

CITY OF CHARLEVOIX
COMMERCIAL FACILITIES EXEMPTION CERTIFICATE POLICY

Pursuant to Public Act 255 of 1978, the City Council is authorized to grant Commercial Facilities Exemption Certificates (CFEC) within Commercial Redevelopment Districts. The following guidelines shall govern Council’s decision on the length of the CFEC.

1. Number of full-time or full-time equivalent jobs created by and/or retained by project:

<u>NUMBER OF JOBS</u>	<u>RETAINED</u>	<u>AND/OR</u>	<u>CREATED</u>
1 – 5	10 points		20 points
6 – 10	20 points		40 points
11 – 20	30 points		60 points
21 over	40 points		80 points

2. Cost of construction for new facilities (includes cost of all taxable property):

Up to \$150,000	5 points
\$150,000 – \$300,000	10 points
\$300,000 – \$450,000	15 points
\$450,000 – \$600,000	20 points
\$600,000 – \$750,000	25 points
\$750,000 – \$1,000,000	35 points
Over \$1,000,000	50 points

-OR-

Cost of renovation as percent of taxable real property and the true cash value of the building portion of the property at commencement of restoration:

10 – 19%	5 points
20 – 29%	10 points
30 – 44%	15 points
45 – 59%	20 points
60 – 74%	25 points
75 – 99%	35 points
100% or more	50 points

3. Installation of an automatic fire sprinkler system in all new or rehabilitated areas:

10 points

4. Degree to which the rehabilitation conforms to Main Street Design Committee Standards and/or adheres to Historic Preservation Standards:

20 – 40 points

5. A technically qualified engineer or architect certifies that energy-saving devices, materials, and/or design has been incorporated into the renovation or new construction which exceed minimum applicable cost requirements:

10 points

6. The project creates second-story housing units in the downtown at a market-based rental level or provides housing conducive to use by seasonal workers:

1 – 2 units	10 points
3 – 4 units	20 points
5 or more units	40 points

TOTAL POSSIBLE POINTS

230 points

TERMS OF ABATEMENT

The following point totals allow for abatement for the indicated number of years:

<u>POINTS</u>	<u>YEARS OF ABATEMENT</u>
70 – 84	6
85 – 109	9
110 or more	12

APPROVED BY COUNCIL: OCTOBER 17, 2016