenities designed for long-term comfort. Meanwhile, the **Tru by Hilton** component will appeal to short-term travelers seeking an affordable yet stylish stay, offering efficiently designed rooms, vibrant communal spaces, and a focus on technology and convenience.

Shared amenities will likely include a **fitness center, guest laundry facilities, business center, complimentary breakfast, and a combined lobby space** that fosters social interaction while maintaining distinct brand identities. Strategically located near **Detroit Metropolitan Wayne County Airport (DTW)** and major highways, this dual-branded property will serve both leisure and business travelers looking for value, flexibility, and a high-quality Hilton experience.

Transformation of the Roadway Inn Romulus: From Blight to a Beacon of Renewal

The existing **Roadway Inn** in **Romulus, Michigan**, a **one-story exterior corridor motel**, has long been a symbol of neglect and urban decay. Years of **poor maintenance, structural deterioration, and widespread code violations** have rendered the property uninhabitable. The building, riddled with **plumbing failures, electrical hazards, and safety concerns**, has become an eyesore, dragging down the surrounding community.

Beyond its physical disrepair, the motel developed a notorious reputation as a **hub for criminal activity**. Under its previous ownership, it became a **hotbed for drug trafficking, prostitution, and other illicit activities**, leading to **more police and fire department responses than all other hotels in the city combined**. This level of lawlessness posed a **serious safety risk to both guests and local residents**, contributing to a sense of unease in the area.

Recognizing the dire state of the property and the urgent need for revitalization, developers are moving forward with a **complete demolition and redevelopment** of the site. In its place, a **brand-new, seven-story, dual-branded Hilton hotel** will rise, featuring **Home2 Suites by Hilton** and **Tru by Hilton**. This **208-room** property will offer **state-of-the-art accommodations, modern amenities, and a clean, safe environment** that will serve both business and leisure travelers.

The impact of this transformation extends far beyond aesthetics. The **redevelopment will bring new jobs, increased tourism, and a higher standard of hospitality** to the Romulus community. No longer a blight on the landscape, the new hotel will instead be a **cornerstone of economic growth and community renewal**, restoring pride to the area and providing a **welcoming, vibrant space** for visitors and residents alike.

Legal Description for Parcel ID # 80 040 99 0003 008

parcel of land described as: PT OF SE 1/4 SEC 10 T3S R9E BEG S01DEG 29M 29S E 656.29FT
FROM E 1/4 COR SEC 10 TH S01DEG 29M 29S E 315.0FT TH S89DEG 17M 41S W 300.0FT TH
S01DEG 29M 29S E 23.23FT TH S89DEG 17M 27S W 316.00FT TH N01DEG 29M 29S W 275.0FT
TH N89DEG 16M 27S E 316.0FT TH N01DEG 29M 29S W 63.23FT TH N89DEG 17M 41S E 300.0FT
POB 4.16 AC

The **dual-branded Home2 Suites and Tru by Hilton at 8500 Wickham Road, Romulus, MI** will feature a variety of **fixed building equipment** designed to enhance guest experience, operational efficiency, and long-term durability. The facility's **fixed equipment** will include:

Guest Room Equipment:

- **PTAC Units (Packaged Terminal Air Conditioners)** – Individual climate control for each room
- **Built-in Kitchenettes (Home2 Suites rooms only)** – Including cabinetry, countertops, sinks, and microwaves
- **Mounted HDTVs** – Fixed to walls for optimal space utilization
- **Wall-Mounted Lighting Fixtures** – Energy-efficient LED lighting in rooms and corridors
- **Electronic Key Card Entry System** – Secure, touchless access to guest rooms

Public Area & Lobby Equipment:

- **Front Desk Workstations & Check-in Kiosks** – Equipped with Hilton's digital key and self-service capabilities
- **Built-in Lobby Seating & Charging Stations** – Integrated workspaces with USB and standard outlets
- **Digital Display Boards** – Providing real-time flight information, local weather, and hotel services
- **Fixed Coffee & Beverage Stations** – Located in the lobby and breakfast areas

Food & Beverage Facilities:

- **Commercial-Grade Kitchen Equipment** – Includes ovens, refrigeration units, and prep stations (if applicable)
- **Breakfast Bar Fixtures** – Built-in counters for Tru's complimentary breakfast service
- **Dishwashing & Sanitation Stations** – NSF-certified for food service areas

Building Infrastructure & Utility Systems:

- **Central HVAC System** – Energy-efficient heating and cooling for common areas
- **Commercial Water Heating System** – Providing consistent hot water supply to all rooms and facilities
- **Elevators** – High-efficiency passenger elevators serving all floors (if multi-story)
- **Fire Suppression System** – Sprinkler systems, fire alarms, and emergency lighting throughout the building
- **ADA-Compliant Fixtures** – Including ramps, accessible bathrooms, and door hardware

Fitness & Recreational Facilities:

- **Built-in Fitness Center Equipment** – Mounted TVs, water stations, and secure storage for gym essentials

- **Outdoor Seating & Patio Fixtures** – Fixed seating, fire pits, and lighting for guest use

Laundry & Housekeeping Equipment:

- **Commercial Washers & Dryers** – For guest use and housekeeping operations
- **Linen & Supply Storage Closets** – Built-in shelving and secure access

Security & Technology Systems:

- **Surveillance Camera System** – Fixed cameras monitoring public areas and exterior entrances
- **Wi-Fi & Network Infrastructure** – High-speed internet access points throughout the property
- **Access Control & Alarm Systems** – For restricted areas and employee-only zones

This extensive range of **fixed building equipment** will ensure that the **Home2 Suites and Tru by Hilton** facility operates efficiently while maintaining Hilton's high standards for guest comfort and convenience.

Proposed Timeline for Facility Replacement – Home2 Suites & Tru by Hilton

8500 Wickham Road, Romulus, MI

This timeline outlines the key milestones for the demolition, construction, and completion of the **dual-branded Home2 Suites and Tru by Hilton**, ensuring a structured and efficient project execution.

Phase 1: Pre-Demolition & Planning (Now – May 2025)

- **Now – April 2025:**
 - Finalize architectural and engineering plans
 - Obtain necessary zoning approvals and permits
 - Secure financing and contractor bids
 - Conduct environmental assessments and utility coordination
 - **May 2025:**
 - Mobilization of demolition crews
 - Final site preparation, utility disconnects
-

Phase 2: Demolition & Site Preparation (July 2025 – March 2026)

- **July 28, 2025 – August 28, 2025:**
 - **Demolition of Existing Building** (including debris removal and grading)
 - **August – December 2025:**
 - Site clearing and preparation
 - Geotechnical testing and soil stabilization
 - Utility relocations and upgrades
 - **January – March 2026:**
 - Foundation excavation and preparation
 - Reinforcement installation for structural footings
-

Phase 3: Foundation & Vertical Construction (March 2026 – August 2027)

- **March 31, 2026:**
 - **Foundation Work Completed** (Concrete pours, structural footings in place)
- **April – May 2026:**
 - Underground plumbing and electrical infrastructure
 - Initial framing preparations
- **May 31, 2026:**

- **Building Structure Out of the Ground** (Framing, exterior walls, and core structure)
 - **June – December 2026:**
 - Roof installation and enclosure
 - Exterior façade and windows
 - MEP (mechanical, electrical, plumbing) rough-ins
 - **January – June 2027:**
 - Interior drywall, painting, and flooring
 - Installation of elevators, HVAC, and fire protection systems
 - Guestroom and public space finishes
-

Phase 4: Finalization & Opening (July – August 2027)

- **July 2027:**
 - Furniture, fixtures, and equipment (FF&E) installation
 - Testing of building systems (fire alarms, HVAC, security)
 - **August 2027:**
 - Final inspections and occupancy approvals
 - Staff hiring and training
 - Marketing and pre-opening activities
 - **August 31, 2027:**
 - **Grand Opening & Operational Launch**
-

Total Project Duration: 2 years, 3 months (July 2025 – March 2028)

This schedule ensures an organized approach to replacing the existing facility while maintaining efficiency in permitting, construction, and final preparations for the **Home2 Suites and Tru by Hilton** opening.

Statement of Economic Advantages from Receiving the Tax Exemption

The proposed **dual-branded Home2 Suites and Tru by Hilton** at 8500 Wickham Road, Romulus, MI, is a significant investment in the local economy, and securing a **tax exemption** will provide substantial economic benefits that will enhance the project's viability and long-term success. The following economic advantages are expected from receiving the tax exemption:

1. **Reduced Development Costs** – A tax exemption will lower the overall project costs by reducing the property tax burden during the construction and initial operational phases. This allows for increased capital investment in high-quality materials, energy-efficient systems, and enhanced guest amenities, ultimately elevating the property's market competitiveness.
2. **Increased Job Creation** – The project will generate both short-term and long-term employment opportunities. During construction, the project will create jobs in various trades, including demolition, site work, construction, and interior finishing. Once operational, the hotel will provide **permanent jobs** in hospitality management, housekeeping, maintenance, and guest services, contributing to local employment growth.
3. **Encouragement of Local Business Growth** – The hotel's development will increase demand for goods and services from local businesses, including construction suppliers, maintenance providers, restaurants, and retail establishments. Increased guest traffic will further support the surrounding business community.
4. **Stronger Tourism & Economic Activity** – As a Hilton-branded property, the new hotel will attract a diverse mix of business and leisure travelers, increasing **tourism-related revenue** for Romulus. Guests will contribute to the local economy by spending on dining, transportation, shopping, and entertainment.
5. **Higher Long-Term Tax Revenue** – While the exemption provides short-term relief, the new hotel will **generate significantly higher taxable revenue in the long run** due to increased occupancy rates, room sales, and local spending. Once the exemption period ends, the improved property will contribute more in **property taxes, sales taxes, and hotel occupancy taxes** than the previous facility.
6. **Enhanced Property Value & Community Appeal** – The project will transform an aging **1985-built** motel into a **modern, high-quality hospitality asset**, increasing property values in the surrounding area. This revitalization supports broader economic development efforts and enhances Romulus's attractiveness as a destination for visitors and investors.
7. **Incentivizing Future Investment** – Approving a tax exemption for this project will set a **pro-business precedent**, encouraging additional private investment in Romulus. Other developers may be drawn to the area, leading to further enhancements in infrastructure, commercial development, and economic vitality.

Conclusion

Granting a **tax exemption** for this project will provide critical financial relief during development, allowing for higher-quality construction, greater job creation, and increased economic activity. The long-term benefits—through tourism growth, job sustainability, and increased tax contributions—will far exceed the short-term exemption, making this a **mutually beneficial investment for both the developer and the City of Romulus**.