



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

NOTICE OF AUGUST 1 - 15, 2025 PREHEARING GENERAL CALL AND ORDER OF
PROCEDURE

To the parties in the cases listed below:

Please be advised that the cases listed on the attachment have been placed on a two-week Prehearing General Call commencing August 1, 2025. Parties will be notified at least one week before they are scheduled to appear and scheduling will not necessarily occur in the order in which the cases are listed below.

Parties are required to submit a valuation disclosure or written notification that no valuation disclosure is required by the dates indicated herein. A "valuation disclosure" is defined as documentary or other tangible evidence in a property tax proceeding that a party relies upon in support of the party's contention as to the true cash value of the subject property or any portion thereof and contains the party's value conclusion and data, valuation methodology, analysis or reasoning, as provided by TTR 237.

IT IS ORDERED that the parties shall:

- a. If no valuation disclosure is required, notify the Tribunal and the opposing parties in writing within 21 days of entry of this Order that no valuation disclosure is being filed. The notice shall indicate the reason or reasons why no valuation disclosure is required (i.e., exemption claim, etc.).
- b. If a valuation disclosure is required, file and exchange their valuation disclosures by April 04, 2025. Valuation disclosures will not be admitted into evidence unless disclosed and furnished in accordance with this Order (even though admissible) except upon a finding of good cause by the Tribunal.

IT IS FURTHER ORDERED that the parties shall file and exchange their Prehearing Statements by April 04, 2025. Witnesses will not be allowed to testify unless disclosed in the Prehearing Statement and the Prehearing Statement is furnished in accordance with this Order except upon a finding of good cause by the Tribunal. Failure to file the Prehearing Statement may result in holding a party or parties in default, as provided by TTR 237.

IT IS FURTHER ORDERED that "Pre-Valuation Disclosure" discovery is CLOSED on April 04, 2025, which means all discovery has been requested, all motions to compel have been filed and resolved, and all requested or ordered discovery has been exchanged by that date. Discovery relative to the valuation disclosure prepared for purposes of litigating this case or the valuation expert that prepared that valuation disclosure is not permitted during "Pre-Valuation Disclosure" discovery.

IT IS FURTHER ORDERED that "Post-Valuation Disclosure" discovery is CLOSED on August 01, 2025, which means all discovery has been requested, all motions to compel have been filed and resolved, and all requested or ordered discovery has been exchanged by that date. "Post-Valuation Disclosure" discovery is limited to the opposing party's valuation disclosure, the opposing party's valuation expert, and the witnesses identified on the opposing party's Prehearing Statement.

IT IS FURTHER ORDERED that a case listed on this call that is not scheduled for a date certain Prehearing Conference during the time frame indicated above may be scheduled for a date certain Prehearing Conference at any time subsequent to the completion date for this Prehearing General Call. Parties will, however, be notified in writing approximately one week before they are scheduled to appear.

By: Patricia L. Halm
Patricia L. Halm, Tribunal Chair

Entered: September 3, 2024

CASES ON THE AUGUST 1 - 15, 2025 PREHEARING GENERAL CALL:

Case Number	Case Title
24-000797	Najor Dixie LLC vs. Township Of Shelby
24-000804	Schoolcraft Commons Unit 9 LLC vs. City Of Livonia
24-000862	TEP West Branch LLC vs. City Of West Branch
24-001027	Riverside Energy Michigan LLC vs. Township Of Foster
24-001051	Superior Materials LLC vs. Township Of Brownstown
24-001086	Sam's East Inc vs. City Of Madison Heights
24-001106	Kohl's Michigan LP vs. City Of Midland
24-001110	The Home Depot USA vs. City Of Utica
24-001155	Sam's Real Estate Business Trust vs. City Of Battle Creek
24-001169	5016 MLK LLC vs. City Of Lansing
24-001190	Visions North Properties vs. Township Of Marquette
24-001195	Grand River 2800 LLC vs. City Of Lansing
24-001225	Monopoly Apartments LLC vs. City Of Lansing
24-001226	Monopoly Apartments LLC vs. City Of Lansing
24-001240	Great Lakes Gas Transmission Limited Partnership vs. Township Of Garfield
24-001290	532 Title Way LLC vs. City of Detroit
24-001295	James Wesseldyk,Linda Wesseldyk,et al vs. City Of Kalamazoo
24-001299	Home Depot USA, Inc. vs. City of Detroit
24-001304	Metro Opportunities 3 LLC vs. Township Of Plymouth
24-001311	Sam's Real Estate Business Trust vs. Township Of Holland

24-001312	Sam's Real Estate Business Trust vs. City Of Auburn Hills
24-001317	Liberty Investments I LLC vs. City Of Troy
24-001327	Cascade Office Park II LLC vs. Township Of Cascade
24-001329	BC Equities LP vs. City Of Battle Creek
24-001330	2600 Horizon LLC vs. Township Of Cascade
24-001339	HI Hotel LLC vs. Township Of Mundy
24-001346	Encore at Main LLC vs. City Of Royal Oak
24-001348	KP Detroit Holdings LLC vs. City of Detroit
24-001349	Lyon Senior Housing Limited Dividend Housing Association LLC vs. Township Of Lyon
24-001351	501 Stephenson LLC vs. City Of Troy
24-001352	MK Oakland Mall, LLC vs. City Of Troy
24-001353	Ace Roseville LLC vs. City Of Roseville
24-001354	14 Mile & John R. Holdings, LLC vs. City Of Troy
24-001362	Stellar Hospitality Grandville LLC vs. City Of Grandville
24-001363	Stellar Hospitality Sparks LLC vs. City Of Kentwood
24-001364	Stellar Hospitality Sterling LLC vs. City Of Sterling Heights
24-001367	Stellar Hospitality Wyoming LLC vs. City of Wyoming
24-001385	General Motors LLC vs. City Of Warren
24-001388	General Motors LLC vs. City Of Warren
24-001392	Shea Square Holdings LLC vs. Township Of Flint
24-001394	LAG Executive Dr LLC vs. City Of Lansing
24-001417	Mill Creek Center L.L.C. vs. City Of Southfield

24-001424	US31 Hotel LLC vs. Township Of Bear Creek
24-001429	Jonathan Peerboom,Hollie Peerboom vs. Township Of Sparta
24-001445	Dort BP Property LLC vs. City Of Flint
24-001447	Kendy Investments LLC vs. Township of Flint
24-001450	Dearborn Elite Hospitality LLC,Mercury Land Holdings LLC vs. City Of Dearborn
24-001453	Wyoming Hospitality, Inc. vs. City of Wyoming
24-001458	Jonathan Koenigsknecht,Jessica Koenigsknecht vs. Township Of Greenbush
24-001465	FSM Property Ventures LLC vs. City Of Lowell
24-001469	Brusin LLC vs. City Of Midland
24-001474	APA Real Estate Detroit LLC vs. City of Detroit
24-001476	JD 5 Mile LLC vs. Township Of Plymouth
24-001477	JDM II SF NATIONAL, LLC vs. City Of Portage
24-001478	ThyssenKrupp Materials NA, Inc vs. City Of Southfield
24-001484	Energy Developments Byron Center LLC vs. Township Of Byron
24-001486	Davenport Limited LLC vs. City Of Midland
24-001487	Franklin Medical Holdings LLC vs. City Of Southfield
24-001502	SCG Hotel Investors Holdings REIT 7 LLC vs. City Of Battle Creek
24-001507	Detroit Suburb Portfolio Michigan Realty LP vs. City Of Southfield
24-001512	Sysco Detroit, LLC vs. Township Of Canton

24-001513	Park Place Acquisitions LLC vs. City Of Kalamazoo
24-001514	Sysco Detroit, LLC vs. Township Of Canton
24-001518	Pogue Properties, LLC vs. City of Detroit
24-001520	Belleville Main LLC vs. City Of Belleville
24-001532	Family Video Movie Club Inc vs. Township Of Kalamazoo
24-001537	Frenchtown, MI (SWQ Newport and Telegraph) - Lot 2 LLC vs. Township Of Frenchtown
24-001542	NNN REIT, LP vs. Township Of Clinton
24-001543	Sand Capital VI A LLC vs. Township Of Hampton
24-001545	CORE East Lansing LLC vs. City Of East Lansing
24-001559	21740 Trolley Industrial Drive LLC vs. City Of Taylor
24-001562	Bueller Properties, LLC vs. City Of Hamtramck
24-001563	GA HC Reit II West Oaks MOB, LLC vs. Township Of West Bloomfield
24-001566	Ripley Ventures, LLC vs. Township of Redford
24-001571	Welltower Propco Group LLC vs. Township Of West Bloomfield
24-001572	CH Birmingham LLC vs. City Of Birmingham
24-001574	SZR Cascade, LLC vs. Township Of Cascade
24-001577	New Baltimore Property Management, LLC vs. City Of New Baltimore
24-001587	Palladium of Birmingham LLC vs. City Of Birmingham
24-001588	RAC Centerline LLC vs. City Of Center Line
24-001593	Stellar Hospitality Van Dyke, LLC, Van Dyke Superior

	Hospitality LLC vs. City Of Sterling Heights
24-001594	Stellar Hospitality Adrian LLC vs. Township Of Madison
24-001597	Crystal Creek Realty LLC vs. Township Of Canton
24-001614	Walgreen Company vs. City Of Grand Rapids
24-001616	Walgreen Company vs. City Of Novi
24-001656	CL LANSING OWNER 1, LLC, CL LANSING OWNER 2, LLC vs. Township Of Delta
24-001676	Fairlane Venture One LLC vs. City Of Dearborn
24-001731	Camelot Villas MHP LLC vs. Township Of Genesee
24-002375	WPM Investments LLC vs. City of Detroit
24-002404	HD Development of Maryland Inc vs. City Of Rochester Hills
24-002412	Home Depot USA, Inc. vs. City Of Kentwood
24-002419	Carpe Diem Foundation Inc, Alternative Services Inc vs. Township Of Genesee
24-002430	Community Choice Credit Union vs. City Of Royal Oak
24-002431	Ahmed A Zaki vs. Township of Flint
24-002442	Team One Credit Union vs. Township Of Saginaw
24-002445	Second Summer Properties INC vs. City Of St Joseph
24-002463	Renascence Metropolis LLC vs. City Of Southfield
24-002565	29226 Orchard Lake Rd LLC vs. City Of Farmington Hills
24-002568	Southfield Realty LLC vs. City Of Southfield
24-002700	4352 Breton Road LLC vs. City Of Kentwood