

Application for Commercial Rehabilitation Exemption Certificate

Date: 4/9/2024
Project: Exalt Fitness Pinckney
140 W. Main Street, Pinckney, MI
Applicant: Cooke Coaching, LLC – Dan Cooke, Manager
Re: PA210 Application Support Information

1. General Description of the facility, proposed use, and nature/extent of rehabilitation:

The current Property is vacant and mildly dilapidated. A letter was provided from the City of Pinckney designating it as obsolete. The building's site is under improved with a gravel, unmarked parking area, partial fencing, no lighting, and little to no landscaping. The building itself is a single story, 2,500 sq/ft CMU and wood structure. The exterior has several coats of old paint and the existing roof shingles are delaminated. The windows and doors have seen lots of abuse over the years and the seals/mechanisms are worn. The interior of the building is outdated. The main area (once a repair space) has an old concrete floor with exposed walls and the ceiling is finished with an old painted panel board. The entry and office area has old 8x8 flooring and a low lay in ceiling that needs to be removed. The restroom and mechanical room both need to be brought up to current code. The building and overall Property are located in Pinckney's central business district. The building is located on the West edge of the downtown and is one of the first properties that you see when entering the downtown. There are several local businesses within walking distance that include food options, retail, and general business (hardware store, bank, fuel, etc.). Also within walking distance is a town park, youth center, and a community church.

As proposed, construction activities include the following. Complete site rehabilitation with sidewalks, bioswale, site lighting, landscaping, and asphalt parking tied into the existing buildings updated ingress and egress areas. The building will undergo demolition and rehabilitation throughout. The front facade will be completely removed and rebuilt with new storefront windows/doors, new masonry facade/parapet, and new signage. The side back, and top of building will be updated with masonry/siding repair, new windows, new overhead doors, new roof, soffit, trims, and caps. The interior will be completely updated including all new finishes, flooring, lighting, paint, trims, doors, etc. The HVAC system will be upgraded with new ductwork and stats. The plumbing system and fixtures need to be modified to meet the new layout and will include new water heater and fixtures. Electrical and low-voltage systems to be upgraded including new wiring, ports, switching, and lighting to accommodate new use group.

2. Descriptive list of fixed building equipment:
 - a. HVAC – Includes (2) forced air split systems, exhaust for Bathrooms, programable/Wi-Fi stats, sealed ductwork, balanced grilles, etc.
 - b. Electrical – Reuse of the existing metering equipment, distribution panels & wiring, New HVAC Line Voltage wiring, low voltage back boxes and chases, Interior new LED Lighting, separately metered as required.
3. Time Schedule for undertaking rehabilitation:
 - a. Please see schedule attached.
4. Statement of economic advantages expected from the exemption:
 - a. There are several positive impacts and advantages that this exemption will provide to this project. This tax exemption will provide the clear runway for the investment to stabilize and generate a positive cash flow during years 1 through 10. During this period, the investor will reduce vacancies and improve density in the downtown as designed.

In addition, the tax abatement will allow the improvement of the building, including the facade. The improvements to the building will likely increase the assessed value of the building enough that we will pay more taxes after the project is complete even with the tax abatement and on a 20-year horizon it will increase the taxes paid significantly. It will add another viable downtown business location and will help add members to our business which will increase foot traffic downtown and likely help us to hire 1-2 additional coaches.

Lastly, the overall exemption will spur on continued redevelopment of the downtown by attracting new businesses, providing opportunity for existing businesses to expand, and by providing an option for additional gather space in the CBD.

5. Legal Description

Land situated in the Village of Pinckney, County of Livingston, State of Michigan, described as follows:

PARCEL 1:

The East 38 feet of Lot(s) 5 and the West 38 feet of lot 6 all In block 5 range 4 of the ORIGINAL PLAT OF THE VILLAGE OF PINCKNEY as duly laid out, according to the plat thereof recorded in Liber 2 of Plats, Page 64 of Livingston County Records.

PARCEL 2:

A part of Lot(s),6 B, lock 5, Range 4 of the ORIGINAL PLAT OF THE VILLAGE OF PINCKNEY as duly laid out,

platted and recorded d, escribe das follows: Beginning at a point 12 feet West of the Southeast corner of said Lot 6; thence West 16 feet; thence North 132 feet; thence East 16 feet; thence South 132 feet to the place of beginning.

Tax Parcel Number: 4714-22-403-030