



DATE: 9.5.23  
TO: CITY COUNCIL  
FROM: CITY MANAGER  
SUBJECT: Schedule Public Hearing – Revoke 152 E Howard St Obsolete Property Rehabilitation Certificate

**BACKGROUND:**

In September 2019, Obsolete Property Rehabilitation (OPRA) Certificate No. 3-19-0024 was approved for the 152 E. Howard Street property. This OPRA was approved for 12 years as incentive to redevelop the property into a mixed-use facility adding 7 new residential units. The certificate was approved based on an application submitted by the developer promising to spend over \$1.3 million on the project. The construction project was not completed, and the owners are requesting that the OPRA certificate be revoked.

**RECOMMENDATION:**

Schedule a public hearing for Monday, October 16, 2023 at 7:30 P.M. at Owosso City Hall to receive comment on the revocation of the OPRA Certificate for 152 E. Howard Street for not proceeding to complete construction within 2 years, and because the owner requested the revocation. This process is in accordance with MCL 125.2792 governing the revocation of Obsolete Property Rehabilitation Certificates.

**RESOLUTION NO.**

**SETTING A PUBLIC HEARING TO CONSIDER REVOCATION OF  
OBSOLETE PROPERTY REHABILITATION CERTIFICATE NO. 3-19-0024  
FOR 152 E. HOWARD STREET**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, approved an Obsolete Property Rehabilitation Certificate in September, 2019 for 152 East Howard Street for 12 years; and

WHEREAS, the City of Owosso approved this certificate for the maximum of 12 years based on project cost and number of new housing units to be created; and

WHEREAS, construction was not completed within two years; and

WHEREAS, the owners submitted a certified letter requesting that the OPRA certificate be revoked; and

WHEREAS, notice of the hearing was provided to the owner of the property by certified mail dated August 29, 2023.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

FIRST: The City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to hold a public hearing on Monday, October 16, 2023 at 7:30 P.M. in the City Hall Council Chambers to consider revocation of OPRA Certificate No. 3-19-0024 for 152 E. Howard Street.



August 29, 2023

Howard Street Development, LLC  
152 E Howard St  
Owosso, MI 48867

Dear Mr. and Mrs. Ludington:

The City of Owosso finds it necessary and in the public interest to hold a public hearing on October 16, 2023 at 7:30 OM at Owosso City Hall (301 W Main Street, Owosso, MI 48867) to consider revoking the Obsolete Property Rehabilitation Certificate for the redevelopment project at 152 E Howard Street in Owosso.

The City is holding this OPRA certificate revocation hearing because you as the certificate holder have not proceeded in good faith with the operation of the rehabilitated facility in a manner consistent with the purposes of Public Act 146 of 2000 as amended (MCL 125.2792). You have submitted a certified letter requesting that the OPRA be revoked as the project will no longer be completed. If approved, this revocation of the OPRA certificate will be effective on December 31, 2023.

Please feel free to contact us if you require any additional information or have any questions.

Sincerely,

Nathan Henne  
City Manager  
City of Owosso

CC: Michael Dowler – Owosso City Assessor