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# City of Detroit

## CITY COUNCIL

LEGISLATIVE POLICY DIVISION  
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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director   
Legislative Policy Division Staff

DATE: July 13, 2021

RE: **Oxford Perennial Corktown PropCo, LLC PA 210 Certificate Request**

### Commercial Rehabilitation Act, PA 210 of 2005

The Commercial Rehabilitation Act, PA 210 of 2005, is a tax incentive for the rehabilitation of commercial property for the primary purpose and use of a commercial business or a multi-family residential facility. The property must be located within an established Commercial Rehabilitation District. Exemptions are approved for a term of 1-10 years, as determined by the local unit of government. The property taxes are based upon the prior year's taxable value.

### Oxford Perennial Corktown PropCo, LLC

Oxford Perennial Corktown PropCo, LLC, a subsidiary of Oxford Capital Group, LLC,<sup>1</sup> is the project developer and owner of the property located on twelve (12) parcels on two city blocks in the Corktown neighborhood on the southwest side of Detroit.

The property consists of commercial vacant lots and a retail/restaurant space with 2,091 sq. ft. The owner plans to construct a 7-story mixed-use building with approximately 204,260 square feet, not including a 10,656 square foot terrace amenity. The 204,260 square feet includes 134,376 square feet of apartments (188 units over floors 2-7, with at least *10% of the apartments designated as*

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<sup>1</sup> <https://www.oxford-capital.com/multi-family/>

affordable<sup>2</sup>); 24,491 square feet of core/circulation space; 3,547 square feet of lobby space; 4,168 square feet of residential storage; 6,245 square feet of service/back-of-house space; 8,055 square feet of amenity space (not including the terrace); 9,149 square feet of amenity space; and 14,220 square feet of garage space (26 spaces). The seven townhouses will each be approximately 2,100 square feet and include a ground level integrated parking garage and a fourth-story rooftop terrace. The 3-story parking structure will contain 216 parking spaces and 3,200 square feet of ground-floor retail. Site development also includes infrastructure improvements, including sidewalks, brick paver walks, curbs, asphalt paving, and landscaping in the public right-of-way. The seven parcels on the block north of Church Street will be combined into a single parcel, and the five parcels on the block south of Church Street will be combined into a single parcel.

It is currently anticipated construction will begin in late 2021. The completed project is expected to create an estimated 300 temporary construction jobs and 12 new full-time equivalent (FTE) jobs.<sup>3</sup>

The development will offer studios, one- and two- bedroom housing units, priced for residents within the 60-80% area median income<sup>4</sup> (AMI). In addition, the developer is requesting the approval of a Brownfield TIF.<sup>5</sup> The estimated capital investment for this project is approximately **\$93 million**.<sup>6</sup>

The DEGC has recommended a full term 10-year Commercial Rehabilitation certificate.

**DEGC Project Evaluation Checklist**  
**Michigan Ave and Church St Project**  
**Developer:** Hunter Pasteur & Oxford Capital  
**Principles:** Randy Wortheimer & John Rutledge

<b>Commercial Rehabilitation Act, PA 210</b> – current taxes frozen at pre-rehab values, improvements taxed at discounted millage for up to 10 years	
<b>DEGC Recommendation</b>	<b>Approval of 10-yr term</b>
<b>Request Type</b>	<b>PA 210 Certificate</b>
<b>Location</b>	
Address	1611 Michigan Ave (apartments) & 1501 Church St (garage)
City Council District	District 6
Neighborhood	Corktown
<b>Building Use</b>	
Residential Square Footage / # of rental units	153,533 / 195 total apartment units
Retail Square Footage	9,385 sf for community grocer; 3,200 sf for restaurant tenant
Parking Spaces	216 spaces provided in garage (260 spaces total)

2 Typically, a housing project of this size with a tax abatement sets aside 20% of the units as affordable.

3 According to the jobs chart submitted to Council President Brenda Jones.

4 Detroit-Warren-Livonia Metro Area HUD 2021 AMI for one person 60%-80% = \$33,000 - \$44,000 (estimated monthly rents of approx. \$825 - \$1,100 (studio rents may differ))

5 The developer is requesting a \$16,517,520 TIF reimbursement, with the overall value of the plan estimated at \$21,723,274, which includes local brownfield costs.

6 The level of funding required a CBO. At the completion of the CBO meetings, the NAC offered a letter of support for the Michigan and Church Street Project’s Tier 1 Community Benefits Provision, dated May 13, 2021.

<b>Project Description</b>	
The proposed development will create a 7-story, mixed-use apartment building and 3-story parking garage in the heart of Corktown adjacent to the Michigan Ave thoroughfare. The project has completed the Community Benefits Ordinance outreach and has a signed NAC letter with all nine members approving. HDC approval received on May 12 <sup>th</sup> with the existing self-storage facility remaining with a future redevelopment proposal. There are a number of retail jobs expected to be created. Construction is projected to commence by the end of the year with an 18-month construction period.	
<b>Rental Breakdown</b>	
Total Units	195 units (19 units affordable at 60% AMI)
Studio	63 units (11 units affordable at 60% AMI)
1 Bedroom	95 units, 700sf; \$2,025/mo. rent (8 units @ 60% AMI)
2 Bedroom	30 units, 1,156sf; \$3,400/mo. rent (none affordable)
3 Bedroom (townhomes)	7 units, 2,628sf; \$7,000/mo. rent (none affordable)
<b>Project Costs</b>	
Total Investment	\$93.0M
Uses	\$7.4M Acquisition (8%), \$69.3M Hard Construction (74%), \$16.3M Soft Costs (18%)
Sources	\$27.9M Equity (30%); \$65.1M Debt (70%)
<b>Project Benefits (30 years)</b>	
Estimated jobs	12 FTE (62 Total FTE including expected tenants), 300 Construction
Estimated city benefits before tax abatement	<b>\$29,527,956</b>
Total nominal value of PA 210	<b>\$5,673,899</b>
Brownfield TIF Capture	<b>\$9,191,044</b>
Less cost of services & utility deductions	<b>\$562,123</b>
Net benefit to city	<b>\$11,100,891</b>

**City of Detroit: Benefits, Costs, and Net Benefits over the Next 10 Years**

	Amount
Real Property Taxes, before abatement	\$18,309,849
Personal Property Taxes, before abatement	\$0
New Residential Property Taxes	\$0
Municipal Income Taxes - Direct Workers	\$392,143
Municipal Income Taxes - Indirect Workers	\$46,925
Municipal Income Taxes - Corporate Income	\$62,220
Municipal Income Taxes - Construction Period	\$190,091
Municipal Income Taxes - New Res. Inhabitants	\$6,523,854
Utility Revenue	\$317,641
Utility Users' Excise Taxes	\$57,197
State Revenue Sharing - Sales Tax	\$177,239
Building Permits and Fees	\$200,000
Miscellaneous Taxes & User Fees	\$250,797
<b>Subtotal Benefits</b>	<b>\$26,527,956</b>
Cost of Providing Municipal Services	(\$244,481)
Cost of Providing Utility Services	(\$317,641)
<b>Subtotal Costs</b>	<b>(\$562,123)</b>
Net Benefits	\$25,965,834

### Impacted Taxing Units: Incentive Summary over the First 10 Years

	Additional Benefits Before Tax Abatements	Additional Costs	Real Property Tax Abatement	Personal Property Tax Abatement	Brownfield TIF Capture	Net Benefits After Tax Abatements & Incentives
City of Detroit	\$26,527,956	(\$562,123)	(\$5,673,899)	\$0	(\$9,191,044)	\$11,100,891
Wayne County	\$4,428,470	(\$47,109)	(\$1,357,707)	\$0	(\$3,004,521)	\$19,134
Detroit Public Schools	\$17,147,966	(\$250,676)	(\$2,196,389)	\$0	(\$5,379,115)	\$9,321,786
State Education	\$3,271,300	\$0	\$0	\$0	(\$1,793,038)	\$1,478,262
Downtown Dev. Authority	\$0	\$0	\$0	\$0	\$0	\$0
Wayne RESA	\$2,979,228	\$0	(\$923,210)	\$0	(\$2,043,007)	\$13,011
Wayne County Comm. College	\$1,766,938	\$0	(\$547,543)	\$0	(\$1,211,679)	\$7,716
Wayne County Zoo	\$54,522	\$0	(\$16,895)	\$0	\$0	\$37,626
Detroit Institute of Arts	\$109,043	\$0	(\$33,791)	\$0	\$0	\$75,253
<b>Total</b>	<b>\$56,285,424</b>	<b>(\$859,907)</b>	<b>(\$10,749,433)</b>	<b>\$0</b>	<b>(\$22,622,404)</b>	<b>\$22,053,679</b>

### Impacted Taxing Units: Incentive Summary over the First 10 Years (With the Library breakout from the City)

Jurisdiction	Additional Benefits Before Tax Abatements	Additional Costs	Real Property Tax Abatement	Business Personal Property Tax Abatement	Brownfield TIF Capture	Net Benefits After Tax Abatements & Incentives
City of Detroit	\$23,996,838	(\$562,123)	(\$4,891,528)	\$0	(\$7,459,706)	\$11,083,481
Library	\$2,531,118	\$0	(\$782,371)	\$0	(\$1,731,338)	\$17,409
Wayne County	\$4,428,470	(\$47,109)	(\$1,357,707)	\$0	(\$3,004,521)	\$19,134
Detroit Public Schools	\$17,147,966	(\$250,676)	(\$2,196,389)	\$0	(\$5,379,115)	\$9,321,786
State Education	\$3,271,300	\$0	\$0	\$0	(\$1,793,038)	\$1,478,262
Downtown Dev. Authority	\$0	\$0	\$0	\$0	\$0	\$0
Wayne RESA	\$2,979,228	\$0	(\$923,210)	\$0	(\$2,043,007)	\$13,011
Wayne County Comm. College	\$1,766,938	\$0	(\$547,543)	\$0	(\$1,211,679)	\$7,716
Wayne County Zoo	\$54,522	\$0	(\$16,895)	\$0	\$0	\$37,626
Detroit Institute of Arts	\$109,043	\$0	(\$33,791)	\$0	\$0	\$75,253
<b>Total</b>	<b>\$56,285,424</b>	<b>(\$859,907)</b>	<b>(\$10,749,433)</b>	<b>\$0</b>	<b>(\$22,622,404)</b>	<b>\$22,053,679</b>

7

### Conclusion

The estimated total capital investment for this project is **\$93 million**. It is also estimated that completed project will create 12 FTE (62 Total FTE including expected tenants) and 300 temporary construction jobs. The total value of the 10-year Commercial Rehabilitation tax abatement to the developer is an estimated tax savings of **\$10,749,433**.<sup>8</sup>

Based on the investment and jobs, this project is estimated to provide the City of Detroit a net benefit of **\$11,100,891**<sup>9</sup> and all of the impacted taxing units, a net benefit of **\$22,053,679**<sup>10</sup> over the 10 years of the Commercial Rehabilitation tax abatement.

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

**Attachments:** Assessor's letters dated June 30, 2021(Site 1 & 2)

7 Charts courtesy of the DEGC

8 Existing Annual Taxes: \$10,981 - New Annual Taxes AFTER Incentive: \$16,075 - Annual Taxes once the Abatement EXPIRES: \$160,178

9 In a separate calculation conducted by the DEGC, by *adding the 62 tenant jobs* to the 12 FTE's and 300 temporary construction jobs, this benefit to the City of Detroit increases to \$14,096,762.

<sup>10</sup> In a separate calculation conducted by the DEGC, by *adding the 62 tenant jobs* to the 12 FTE's and 300 temporary construction jobs, this benefit to the impacted taxing units increases to \$25,213,818.

cc: Auditor General's Office  
Donald Rencher, Chief of Services and Infrastructure  
Katy Trudeau, Planning and Development Department  
Julie Schneider, 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  
Cora Capler, DEGC



CITY OF DETROIT  
 OFFICE OF THE CHIEF FINANCIAL OFFICER  
 OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
 2 WOODWARD AVE., SUITE 824  
 DETROIT, MI 48226  
 PHONE: 313•224•3011  
 FAX: 313•224•9400

June 30, 2021

Katharine G. Trudeau, Deputy Director  
 Planning & Development Department  
 Coleman A. Young Municipal Center  
 2 Woodward Ave, Suite 808  
 Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – **Oxford Perennial Corktown PropCo LLC (Site 1)**  
 Property Address: see attached list  
 Parcels Number: see attached list

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation certificate application for the properties located in the **Corktown** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The property consists of commercial vacant lots and a retail/restaurant space with 2,091 sq.ft. The total land is 1.284 acres. The owner plans to construct a 7-story mixed use building with approximately 204,260 square feet. The complex will include 188 apartment units, ground floor retail, and 20 parking spaces. The new construction of the complex is expected to increase commercial activity in the area, prevent loss of employment, revitalize the urban area and increase the number of residents in the city.

The 2021 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
08000512.001	1645 Michigan	\$ -	\$ -	\$ 90,800	\$ 22,669
08000511.	1623 Michigan	\$ 34,000	\$ 9,628	\$ 37,200	\$ 10,534
08000510.	1611 Michigan	\$ -	\$ -	\$ 379,000	\$ 68,450
08000496.	1622 Church	\$ -	\$ -	\$ 53,500	\$ 6,102
06000497.	1614 Church	\$ -	\$ -	\$ 53,500	\$ 6,102
06000498.	1610 Church	\$ -	\$ -	\$ 5,200	\$ 739
08000499	1606 Church	\$ -	\$ -	\$ 55,700	\$ 5,256

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.



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Commercial Rehabilitation Certificate  
Oxford Perennial Corktown PropCo LLC (Site 1)  
Page 2

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located **in the Corktown area** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors



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Commercial Rehabilitation Certificate  
Oxford Perennial Corktown PropCo LLC (Site 1)  
Page 3

Parcel Number: 08000512.001  
Property Address: 1645 MICHIGAN  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: S MICHIGAN 4-3-2-1 EXC MICHIGAN AVE AS WD AND N 1/2 VAC ALLEY ADJ CONNORS SUB L1 P71 PLATS, W C R 8/23 30-29 EXC MICHIGAN AVE AS WD AND N 1/2 VAC ALLEY ADJ G L BEECHERS SUB L21 P81 PLATS, W C R 8/24 164.9 IRREG

Parcel Number: 08000511.  
Property Address: 1623 MICHIGAN  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: S MICHIGAN 5 EXC MICHIGAN AVE AS WD AND N 1/2 VAC ALLEY ADJ CONNORS SUB L1 P71 PLATS, W C R 8/23 64.14 X 41.60

Parcel Number: 08000510.  
Property Address: 1611 MICHIGAN  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: S MICHIGAN N 180 FT OF BLK 82 EXC MICHIGAN AVE AS WD WOODBRIDGE FARM L1 P146 PLATS, W C R 8/2 LOTS 6-7 EXC PT DEEDED FOR ALLEY CONNORS SUB L1 P71 PLATS, W C R 8/23 31 G L BEECHERS SUB L21 P81 PLATS, W C R 8/24 ALSO THAT PT OF 4 LYG S & ADJ SD LOTS 6 & 7 & E & ADJ SAID LOT 31 P C 27 8/3 83.12 IRREG

Parcel Number: 08000496.  
Property Address: 1622 CHURCH  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: N CHURCH 17 BLK 2 LUTHER BEECHERS SUB L2 P27 PLATS, W C R 8/19 33 X 115

Parcel Number: 08000497.  
Property Address: 1614 CHURCH  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: N CHURCH 18 BLK 2 LUTHER BEECHERS SUB L2 P27 PLATS, W C R 8/19 33 X 115

Parcel Number: 08000498.  
Property Address: 1610 CHURCH  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: N CHURCH W 1/2 14 EXC N 7.4 FT OF W 20.20 FT BLK 82 WOODBRIDGE FARM L1 P146-7 PLATS, W C R 8/2 35.4 IRREG

Parcel Number: 08000499.  
Property Address: 1606 CHURCH  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: N CHURCH E 1/2 14 BLK 82 WOODBRIDGE FARM L1 P146-7 PLATS, W C R 8/2 35.4 IRREG





Commercial Rehabilitation Certificate  
Oxford Perennial Corktown PropCo LLC (Site 1)  
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June 30, 2021

Katharine G. Trudeau, Deputy Director  
 Planning & Development Department  
 Coleman A. Young Municipal Center  
 2 Woodward Ave, Suite 808  
 Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – **Oxford Perennial Corktown PropCo LLC (Site 2)**  
 Property Address: see attached list  
 Parcels Number: see attached list

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation certificate application for the properties located in the **Corktown** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The property consists of a parking lot with total land at 0.675 acres. The owner plans to construct a 3-story mixed use building with approximately 92,271 square feet, comprised of a parking deck with 216 spaces and ground floor retail. The new construction of the complex is expected to increase commercial activity in the area, prevent loss of employment, revitalize the urban area and increase the number of residents in the city.

The 2021 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
08000461.	1541 Church	\$ -	\$ -	\$ 10,300	\$ 10,300
08000460.	1537 Church	\$ -	\$ -	\$ 10,300	\$ 10,300
08000459.	1533 Church	\$ -	\$ -	\$ 10,200	\$ 10,200
08000458.	1525 Church	\$ -	\$ -	\$ 10,200	\$ 10,200
06000497.	1501 Church	\$ -	\$ -	\$ 40,400	\$ 40,400

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.



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Commercial Rehabilitation Certificate  
Oxford Perennial Corktown PropCo LLC (Site 2)  
Page 2

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located **in the Corktown area** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors



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Commercial Rehabilitation Certificate  
Oxford Perennial Corktown PropCo LLC (Site 2)  
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Parcel Number: 08000461.  
Property Address: 1541 CHURCH  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: S CHURCH W 1/2 4 BLK 80 WOODBRIDGE FARM L1 P146-7 PLATS, W C R 8/2 26.5 X 130

Parcel Number: 08000460.  
Property Address: 1537 CHURCH  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: S CHURCH E 1/2 4 BLK 80 WOODBRIDGE FARM L1 P146-7 PLATS, W C R 8/2 26.5 X 130

Parcel Number: 08000459.  
Property Address: 1533 CHURCH  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: S CHURCH W 1/2 3 BLK 80 WOODBRIDGE FARM L1 P146-7 PLATS, W C R 8/2 26 X 130

Parcel Number: 08000458.  
Property Address: 1525 CHURCH  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: S CHURCH E 1/2 3 BLK 80 WOODBRIDGE FARM L1 P146-7 PLATS, W C R 8/2 26 X 130

Parcel Number: 08000457.  
Property Address: 1501 CHURCH  
Property Owner: OXFORD PERENNIAL CORKTOWN PROPCO LLC  
Legal Description: S CHURCH 1-2 BLK 80 WOODBRIDGE FARM L1 P146-7 PLATS, W C R 8/2 121 X 130



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Commercial Rehabilitation Certificate  
Oxford Perennial Corktown PropCo LLC (Site 2)  
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