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Executive Policy Manager
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City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
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David Teeter
Theresa Thomas
Kathryn L. Underwood, MUP
Ashley A. Wilson

TO: COUNCIL MEMBERS
FROM: David Whitaker, Director 
Legislative Policy Division Staff
DATE: July 22, 2020
RE: Royal Palm Brownfield Redevelopment Plan
PA 381 of 1996 **PUBLIC HEARING**

The Brownfield Redevelopment Financing Act 381 of 1996

The Brownfield Redevelopment Financing Act 381 of 1996 provides tax incentives (i.e. tax increment financing) to develop brownfields properties in an area at or on which there has been a release (or threat of release) or disposal of a hazardous substance.

Royal Palm Brownfield Redevelopment Plan

Downtown Hospitality Detroit, LLC, is the project developer and owner of the property in the Royal Palm Brownfield Redevelopment Plan. The project is located at 2305 Park, which is also known as the Park Avenue House, a high rise residential building in the Park Avenue Historic District in Downtown Detroit.¹ Built in 1924, 2305 Park was formerly known as the Royal Palm Hotel, is one of three hotels located in the district designed by Louis Kamper,² the other two are the Eddystone and the Park Avenue Hotel. The current plan calls for the restoration of the original Royal Palm name, while redeveloping the thirteen-story brick and masonry hotel with Italian Renaissance features with 172 restored hotel rooms³ and a first floor restaurant. If approved by Council, the refurbished building will operate as a four-star hotel, as part of the Tapestry Collection by Hilton.⁴

¹ It was listed on the National Register of Historic Places in 1996. Not be confused with the nearby Park Avenue Hotel, which was demolished in 2015.

² Louis Kamper (March 11, 1861 – February 24, 1953) Known as “the architect of Detroit’s Gilded Age.”

³ The OPRA request indicated there would be 175 hotel rooms.

⁴ Tapestry Collection by Hilton was curated due to customer and owner demand for original upscale hotels that cater to guests seeking reliability and value in their independent hotel choices.

<https://newsroom.hilton.com/corporate/news/hilton-launches-its-14th-brand-tapestry-collection-by-hilton>

According to the plan, it is currently anticipated that construction will begin in the late summer of 2020 and that all eligible activities will be completed within eighteen (18) months. The developer is requesting a **\$2,569,326 TIF⁵** reimbursement, with the overall value of the plan estimated at **\$3,568,492** that includes local brownfield costs.⁶ The developer also received approval of an OPRA certificate, which LPD reported on July 6, 2020.⁷ The estimated capital investment for this project is approximately **\$48.7 million**.

Description of the Eligible Property & Legal Description

The property comprising the eligible property consists of one (1) parcel. The parcel identified as 2305 Park Avenue is considered a “historic resource.”

Address	2305 Park Avenue
Parcel ID	02000469
Owner	Downtown Hospitality Detroit, LLC
Legal Description	N MONTCALM 35-36 LOTHROPS SUB L39 P430 DEEDS, W C R 2/46 80 X 92.5

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and residential purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a historic resource as defined by Act 381.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

<u>COSTS TO BE REIMBURSED WITH TIF</u>	
1. Preapproved Activities	\$48,150
2. Demolition	\$1,309,000
3. Lead and Asbestos Activities	\$170,000
4. Site Preparation	\$596,000
5. Infrastructure Improvements	\$91,240
6. Brownfield Plan & Work Plan Preparation/Implementation	\$30,000
7. Contingency (15%)	\$324,936
Total Reimbursement to Developer	\$2,569,326
8. Authority Administrative Costs	\$466,610
9. State Brownfield Redevelopment Fund	\$378,621
10. Local Brownfield Revolving Fund	\$153,935
TOTAL Estimated Costs	\$3,568,492

⁵ Tax Increment Financing (TIF) subsidizes an entity by refunding or diverting a portion of their taxes to help finance development in an area or on a project site.

⁶ The duration of the TIF plan is 29 years (28 years of capture).

⁷ The Obsolete Property Rehabilitation Act (OPRA) tax abatement estimated at \$1,850,828, approved 7/14/20.

	<u>Reimburse- ment Costs</u>	<u>Admin. Costs</u>	<u>State Brownfield Fund</u>	<u>Local Revolving Fund</u>	<u>Total</u>
School Operating Tax	\$2,202,279	\$0.00	\$0.00	\$0.00	\$2,202,279
State Education Tax	\$367,047	\$0.00	\$378,621	\$0.00	\$745,668
City Operating Library	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County (Summer)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County (Winter)	\$0.00	\$79,776	\$0.00	\$29,155	\$108,931
County Jails	\$0.00	\$75,616	\$0.00	\$27,635	\$103,252
Wayne County Parks	\$0.00	\$19,821	\$0.00	\$7,244	\$27,065
HCMA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RESA Enhancement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RESA ISD	\$0.00	\$279,243	\$0.00	\$102,054	\$381,297
Wayne County Community College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTALS	\$2,569,326	\$454,456	\$378,621	\$166,088	\$3,568,492

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

City Debt	\$770,453
School Debt	\$1,430,841
Wayne County DIA	\$22,103
Wayne County Zoo	\$11,006
DDA	\$108,821
Total	\$2,343,134

Feasibility of the Brownfield Approval

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”), and a Phase II ESA, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been performed on the Property.

The reclamation of the Royal Palm Hotel will include maintaining and restoring the building’s original limestone and orange brick entrance façade, as well as the yellow brick which adorns the remainder of the elevations to maintain the historic accuracy of the building, per its listing in the National Register of Historic Places. In addition, while maintaining the Royal Palms’ historic

image during restoration the building, the developer will provide upgrades to all of its mechanical systems.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with Tax Incremental Revenues from the Property are shown in the table below:

Estimated Cost of Eligible Activities Table

Table 1: Eligible Activities Cost Estimates			
Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 2,200		\$ 2,200
Phase II ESA/BEA/DDCC	\$ 7,950		\$ 7,950
Hazardous Materials Survey	\$ 38,000		\$ 38,000
Baseline Environmental Assessments Sub-Total	\$ 48,150	\$ -	\$ 48,150
Demolition			
Building Demolition Activities	1,112,000	\$ 1,112,000	
Deconstruction/Select Demolition of Building Elements for Reuse or Recycling	117,000	\$ 117,000	
Pre-demolition Audit or Survey	30,000	\$ 30,000	
Disposal of Non-Reusable/Non-Recyclable Building Elements	50,000	\$ 50,000	
Demolition Sub-Total	\$ 1,309,000	\$ 1,309,000	\$ -
Asbestos, Mold, and Lead Activities			
Lead Abatement and Encapsulation	\$ 55,000	\$ 55,000	
Asbestos Abatement	\$ 115,000	\$ 115,000	
Asbestos and Lead Activities Sub-Total	\$ 170,000	\$ 170,000	\$ -
Infrastructure Improvements			
Side Walk Improvements	\$ 43,240	\$ 43,240	
Public Lighting	\$ 30,000	\$ 30,000	
Roads	\$ 18,000	\$ 18,000	
Infrastructure Sub-Total	\$ 91,240	\$ 91,240	\$ -
Site Preparation			
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 94,000	\$ 94,000	
Temporary Facility	\$ 502,000	\$ 502,000	
Site Preparation Sub-Total	\$ 596,000	\$ 596,000	\$ -
Preparation of Brownfield Plan and Act 381 Workplan			
Brownfield Plan/381 Work Plan Preparation	\$ 20,000	\$ 20,000	\$ -
Brownfield Plan/381 Work Plan Implementation	\$ 10,000	\$ 10,000	\$ -
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 30,000	\$ 30,000	\$ -
Eligible Activities Sub-Total	\$ 2,244,390	\$ 2,196,240	\$ 48,150
15% Contingency*	\$ 324,936	\$ 324,936	\$ -
Developer Eligible Reimbursement Total	\$ 2,569,326	\$ 2,521,176	\$ 48,150
TIF Capture for Local Brownfield Revolving Fund	\$ 166,088	\$ -	\$ -
TIF Capture for Administrative Fee	\$ 454,456		
State Brownfield Fund	\$ 378,622		
Total	\$ 3,568,492	\$ 2,521,176	\$ 48,150

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

Please contact us if we can be of any further assistance.

cc: Auditor General's Office
 Arthur Jemison, Chief of Services and Infrastructure
 Katy Trudeau, Planning and Development Department
 Donald Rencher, HRD
 Veronica Farley, HRD
 Stephanie Grimes Washington, Mayor's Office
 Avery Peebles, Mayor's Office
 Malinda Jensen, DEGC
 Kenyetta Bridges, DEGC
 Jennifer Kanalos, DEGC
 Brian Vosburg, DEGC



2305 Park⁸

⁸ Source: **Historic Park Avenue Hotel sold; renovations planned**
<https://www.detroitnews.com/story/news/local/detroit-city/2019/03/25/historic-park-avenue-hotel-sold-renovations-planned/3266877002/>

Incentive Information Chart: 2305 Park Avenue, Detroit

Project Type	Incentive Type	Investment Amount	District
Hospitality - Hotel	Brownfield TIF	\$50 Million	District 3

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
5	5	35	20	8	32	10	15

1. What is the plan for hiring Detroiters?

The Development team will present at a D2D session following determination of the bid needs and procedures to obtain Detroit-based contractors for this project. The Development team also plans to present at a Skilled Trades Task Force to assist in connecting with additional Detroiters for the project. Additionally, the project's General Contractor, Jonna Construction LLC, has completed many projects within the City of Detroit and has long standing relationships with many Detroit based sub-contractors. The Development team have also selected Detroit-based Kraemer Design Group as the Architect.

When the Development team are gearing up to staff the project, they will be reaching out to local community groups such as the YMCA, Eastside Community Network, Central Detroit Christian, and many other groups to interview and recruit any jobseekers they have in their pipeline. The Development team have also been in touch with Detroit at Work and will be receiving resumes from them and interviewing to fulfill the positions that are available when the Hotel is nearing completion.

The Development team will be seeking Detroit's employment talent and will be interviewing Detroiters first to ensure we are employing the residents of Detroit with a high quality job, competitive pay rate, and a great benefits package. This will ensure that we are retaining our employees and being part of the future of Detroit and its residents.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

Available construction jobs will consist of demolition and construction, mechanical, plumbing, electrical, engineering, abatement, interior design, carpentry, painting, and masonry and concrete.

The Development team anticipate the creation of approximately 65 full time equivalent permanent jobs related to property management and maintenance, consisting of the following titles:

- **Hotel Manager** – A Hotel Manager is charged with ensuring all aspects of the hotel run smoothly. Guest satisfaction and safety are main concerns, and they work to ensure that every service, from the front desk, to housekeeping, to maintenance, to the restaurant, is being provided with an exceptional level of quality and care. Hotel Managers are multitaskers and problem solvers; they manage staff and delegate responsibilities.
- **Hotel Sales Manager** – A Hotel Sales Manager's job is to earn revenue for hotels by selling rooms, upgrades, and packages to guests. They hold a bachelor's degree in either hospitality management or business. Hotel Sales Managers may start in hotel support positions and work their way up to this role.
- **Housekeeping Manager** – A Housekeeping Manager is a supervisor who oversees the entire housekeeping staff for a facility. They ensure that the highest standards of cleanliness are met regularly and reliably. Housekeeping Managers are responsible for staff training and scheduling, hiring and discipline, inventory and supply management, and the general operation of their department.
- **Hotel Maintenance Engineer** – A Hotel Maintenance Engineer provides upkeep of various common areas and guest rooms. On a typical day, the Maintenance Engineer will perform repairs on mechanical hotel equipment and provide preventative maintenance of various rooms and systems.
- **Concierge** – A Concierge provides a top-tier customer service experience for hotel guests. On a typical day, the Concierge will welcome several guests as they enter the building, confirm their reservations, answer and transfer phone calls, and provide general knowledge regarding hotel details and policies.

- **Front Desk Receptionist** – A Front Desk Receptionist is a customer service professional who is the first point of contact for hotel guests. Front Desk Receptionists are responsible for greeting hotel guests, processing initial paperwork, maintaining records and schedules, and answering phones.
- **Night Auditor** – A Night Auditor acts as both a front desk receptionist and accountant for a hotel during the late night shift. They audit all financial transactions from the day and assist guests with overnight needs such as check-ins, wake up call scheduling, and handling complaints.
- **Room Attendant** – A Room Attendant performs routine cleaning and servicing of guest rooms of hotels. Room Attendants clean and organize all areas of the guest rooms according to established standards, record and report inconsistencies or damage to the housekeeping supervisor, and initiate maintenance requests when necessary.
- **Hotel Housekeeper** – A Hotel Housekeeper is a cleaning professional employed by the hotel. They are responsible for the regular cleaning of guest rooms as well as common areas, working quickly and thoroughly. Hotel Housekeepers should be personable and trustworthy as well as detail-oriented and able to work with little supervision.
- **Restaurant Manager** – A Restaurant Manager's responsibilities include maintaining the restaurant's revenue, profitability, and quality goals. They ensure efficient restaurant operations, as well as maintain high productivity, quality, and customer-service standards.
- **Server** – Servers provide excellent wait service to ensure customer satisfaction. Taking customer orders and delivering food and beverages. Servers also make menu recommendations, answer questions, and share additional information with restaurant patrons.
- **Bartender** – Prepare alcoholic or non-alcoholic beverages for bar and restaurant patrons. Interacting with customers, taking orders, and serving snacks and drinks. Bartenders also assess bar customer's needs and preferences as well as making menu recommendations.
- **Host/Hostess** – This position is responsible for greeting guests at the door. The Host/Hostess seats and presents clean menus to guests in a friendly, professional, and quick manner, and informs them of any menu specials.
 - **Dishwasher** – Ensures the availability of clean dishes by bussing tables, washing dishes, pots, pans, and flatware, as well as resetting dining areas. Dishwashers also prepare dining areas and kitchen for next shift by cleaning and restocking dining areas and cook stations.
 - **Executive Chef** – The Executive Chef is responsible for all culinary activities for the restaurant. This position will oversee all activity in the kitchen, train personnel, plan menus, oversee product purchasing and manage the culinary budget.
 - **Sous Chef** – A Sous Chef is the culinary chef located just below the Executive Chef in a kitchen's chain of command. As second in command, the Sous Chef has a large amount of responsibility in the kitchen, planning and directing food preparation.
 - **Cook** – Cook responsibilities include setting up workstations with all needed ingredients and cooking equipment. They prepare ingredients to use in cooking (chopping and peeling vegetables, cutting meat, etc.). They also cook food with various utensils and other equipment.
 - **Busboy** – A Busboy is responsible for clearing and resetting tables for restaurant customers. They prepare place settings, restock napkins, straws, and other items, and clean up after guests have finished their meals.

3. Will this development cause any relocation that will create new Detroit residents?

Former residents and commercial tenants were given notice on February 1, 2019 of the change in ownership. The new owner, the Developer, agreed to allow tenants to occupy their residences through May 2019. The Developer, with the Mayor's Office, Housing and Revitalization Department, and United Community Housing Coalition worked together to offer relocation assistance. All tenants who were income eligible were offered financial assistance to cover relocation costs, including the first month's rent, security deposit, and movers.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

The Development Team are in the process of reaching out to community groups and neighboring property owners, completing item 1 of this information chart prior to the start of construction. Lisa Johanon of Central Detroit Christian has been contacted by the project consultants and made aware of available employment opportunities that will be available upon project completion.

5. When is construction slated to begin?

Construction is slated to commence by September 2020.

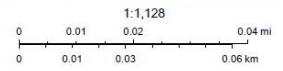
6. What is the expected completion date of construction?

The construction timeline is approximately 18 months with project completion anticipated by March of 2022.

Parcel Map



May 28, 2019



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT
ADMINISTRATION

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, FOURTH FLOOR
DETROIT, MICHIGAN 48226
WWW.DETROITMI.GOV

June 14, 2020

Jennifer Kanalos
Detroit Brownfield Redevelopment Authority (DBRA)
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: DBRA Document Review and Invoice Notice

Attached please find Exhibit B, approving the environmental documents submitted to the Buildings, Safety Engineering, and Environmental Department for review of the 2305 Park Avenue Project 2305 Park Avenue for Downtown Hospitality, LLC.

The review of a Phase I Environmental Site Assessment (ESA) and a Phase II ESA was completed on May 29, 2020 and Invoice #5750469 in the amount of \$1,00.00 for these services was submitted to your office for payment. Please remit a check payable to the Treasurer, City of Detroit by the due date to complete this activity.

If you have any questions, please contact my office at (313) 471-5115.

Sincerely,

Paul T. Max
General Manager

PTM

Enclosure

cc: Brian Vosburg

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT: 2305 PARK AVENUE/DOWNTOWN HOSPITALITY,LLC
DATE: JUNE 14, 2020

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by Testing Engineers and Consultants on behalf of Downtown Hospitality, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 2305 Park Avenue project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- 1 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan 's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Other

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is not a facility and has determined that the documents received for this project satisfy the DBRA Guidelines. Since the site is not a facility, it would qualify only as a blighted property or as functionally obsolete.

City of Detroit, Buildings, Safety
Engineering, and Environmental
Department

By: Paul J. May

Its: General Manager



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

June 9, 2020

Ms. Jennifer Kanalos
Authorized Agent
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: **Royal Palm Detroit Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the Royal Palm Detroit Brownfield Redevelopment Plan (the "Plan").

Downtown Hospitality Detroit, LLC is the project developer ("Developer"). The property in the Plan is located on one parcel bounded by the property line to the north, Park Avenue to the east, West Montcalm Street to the south, and the property line to the west in Downtown Detroit's Arena District.

The project includes the rehabilitation of the historic 13-story Park Avenue House located at 2305 Park Avenue which was designed by Louis Kamper and constructed in 1924. At approximately 104,157 square feet, the building will be converted from its former residential use into a 175-room hotel with a ground floor café and bar/restaurant and reopen as the Royal Palm Detroit, branded as part of the Tapestry Collection by Hilton.

The development will redevelop a significant historic building in the Arena District of Downtown Detroit. Total investment is estimated at \$50 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Baltimore".

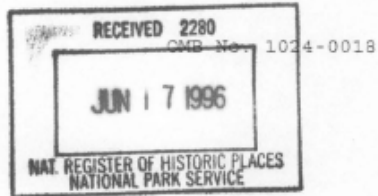
Russell Baltimore
Assistant Director Design Review
Planning and Development Department

c: B. Vosburg
C. Capler

NPS Form 10-900
(Rev. 10-90)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

historical name Royal Palm Hotel

other names/site number Park Avenue House

=====

2. Location

street & number 2305 Park Avenue not for publication

N/A

city or town Detroit vicinity N/A

state Michigan code MI county Wayne code 163

zip code 48201

=====

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Richard B. Inkert 6-7-96
Signature of certifying official Date

MI SHPO
State or Federal agency and bureau

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Royal Palm Hotel

MULTIPLE NAME:

STATE & COUNTY: MICHIGAN, Wayne

DATE RECEIVED: 6/17/96 DATE OF PENDING LIST: 7/02/96
DATE OF 16TH DAY: 7/18/96 DATE OF 45TH DAY: 8/01/96
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96000812

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7-25-96 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register
Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



STATE OF MICHIGAN



CANDICE S. MILLER, Secretary of State
MICHIGAN DEPARTMENT OF STATE
LANSING, MICHIGAN 48918-0001

STATE HISTORIC PRESERVATION OFFICE
Michigan Historical Center
717 West Allegan Street
Lansing, Michigan 48918-1800

June 7, 1996



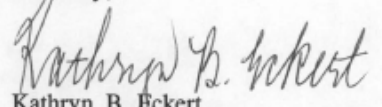
Ms. Carol D. Shull, Keeper
National Register of Historic Places
National Park Service
U. S. Department of the Interior
P. O. Box 37127
Washington, D. C. 20013-7127

Dear Ms. Shull:

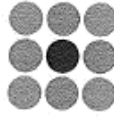
Enclosed are national register nomination materials for the Royal Palm Hotel in Detroit, Wayne County, Michigan. This property is being submitted for listing in the national register. No letters of objection or other written comments concerning this nomination were submitted to us prior to the submission of this nomination to you.

Questions concerning this nomination may be directed to Robert O. Christensen, National Register Coordinator (517/335-2719).

Sincerely,


Kathryn B. Eckert
State Historic Preservation Officer

KBE:roc



CENTRAL DETROIT CHRISTIAN
COMMUNITY DEVELOPMENT

May 26, 2020

Dear Friends:

As the Executive Director of Central Detroit Christian CDC, I am writing to convey our support for Downtown Hospitality Detroit, LLC for their planned redevelopment of 2305 Park Avenue.

This redevelopment will continue to help energize the City of Detroit. It will do nothing but create positive energy and outcomes to this area and the entire Central Business District.

The City of Detroit needs developers like MHS Group and MKiezi Investments, which have proven time and again to provide communities with redevelopment projects that bolster employment, neighborhoods and meets the needs of services for the area and goals. This development will not only bring needed full-time employment to the City of Detroit, but will also bring an additional 175 hotel rooms online and restore a dated, historical structure to its original luster.

We are very excited to see how this, and other MHS Group projects will continue to help our community grow economically, communally and with a sense of pride and security of the which the City of Detroit and its residents can be proud.

Sincerely Yours

Lisa E. Johanon
Executive Director
Central Detroit Christian CDC



May 18, 2020

Mike Abdulnoor
MHS Group
35 W. Long Lake Road
Bloomfield Hills, Michigan 48304

Re: Letter of Support for Rehabilitation of 2305 Park Avenue, Detroit, Michigan

Dear Mr. Abdulnoor,

On behalf of Olympia Development of Michigan, I am writing to convey our support for Downtown Hospitality Detroit LLC's planned redevelopment of 2305 Park Avenue.

This development will bring both construction and new permanent jobs to the City of Detroit and restore a historical structure to its original luster. Once completed, this development will also further the ongoing revitalization of the area around the Fox Theatre, Park Avenue and Columbia Street with 175 new hotel rooms.

Further, we are very pleased to know the importance MHS Group place's on community, and as such will be a welcome ally in our efforts to deliver jobs and support welcoming neighborhoods in The District Detroit.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Keith Bradford', is written over the typed name.

Keith Bradford
Senior Vice President