

October 14, 2018
Forum agenda

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

17
18

CITY CLERK 2018 OCT 10 PM 4:20

City of Detroit

CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD

218 Coleman A. Young Municipal Center, Detroit, Michigan 48226

Phone: 313. 224.3487 Fax: 313. 224.4336

e-mail: historic@detroitmi.gov

October 4, 2018

HONORABLE CITY COUNCIL:

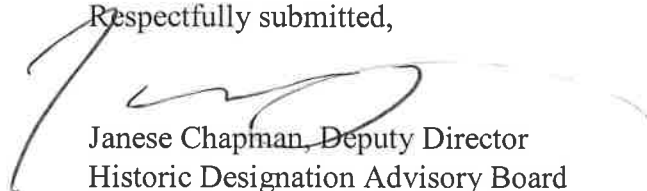
RE: Petition # 0289: Dr. Gertrude Stack, requesting historic designation of Shalom Fellowship Ministries/Fourteenth Street Methodist Episcopal Church, located at 4001 Fourteenth Street as a historic district.

This request for historic designation is on our list of proposals for local designation. Reasonable grounds for the study have been provided. I have attached a resolution for your consideration directing the Historic Designation Advisory Board staff to begin the designation process.

Should your Honorable Body adopt that resolution, you must appoint two persons to serve as *ad hoc* members of the Advisory Board in connection with the matter. A resolution appointing these *ad hoc* board members is attached. Staff will work with the petitioner and identify two recommended *ad hoc* board members for the purpose of this study.

Staff is available to answer any questions you may have.

Respectfully submitted,



Janese Chapman, Deputy Director
Historic Designation Advisory Board

Attachment

cc: City Clerk

David Bell, Director BSEED

BY COUNCIL MEMBER _____:

WHEREAS, The City Council has received a request to designate the Shalom Fellowship Ministries/Fourteenth Street Methodist Episcopal Church Historic District, located at 4001 Fourteenth Street as a historic district, and

WHEREAS, The City Council finds that there are reasonable grounds for such a request,

NOW, THEREFORE, BE IT RESOLVED, That the City Council hereby directs the Historic Designation Advisory Board, a study committee, to conduct studies to determine whether the above-mentioned property meets the criteria for historic designation and to issue appropriate reports in accordance with the Michigan Local Historic Districts Act and Chapter 25, Article II of the 1984 Detroit City Code.

BY COUNCIL MEMBER _____ :

WHEREAS, The City Council has adopted a resolution for study of the Shalom Fellowship Ministries/Fourteenth Methodist Episcopal Church Historic District, located at 4001 Fourteenth Street between Poplar and Selden Streets as a historic district, and

WHEREAS, The Historic District Ordinance of (Chapter 25, Article II) requires the appointment of *ad hoc* members to the Historic Designation Advisory Board to represent the interests of the property owners and those interested in the preservation of this historic resource,

NOW, THEREFORE, BE IT RESOLVED, That the City Council shall appoint Dr. Reverend Gertrude Stack, 4001 Fourteenth Street, Detroit, MI 48208 and a resident of the Core City neighborhood to serve as *ad hoc* members of the Historic Designation Advisory Board in connection with the study of the Shalom Fellowship Ministries/Fourteenth Street Methodist Episcopal Church, proposed Historic District.

City of Detroit

CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD

218 Coleman A. Young Municipal Center, Detroit, Michigan 48226

Phone: 313. 224.3487 Fax: 313. 224.4336

e-mail: historic@detroitmi.gov

19820

CITY CLERK 2018 OCT 10 PM 4:20

October 4, 2018

HONORABLE CITY COUNCIL:

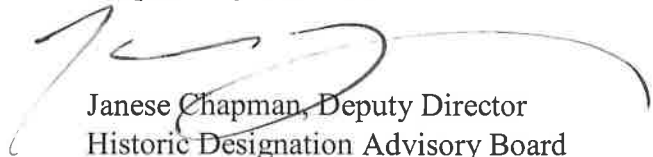
RE: Council Member Scott Benson and Council President Pro Tem Mary Sheffield, requesting historic designation of Aretha Franklin/Chene Park.

This request for historic designation is on our list of proposals for local designation. The proposed Aretha Franklin/Chene Park Historic District is located at 7600 Atwater Street. A resolution directing the Historic Designation Advisory Board to conduct a study is attached.

Your Honorable Body must appoint two persons to serve as *ad hoc* members of the Advisory Board in connection with the matter. Staff will work with the council members to identify two recommended *ad hoc* board members. A resolution appointing these *ad hoc* board members is attached.

Staff is available to answer any questions you may have.

Respectfully submitted,



Janese Chapman, Deputy Director
Historic Designation Advisory Board

Attachment

cc: City Clerk

David Bell, Director BSEED

BY COUNCIL MEMBER _____ :

WHEREAS, The City Council has adopted a resolution for study of the, located Aretha Franklin/Chene Park Historic District, located at 7600 Atwater Street between Chene and DuBois Streets at the foot of the Detroit River as a historic district, and

WHEREAS, The Historic District Ordinance of (Chapter 25, Article II) requires the appointment of *ad hoc* members to the Historic Designation Advisory Board to represent the interests of the property owners and those interested in the preservation of this historic resource,

NOW, THEREFORE, BE IT RESOLVED, That the City Council shall appoint two representatives to serve as *ad hoc* members of the Historic Designation Advisory Board in connection with the study of the Aretha Franklin/Chene Park, as a proposed Historic District.

BY COUNCIL MEMBER _____:

WHEREAS, The City Council has received a request to designate the Aretha Franklin/Chene Park Historic District, located at 7600 Atwater Street between Chene and DuBois Streets at the foot of the Detroit River as a historic district, and

WHEREAS, The City Council finds that there are reasonable grounds for such a request,

NOW, THEREFORE, BE IT RESOLVED, That the City Council hereby directs the Historic Designation Advisory Board, a study committee, to conduct studies to determine whether the above-mentioned property meets the criteria for historic designation and to issue appropriate reports in accordance with the Michigan Local Historic Districts Act and Chapter 25, Article II of the 1984 Detroit City Code.



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

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October 8, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Resolution Revoking the Obsolete Rehabilitation Exemption Certificate No. 3-16-0002, for Busy Bee Detroit, LLC, in Accordance with Public Act 146 of 2000. (Related to Petition #811)

Honorable City Council:

On October 2, 2017, Busy Bee Detroit, LLC submitted a request for the revocation of their Obsolete Property Rehabilitation Exemption Certificate 03-16-0002.

Respectfully submitted,

Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V. Farley, HRD

CITY CLERK 2018 OCT 8 PM 12:25



Revocation

USE!

By Council Member _____

WHEREAS, Busy Bee Detroit, LLC has filed with the City Clerk a Request for Revocation of an Obsolete Property Rehabilitation Exemption Certificate, under Public Act 146 of 2000 (“the Act”) in City of Detroit, in the manner and form prescribed by the Michigan State Tax Commission; and

WHEREAS, this City Council is a Qualified Local Governmental Unit as defined by the Act; and

WHEREAS, pursuant to P.A. 146 of 2000, as amended, after a duly noticed public hearing held on **November 12, 2015,** this City Council established by resolution the **Busy Bee Detroit, LLC** Obsolete Property Rehabilitation District on **November 17, 2015;** and

WHEREAS, pursuant to P.A. 146 of 2000, as amended, after a duly noticed public hearing held on **November 19, 2015,** this City Council approved by resolution an Obsolete Property Rehabilitation Certificate, certificate number 03-16-0002, for property located at **1350-1366 Service Street, Detroit MI 48207,** on **November 24, 2015;** and

WHEREAS, pursuant to MCL 125.2792 this City Council may, by resolution, revoke an Obsolete Property Rehabilitation Exemption Certificate upon receipt of a request by the holder of the certificate requesting revocation; and

WHEREAS, Busy Bee Detroit, LLC has requested revocation of Obsolete Property Rehabilitation Certificate number **03-16-0002;**

NOW THEREFORE BE IT

RESOLVED, This City Council hereby revokes Obsolete Property Rehabilitation Certificate **03-16-0002** for **Busy Bee Detroit, LLC** for property located at **1350-1366 Service Street, Detroit MI 48207;** and be it further

RESOLVED, The City Clerk shall forward said revocation to the Michigan State Tax Commission as provided by the Act.



Do Not Use

By Council Member _____

WHEREAS, Busy Bee Detroit, LLC has filed with the City Clerk a Request for Revocation of an Obsolete Property Rehabilitation Exemption Certificate, under Public Act 146 of 2000 ("the Act") in City of Detroit, in the manner and form prescribed by the Michigan State Tax Commission; and

WHEREAS, this City Council is a Qualified Local Governmental Unit as defined by the Act; and

WHEREAS, pursuant to P.A. 146 of 2000, as amended, after a duly noticed public hearing held on **November 12, 2015,** this City Council established by resolution the 2051 Rosa Parks, LLC Obsolete Property Rehabilitation District on **November 17, 2015;** and

WHEREAS, pursuant to P.A. 146 of 2000, as amended, after a duly noticed public hearing held on **November 19, 2015,** this City Council approved by resolution an Obsolete Property Rehabilitation Certificate, certificate number 03-16-0002, for property located at **1350-1366 Service Street, Detroit MI 48207,** on **November 24, 2015;** and

WHEREAS, pursuant to MCL 125.2792 this City Council may, by resolution, revoke an Obsolete Property Rehabilitation Exemption Certificate upon receipt of a request by the holder of the certificate requesting revocation; and

WHEREAS, Busy Bee Detroit, LLC has requested revocation of Obsolete Property Rehabilitation Certificate number 03-16-0002;

NOW THEREFORE BE IT

RESOLVED, This City Council hereby revokes Obsolete Property Rehabilitation Certificate 03-16-006 for 2051 Rosa Parks, LLC for property located at **1350-1366 Service Street, Detroit MI 48207;** and be it further

RESOLVED, The City Clerk shall forward said revocation to the Michigan State Tax Commission as provided by the Act.

TOWN/PARTNERS

October 2, 2017

Dinah L. Bolton
City of Detroit
Housing and Revitalization Department
Development Division
2 Woodward Avenue
Suite 908
Detroit, MI 48226

***RE: Revocation of Obsolete Property Rehabilitation Exemption Certificate for
1350-1366 Service Street, Detroit, Michigan 48207 - Petition #811***

Dear Ms. Bolton:

We are pleased to notify you that we have signed a joint venture with Develop Detroit (www.developdetroit.org), a Detroit-based non-profit development company who is focused on creating more equitable housing solutions for the residents of Detroit. Develop Detroit is now the controlling developer for this high-impact development. This has resulted in different ownership entities and a revised project layout for the parcels included under the Obsolete Property Rehabilitation Exemption Certificate for 1350-1366 Service Street (Petition #811).

The proposed project is still not viable without the assistance of a tax abatement. However, due to changes in ownership, site plan layout, and project delays as outlined below, please accept this request to revoke the current OPRA Exemption Certificate with the understanding that we intend to file a new tax abatement application, reflective of these updates and changes.

The revised planned development will result in the same level of investment and job creation numbers that were originally presented. However, the overall timeline has been delayed due to the following factors, which were beyond the developer's control:

- **Title Issues:** The previous owner of several of the parcels on the development site had a pension liability issue with the federal government that prohibited them from selling the land until the liability was settled in federal court. The original option contract was in place for us to purchase the land by April 1, 2016. The previous owner was only recently able to clear the title and we were not able to purchase the property until July 12, 2017. This created an 18-month delay in the development timeline that was completely out of our control.
- **Affordable Housing:** Develop Detroit has been seeking different funding sources that will allow for a larger affordability component for the development. The recent presidential election and process to secure these funds have created a longer than anticipated timeline to provide more affordable housing.
- **Parking Requirements:** We had to alter our overall site plan in order to fulfill the city's parking requirements to accommodate a residential development. The parking requirement required us to spread the ground floor commercial and retail space throughout the development along Gratiot Avenue and Maple Street. Develop Detroit met with the planning

TOWN/PARTNERS

department and Eastern Market Corporation at the beginning of August to review the revised site plan.

Due to ownership changes and delays, we are requesting the revocation of the current tax abatement certificate under Petition #811.

Requested Action for Petition #811

Revoke Petition #811, executed November 18, 2015 with Town Partners, LLC for 1350-1366 Service Street, due to development delays out of our control, ownership changes, and having to amend the site plan per city code parking restrictions.

The submittal of a new petition request for a PA210 certificate for the entire development under the new ownership entity is being made with the City of Detroit. This new petition will replace petition #811 as well as petition #812, which is being revoked under a separate request.

Please contact me with any questions at (313) 338-8583 or via email at jordan@thetownpartners.com.

Best,



Jordan Wolfe
Principal, Town Partners

Cc: Kenyetta Bridges, DEGC
Jessica DeBone, PM Environmental
Ben Philips, Develop Detroit
Gregoire Eugene-Louis, Develop Detroit
Zen Sawyer, Develop Detroit

EXHIBIT A: AGREEMENT UNDER PETITION #811

EXHIBIT A: AGREEMENT EXECUTED UNDER PETITION #811

**OBsolete PROPERTY REHABILITATION EXEMPTION CERTIFICATE
AGREEMENT**

THIS AGREEMENT ("Agreement"), by and between the City of Detroit, a Michigan municipal corporation, acting by and through its Planning and Development Department ("City") with an office at 2 Woodward Avenue, Suite 808, Detroit, MI 48226 and Town Partners, Bus. Bez Detroit LLC ("Applicant") with an office at 514 Washington Boulevard, Suite 201, Detroit, MI 48226 is made this 18 day of November, 2015.

WITNESSETH:

WHEREAS, 2000 PA 146, also known as the Obsolete Property Rehabilitation Act ("Act"), (1) provides for the establishment of obsolete property rehabilitation districts by local governmental units under certain criteria, (2) provides for the exemption from certain taxes for obsolete property owners that qualify, and (3) allows local governmental units to levy and collect specific taxes upon qualified owners of certain property, among other provisions; and

WHEREAS, it is the policy of the City to grant tax exemptions allowable under the Act to encourage rehabilitation of obsolete property that will facilitate redevelopment, remove blighted conditions and expand the tax base for the City of Detroit; and

WHEREAS, the Applicant has submitted an Application for Obsolete Property Rehabilitation Exemption Certificate ("Application") for the City's consideration for property located at 1351 - 1366 Service Street ("Property"). A copy of the Application is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the City has previously approved an obsolete property rehabilitation district pursuant to the Act of which district the Property is located; and

WHEREAS, the Applicant shall complete a Rehabilitation of the Property and the Applicant shall hire or retain a certain amount of full time employees during the term of the OPREC; and

WHEREAS, the City has approved the Application by resolution granting the Obsolete Property Rehabilitation Exemption Certificate ("OPREC"), pending approval also by the Michigan State Tax Commission. A copy of the City resolution granting the OPREC is attached hereto as Exhibit B and made a part hereof; and

NOW, THEREFORE, to encourage approval of an OPREC and in recognition of the investments the City will make toward the economic growth of the Applicant, which in turn will benefit the City, the parties hereby agree as follows:

I. General

- a. The Applicant will complete the Property "Rehabilitation" as defined in the Act and as set forth in the Application by January 1, 2018.

- b. The Applicant will take action to recruit and hire City of Detroit residents in accordance with specified targets as set forth in a City of Detroit Resident Employment Plan ("Employment Plan") submitted by the Applicant to the City and approved by the Human Rights Department. The Employment Plan may be updated or modified throughout the term of this Agreement with approval from the Human Rights Department.
 - c. This Agreement shall become effective upon approval by the Michigan State Tax Commission of an OPREC covering the Property. Unless earlier revoked as provided for in Section 12 of the Act, being MCL 125.2792, or this Agreement, the OPREC term and the term of this Agreement shall be for a period of twelve (12) years from the Michigan State Tax Commission's approval of the OPREC.
 - d. The Applicant shall establish, or cause to be established, at least twenty (20) full time employees at the Property within two years of the effective date of the Agreement.
 - e. For purposes of this Agreement, a "full-time employee" shall include a person: 1) who is employed by the Applicant or its affiliates on a salary, wage, commission, or other basis, for a minimum period of forty (40) hours a week and 2) from whose compensation the Applicant or its affiliates, including a staffing agency, are required by law to withhold City of Detroit income taxes. Affiliates may include Applicant's tenant(s) that lease space at the Property.
2. Applicant Representations

In compliance with the Act and intending to induce the City to grant an OPREC to the Applicant, the Applicant represents that:

- a. The Applicant is the owner of the Property at the time of the Application.
- b. The Property is an "Obsolete Property" as defined under the Act.
- c. The Property will not include property to be used as a professional sports stadium.
- d. The Property will not include property to be used, owned or operated by a casino or affiliated company as defined in the Act.
- e. The project would not have been considered without an OPREC.
- f. Rehabilitation of the Property was not started prior to establishment of the obsolete property rehabilitation district for which the Property sits.
- g. There are no delinquent taxes owed on the Property.
- h. The Applicant will pay any applicable taxes on the Property as they become due

- i. The Rehabilitation and operation of the Property is in compliance with the City of Detroit Zoning Ordinance and Master Plan.
- j. The Applicant will make a concerted effort to partner or form a joint venture with small business enterprises, minority business enterprises or woman-owned business enterprises that are located in Detroit, or with community-based groups. If the Applicant is unsuccessful in these efforts, upon request, the Applicant will explain in writing to the City the efforts undertaken and the reasons why partnering or forming a joint venture has not been feasible for the project.
- k. If the Rehabilitation of the Property will result in the provision of commercial housing, the Applicant must agree to Fair Housing Practices that meet guidelines set forth by the U.S. Fair Housing Act (42 U.S.C. 3601 through 3619).

3. Reporting by the Applicant to the City.

Within one week after the first year of the Agreement and for each year thereafter, Applicant shall submit to the Planning & Development Department and Human Rights Department of the City of Detroit the following annual reports: 1) a Detroit Resident Hiring Report, 2) a Contract Compliance Report (Form EEO-1) and 3) a current Employer Information Report (Form EEO-2) on forms acceptable to the City.

The Applicant shall provide the Planning & Development Department copies of all construction plans, building permits and certificates of occupancy. These documents, along with periodic site visits to the Property by the City, will serve to establish whether the Applicant is making the Rehabilitation to the Property as required by the Act and this Agreement.

4. Annual Status Report by the Application.

Within one week after the first year of the Agreement and for each year thereafter, Applicant shall submit to the Planning and Development Department a certified status report ("Status Report") signed by an authorized officer of the Applicant. The Status Report shall set forth for the previous year 1) the Rehabilitation work completed at the Property and the Applicant's financial investment in the Property for that year and 2) the average number of full-time employees at the Property for that year. The average number of full-time employees shall be computed as the average of the number of full-time employees at the Property on March 31st, June 30th, September 30th, and December 31st of that year.

5. Review and Audit of Applicant Employment Information.

Applicant agrees to provide the City with sufficient information, and the City may review and audit the information provided by Applicant, in order to determine compliance with this Agreement. If Applicant fails to provide employment information satisfying the needs of the City, Applicant will provide the City and the Michigan Unemployment Insurance Agency ("UIA") written authorization, in a form acceptable to the City and the UIA, to use and develop appropriate UIA documents, such as, but not limited to, the UIA

Multiple Worksite Report, to verify the number of full-time employees stated in the annual Status Report. In the event Applicant fails to provide the City with any information required under this Agreement, Applicant agrees to reimburse the City for all costs, including attorney fees, incurred by the City in obtaining and verifying such information.

6. Revocation of OPREC and Termination of Agreement.

The City may, in its sole discretion and by resolution of Detroit City Council, revoke the OPREC if the City finds that the completion of Rehabilitation of the Property has not occurred within the time authorized by the City in this Agreement or within a duly authorized extension of that time, or that the Applicant has not proceeded in good faith with the operation of the rehabilitated Property in a manner consistent with the purposes of the Act and in the absence of circumstances that are beyond the control of the Applicant.

Good faith efforts include, but are not limited to, the following: 1) Applicant is actively working with an agency or City Department to hire and ascertain methods of recruiting and employing Detroit residents, and 2) Applicant is actively working with the Detroit Economic Growth Corporation and the City's Planning & Development Department to ascertain methods of obtaining available resources to improve Applicant's business in a manner that will allow for compliance with this Agreement.

7. Payment of Exempted Taxes for Shortfall of Employment.

If the average number of full-time employees at the Property for any given year is less than the number of full-time employees set for in Section I. d. above, the Applicant agrees to pay the City, in addition to the Obsolete Properties Tax due under the OPREC on the Property, an amount equal to the difference between the amount of ad valorem tax otherwise due on the Property without the OPREC, and the amount of Obsolete Properties Tax due on the Property under the OPREC, for that given year, multiplied by a fraction, the numerator of which is the shortfall in the number of full-time employees indicated in the Status Report, and the denominator of which is the total number of full-time employees set forth in Section I. d. above. Prior to taking any action to require the Applicant to pay any amount to the City in addition to the Obsolete Properties Tax pursuant to this Section, the City must afford the Applicant an opportunity to present at a public hearing reasons for any shortfall by the Applicant in its compliance with this Agreement.

8. Reimbursement of City Costs upon Discontinuance of Operations.

- a. To enable the Applicant to make the improvements and Rehabilitation of the Property as set forth in this Agreement, the City may incur costs for site acquisition, infrastructure improvements, or for other related purposes, as may be agreed to in writing between the City and the Applicant. If during the term of the OPREC the Applicant shall discontinue operations at the Property, the Applicant agrees to reimburse the City for any such agreed upon costs incurred by the City.

b. The Applicant agrees that if during the term of the OPREC it shall decide to discontinue operations at the Property, the Applicant shall send written notification to the Director of the Planning & Development Department within thirty (30) days of the decision. The Applicant further agrees that, within thirty (30) days of the actual discontinuance of operations, the Applicant shall send written notification of the actual date of discontinuance to the Director of the Planning & Development Department.

9. Prevailing Wage Requirements

Pursuant to Section 18-5-65, Conditions for tax abatement, of the Detroit City Code, the Applicant agrees that it is receiving tax abatements under the OPREC for the Property and, therefore, the Applicant shall pay, or cause to be paid, prevailing wages on all construction work performed on the Property.

10. Reservation of Remedies

The City and the Applicant agree that each of the rights and remedies provided by this Agreement may be exercised separately or cumulatively, and shall not be exclusive of any other rights and remedies provided by law. Invalidation of any of the provisions contained in the Agreement by operation of law, judgment, court order or otherwise shall not invalidate any of the other provisions of the Agreement.

11. Transfer

The OPREC may be transferred and assigned by the Applicant to a new owner of the Property if the City, in its sole discretion, approves the transfer of the OPREC after application by the new owner. For purposes of this section a transfer of the Property shall include any sale of the Property or any lease of more than fifty percent (50%) of the total usable space of the Property for a period longer than five years.

12. Headings

The headings contained in this Agreement are for descriptive purposes only, and do not alter or govern the substantive content of the provisions of the Agreement.

IN WITNESS WHEREOF, the City and the Applicant, by and through their authorized officers and representatives, have executed this Agreement as follows:

WITNESSES:

1. *Brian H. Halt*
Print: Brian H. Halt

2. *Vernice Juanita Kidd*
Print: Vernice Juanita Kidd

WITNESSES:

1. *Caroline Holland*
Print: Caroline Holland

2. *[Signature]*
Print: PAUL ALEDEWA

APPLICANT:

Town Partners, Busy One Detroit LLC

BY: *[Signature]*
Print: Jordan Wolfe

ITS: Manager

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPT.

City & County Dept

BY: *[Signature]*
Print: Sam Adams

ITS: Director

THIS AGREEMENT IS NOT EFFECTIVE OR VALID UNTIL AN OBSOLETE PROPERTY REHABILITATION CERTIFICATE IS APPROVED BY THE MICHIGAN STATE TAX COMMISSION

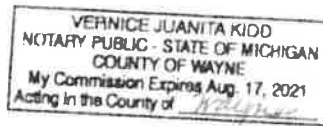
APPLICANT ACKNOWLEDGMENT

STATE OF MICHIGAN)
)SS
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this 12th day of November 2015, by Jordan Wojcik, the Manager of Busy Bee, LLC, on behalf of the Applicant

Vernice Juanita Kidd
Notary Public, Wayne County, MI

My commission expires: 8-17-2021



CITY ACKNOWLEDGMENT

STATE OF MICHIGAN)
)SS
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this 12th day of November 2015, by Arthur Roman, the Director of the City of Detroit, Michigan, a municipal corporation.

Dinah E. Bolton
Notary Public, Wayne County, MI

My commission expires 6/10/17

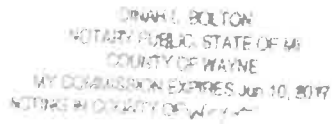


EXHIBIT A

Application for Obsolete Property Rehabilitation Exemption Certificate

EXHIBIT B
Detroit City Council Resolution
Granting the Obsolete Property Rehabilitation Exemption Certificate

Instructions for Completing Exhibit B as Part of Tax Abatement Application/Monitoring

Complete the following three reports as it pertains to employment at the proposed facility of abatement using the attached four forms (make copies before and after use).

1. Annual Employment Report
2. Job Description List
3. Detroit Residents Annual Hiring Report
4. Detroit Resident Verification Report

Recommended guidelines in completing reports.

- Tax Exemptions are typically granted up to a twelve-year term.
- Above reports will be submitted initially before an exemption is granted and thereafter based on applicant's annual agreement anniversary date.
- The initial or first reports are most important because they establish specific commitments the applicant is making to the City of Detroit upon the granting of a tax exemption.
- Complete the Annual Employment Report first, using the enclosed Job Description List numbers. Do not leave any blank rows on this report.
- The Column D overall total on this report must match depending on the Public Act:
 - the minimum number of employees to be present within two years after the tax exemption begins and through duration per **PA 198** agreement,
 - the number of employees to be retained at the exempted facility throughout duration of abatement per **PA 328** agreement or
 - the number of employee jobs to be created or retained after facility rehabilitation per **PA 146** agreement/application
- Column E of this report is left blank initially but thereafter this report should be completed annually in its entirety.
- Second, initially only complete Column A of the Detroit Resident Hiring Report using the Job Description List. Do not leave any rows blank.
- Thereafter this report will be completed in its entirety annually by applicant and submitted to Human Rights around agreement's anniversary.
- Third, complete the Detroit Resident Annual Verification Report. The number of names appearing on this report (minus separations if not initial report) should equal total number in Column B of Annual Employment Report.
- Finally applicants but not recipients, after completing the above reports for submittal to Human Rights. Write a brief narrative as to how you will achieve the numerical goals as indicated in the reports. Submit narrative and reports together to Human Rights for approval or changes.

Organizations may create and use their own forms, as long as information provided is consistent with the above reports in the opinion of the Human Rights Department.

Organizations are encouraged to seek assistance in hiring qualified Detroit residents during the abatement's term from Detroit Employment Solutions Corporation, 440 E. Congress, 4th Floor, Detroit (313) 876-0674.

**(EXHIBIT B)
ANNUAL EMPLOYMENT REPORT**

Current Daily Employment Before Abatement and Upon After Abatement's Anniversary
Reporting Date: October 5, 2015

Applicant complete columns A thru D or E by job types for workers located only at facility/parcel under tax abatement. Detroit workers must have verifiable ID & addresses on file with employer for review. This report evidences your commitment or achievement to overall full time employment as stated in tax abatement agreement.

<u>Job # & Types</u> If a job below is not appropriate for abated location put NA in Column A	<u>A</u> Total # All Employees Currently	<u>B</u> Total # Detroit Residents Employed	<u>C</u> Percent of DR Employed	<u>D</u> Total # Employees Employer Committed To	<u>E</u> Annual Deficit or Surplus
1) Executives	0	0	0	0	
2) Managers/Supervisors	0	0	0	1 FTE	
3) Professionals	0	0	0	0	
4) Technicians	0	0	0	0	
5) Sales Workers	0	0	0	4 FTE	
6) Office/Clerical	0	0	0	0	
7) Craft Workers/Skilled	0	0	0	10 FTE	
8) Operatives Semi Skilled	0	0	0	0	
9) Laborers Unskilled	0	0	0	5 FTE	
10) Service Workers	0	0	0	0	
11) Apprentices	0	0	0	0	
12) Trainees	0	0	0	0	
Overall	0	0	0	20 FTE	

The Annual # of Voluntary + Involuntary Separations = _____

Company: Busy Bee Detroit, LLC (an entity of Town Partners)

Parcel/Facility Address 1350-1366 Service Street, Detroit, MI

Authorized Representative Print Jordan Wolfe

Title Principal Phone: 313-338-8583

Signature _____ Date 10/5/2015

HRD Below

Employer met or did not meet full time employee goals of agreement for the previous year.
Yes No

HRD Staff: _____

JOB DESCRIPTIONS WITH NUMBERS FOR COMPLETING EMPLOYMENT & HIRING REPORTS

<p>1. Executives, Owners, Officials, & Agents set and approve broad policies, exercise overall responsibility for policies or special phases of a firm's operations and oversight</p> <p>2. Managers - Occupations requiring administrative and managerial personnel who direct individual departments, operations, personnel. Includes: middle management, plant managers, department managers, and superintendents, salaried supervisors who are members of management, purchasing agents and buyers, railroad conductors and yard masters, ship captains, mates and other officers, farm operators and managers, and kindred workers.</p> <p>3. Professionals - Occupations requiring either college graduation or experience of such kind and amount as to provide a comparable background. Includes: accountants and auditors, airplane pilots and navigators, architects, artists, chemists, designers, dietitians, editors, engineers, lawyers, librarians, mathematicians, natural scientists, registered professional nurses, personnel and labor relations specialists, physical scientists, physicians, social scientists, teachers, surveyors and kindred workers.</p> <p>4. Technicians Occupations requiring a combination of basic scientific knowledge and manual skill, which can be obtained through 2 years of post high school education, such as, is offered in many technical institutes and junior colleges, or through equivalent on-the-job training. Includes: computer programmers, drafters, engineering aides, junior engineers, mathematical aides, licensed, practical or vocational nurses,</p>	<p>photographers, radio operators, scientific assistants, technical illustrators, technicians (medical, dental, electronic, physical, science,) and kindred workers.</p> <p>5. Sales - Occupations engaging wholly or primarily in direct selling. Includes: advertising agents and sales workers, insurance agents and brokers, real estate agents and brokers, stock and bond sales workers, demonstrators, sales workers and sales clerks, grocery clerks, and cashiers checkers, and kindred workers</p> <p>6. Office and Clerical - Includes all clerical type work regardless of level of difficulty, where the activities are predominantly non-manual though some manual work not directly involved with altering or transporting the products is included. Includes: bookkeepers, collectors (bills and accounts), messengers and office helpers, office machine operators (including computers), shipping and receiving clerks, stenographers, typists and secretaries, telegraph and telephone operators, legal assistants, and kindred workers</p> <p>7. Craft Workers (Skilled) - Manual workers of relatively high skill level having a thorough and comprehensive knowledge of the processes involved in their work. Exercise considerable independent judgment and usually receive an extensive period of training. Includes: the building trades, hourly paid supervisors, and lead operators who are not members of management, mechanics and repairers, skilled machining occupations, compositors and typesetters, electricians, engravers, painters (construction and</p>	<p>maintenance), motion picture projectionists</p> <p>8. Operatives (Semi Skilled) - Workers who operate machine or processing equipment or perform other factory type duties of intermediate skill level which can be mastered in a few weeks and require only limited training. Includes: apprentices (auto mechanics, plumbers, bricklayers, carpenters, electricians, machinists, mechanics, building trades, metalworking trades, printing trades, etc.), operatives, attendants (auto service and parking), blasters, chauffeurs, delivery workers, sewers and stitches, dryers, furnace workers, heaters, laundry and dry cleaning operatives, milliners, mine operatives and laborers, motor operators, boilers and greasers (except auto), painters (manufactured articles), photographic process workers, truck and tractor drivers, knitting, looping, taping and weaving machine operators, welders and flame cutters, electrical and electronic equipment assemblers, butchers and meat cutters, inspectors, testers and graders, hand packers and packagers, and kindred workers.</p> <p>9. Laborers (Unskilled) - Workers in manual occupations which generally require no special training who perform elementary duties that may be learned in a few days and require the application of little or no independent judgment. Includes: garage laborers, car washers and greasers, groundskeepers and gardeners, farm workers, stevedores, wood choppers, laborers performing lifting, digging, mixing, loading and pulling operations, and kindred workers</p>	<p>10. Service Workers - Workers in both protective and non-protective service occupations. Include: attendants (hospitals and other institutions, professional and personal service, including nurses aides, and orderlies), barbers, caseworkers and cleaners, cooks, counter and fountain workers, elevators operators, firefighters, and the protection, guards, door-keepers, stewards, janitors, police officers and detectives, porters, waiters and waitresses, amusement and recreation facilities attendants, guides, ushers, public transportation attendants, and kindred workers.</p> <p>11. Apprentices</p> <p>12. Trainees</p>
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**(EXHIBIT B)
DETROIT RESIDENT ANNUAL HIRING REPORT**

This Report Is Prior to Abatement Approval Dated: _____ or
Is for an Annual Anniversary Report Period From: _____ To: _____

Applicant complete columns A only or A thru D by job types for new hires located only at facility/parcel under tax abatement. Detroit resident employees must have verifiable ID & addresses on file with employer for review. This report evidences your commitment or achievement in new Detroit resident (DR) hiring.

<u>Job # & Types</u> <small>If job below is not appropriate for location put NA in Column A</small>	<u>A</u> # of DR's Employer Is Committed To Employing	<u>B</u> Total # New Employees Hired	<u>C</u> Total # New Detroit Residents Hired	<u>D</u> Actual New DR Hiring Percentage Achieved C/B	<u>HRD Only</u>
1) Executives	0				
2) Managers/Supervisors	0				
3) Professionals	0				
4) Technicians	0				
5) Sales Workers	2 FTE				
6) Office/Clerical	0				
7) Craft Workers/Skilled	8 FTE				
8) Operatives Semi Skilled	0				
9) Laborers Unskilled	2 FTE				
10) Service Workers	0				
11) Apprentices	0				
12) Trainees	0				
Overall	12 FTE				

Applicant agrees to use Good Faith Efforts to fulfill the initial New DR Hiring Goals (Column A) above throughout the term of tax abatement. Further it is agreed that any change in DR Hiring Goals must be agreed too and approved in advance by HRD to take effect.

Company: Busy Bee Detroit, LLC (an entity of Town Partners)
Parcel/Facility Address 1350-1366 Service Street Detroit, MI

Authorized Representative Print Jordan Wolfe

Title Principal Phone: 313-338-8583

Signature _____, Date 10/5 2015

HRD Below
Approved _____ Further Explanation/Changes Needed Note Attached

HRD Director _____

JOB HIRING NARRATIVE – 1350-1366 Service Street

The development team plans to present at a Skilled Trades Task Force, to assist in connecting with additional Detroiters for the project.

It is anticipated that 20 full-time equivalent (FTE) permanent jobs associated with the proposed food preparation and retail aspects of the proposed development. These will include necessary management, professional, and service staffing.

The development team has a proven track record of utilizing Detroit-based contractors and employees, as shown by their recent project at 1538 Centre Street.

INCENTIVE INFORMATION CHART: For the Property Located at 1350-1366 Service Street for Busy Bee Detroit, LLC (Petition #811)

Project Type	Incentive Type	Investment Amount	District
Commercial	OPRA Tax Abatement	\$3 Million Hard Cost Investment	Neighborhood District 5

		Jobs Available			
		Construction		Post Construction	
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional
1	0	10	9	0	0
					10
					10

1. What is the plan for hiring Detroiters?

The development team presented at a D2D session on October 2, 2015 to obtain Detroit-based contractors for this project. The development team plans to also present at a Skilled Trades Task Force, to assist in connecting with additional Detroiters for the project.

The development team is working with the Monahan Company as a general contractor and construction manager on the development to make an effort to hire Detroit-based workers for the development.

The development team has a proven track record of utilizing Detroit-based contractors and employees, as shown by their recent project at 1538 Centre Street.

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

It is anticipated that 20 full-time equivalent (FTE) permanent jobs associated with the proposed food preparation and retail aspects of the proposed development. These will include necessary management, professional, and service staffing.

The Construction jobs will consist of:

- Demolition and Construction
- Mechanical
- Plumbing
- Electrical
- Abatement
- Interior Build Outs
- Finished carpentry
- Security

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, November 09, 2015

To: *The Department or Commission Listed Below*
From: *Janice M. Winfrey, Detroit City Clerk*

AMENDMENT

Herewith, the following referral is a copy of Petition **811**

PLANNING AND DEVELOPMENT DEPARTMENT FINANCE DEPT/ASSESSMENTS DIV
LAW DEPARTMENT LEGISLATIVE POLICY DIVISION

811 *Town Partners, request to establish an Obsolete Property Rehabilitation Act (OPRA) District at 1350-1366 Service Street, Detroit, MI. 48207.*

NOTE: **Attached please find additional documentation for the above mentioned petition.**

PETITIONER IS AMENDING PETITION DUE TO:

Updated development timelines and number of jobs.. See attached.

Please provide the City Council with a report relative to this petition within four (4) weeks. Thanking you in advance.



Busy Bee Detroit, LLC
Town Partners
1514 Washington Boulevard, Suite 201
Detroit, MI 48226
Phone: 313-782-4087
Email: hello@thetownpartners.com

November 5, 2015

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave Suite 1340
Detroit, MI 48226

RE: **AMENDED REQUEST TO PETITION #811**
Request to Establish an OPRA DISTRICT for the Commercial Building located at
1350-1355 Service Street, Detroit, Michigan 48207

Honorable City Council:

Please accept this letter as an amended request to Petition #811 originally submitted to the City Clerk's Office by Busy Bee Detroit, LLC (Town Partners) on August 21, 2015.

The attached application reflects the following updates requested:

- Updated development timelines and number of jobs created to maintain consistency with the proposed legal agreement.

Please contact me if you have any questions or require anything further.

Respectfully Submitted.



Jordan Wolfe

CITY CLERK 9 NOV 2015 04:19:10

Reset Form

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage), (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility)		
Busy Bee Detroit, LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code)		
1514 Washington Boulevard, Suite 201		
Location of obsolete facility (No. and street, City, State, ZIP Code)		
1350-1366 Service Street, Detroit, MI 48207		
City, Township, Village (indicate which)		County
Detroit		Wayne
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)
01/01/2016	01/01/2018	
Estimated Cost of Rehabilitation	Number of years exemption requested	Attach Legal description of Obsolete Property on separate sheet
\$3,000,000.00	12	
Expected project likelihood (check all that apply)		
<input checked="" type="checkbox"/> Increase Commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment: 40		
Each year the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion.		
<input type="checkbox"/>		

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws, and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents)	Telephone Number	Fax Number
Jordan Wolfe	(313) 338-8583	(313) 447-4997
Mailing Address	Email Address	
1415 Washington Boulevard, Suite 201, Detroit, MI 48226	jordan@thetownpartners.com	
Signature of Company Officer (no authorized agents)	Title	
	Principal	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCL Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1 and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process

PART 1: ACTION TAKEN

Action Date: _____

Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)

Denied _____

Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

<p>A statement that the local unit is a Qualified Local Governmental Unit</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation</p>
--	---

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC)

Taxable Value		State Equalized Value (SEV)	
Building(s)			
Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence	

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
 State Tax Commission
 P.O. Box 30474
 Lansing, Michigan 48909-7971

If you have any questions call (517) 373-2408

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.



Town Partners
1514 Washington Boulevard, Suite 201
Detroit, MI 48226
Phone: 313-782-4087
Email: hello@thetownpartners.com

November 5, 2015

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave Suite 1340
Detroit, MI 48226

RE: **AMENDED Request associated with Petition #811
Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA)
District at 1350-1366 Service Street, Detroit, Michigan 48207**

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation District for the property located at **1350-1366 Service Street, Detroit, MI 48207** referred to herein as the "Property" and described on Attachment A. The property was acquired by Busy Bee Detroit, LLC, on December 22, 2014. Busy Bee Detroit, LLC, is an entity of Town Partners, LLC.

Company Synopsis

Town Partners (Town) (www.thetownpartners.com) founded in 2012, is focused on multifamily, retail, and light manufacturing development opportunities that leverage Detroit's world-class assets. Town takes an alternative approach to real estate development with a, "Return on Community" philosophy where they seek to combine sound investment strategies with building strong interconnected communities and culture.

Town was created to connect small businesses and the on-the-ground energy in the city of Detroit to well-designed, unique spaces that transform the communities in which they are developed. Town combines sound real estate investment and management principles with local market knowledge, alternative financing strategies, and a formal tenant recruitment process to build globally recognized developments in the city of Detroit.

Town's managing partners consist of Mr. Jordan Wolfe and Mr. Kyle Polk. Mr. Wolfe has been involved in over \$500 million worth of real estate and private equity transactions and has extensive experience as both a principal investor and an M&A/equity advisor. Since returning to Detroit, he has taken an active role in the community working to attract and retain young talent. Mr. Wolfe is the founder of two 501c3 organizations, CommunityNEXT and Detroit Harmonie. Most recently, he was a partner at Evidence-Based Literacy Instruction (EBLI), a K-12 professional development training company that has created a proprietary system to teach reading.

Mr. Polk is a Principal at Town with over \$2 billion worth of transaction experience in the consumer and health care sectors as an M&A advisor with Deutsche Bank, Europe's largest

banking institution. He has a depth of experience in the formation of varying innovative public/private partnership models in urban markets across the United States. Prior to founding Town, Kyle served as a researcher at the Harvard Business School's founded non-profit, Initiative for a Competitive Inner City (ICIC). Through ICIC, Mr. Polk spent the past four years collaborating with the Kresge Foundation and Detroit Economic Growth Corporation (DEGC) authoring the economic growth section of the Detroit Future City Strategic Framework. His work included conducting site-by-site surveys for over 90% of industrially zoned land in the city of Detroit that included employment statistics, vacancy and utilization rates, and building characteristics. Prior to ICIC, Mr. Polk was a Bank Examiner for the Federal Reserve Bank of New York (FRBNY). In the wake of the financial crisis of 2008-2009, he managed a series of financial stress tests, credit analysis and risk ratings for nation's largest investment banks.

Together, Mr. Wolfe and Mr. Polk have a strong understanding of the region and Detroit's history. Town Partners has recognized the need and potential for redevelopment of the blighted properties immediately surrounding Eastern Market by creating a food-oriented development that compliments Eastern Market and offers services in the neighborhood beyond Eastern Market's typical 9am-5pm hours

Project Synopsis

The proposed OPRA District (OPRD) is situated at the southern entrance of Eastern Market and is aptly referred to as the Eastern Market Gateway Development (the Development). Eastern Market has served as a crucial hub for local food distribution since the late 1890s and is considered the largest historic public market district in the United States. Eastern Market attracts up to 40,000 visitors a weekend and boasts more than 250 independent food vendors, merchants, wholesalers, and retailers.

The proposed OPRD consists of a triangular plot of land that contains two parcels totaling 0.34 acres, identified as 1350 and 1366 Service Street. The property is currently occupied by a vacant, 32,000 square foot warehouse building. Town will transform the existing building into a food hall focused on local and regional food production, allowing local and regional food entrepreneurs to collaborate and serve their products in the same location patrons consume them. The District will be the centerpiece of a larger mixed use development that will populate the gateway.

The Property will be surrounded by uses that work synergistically with the food hall, creating a local food production ecosystem that offers a variety of unique foods and experiences for visitors and residents.

The aspects of the District and the close proximity to Eastern Market will serve as key components to shrinking the supply chain in and around food production. Furthermore, the District will retain residents and patrons beyond Eastern Market's hours, as it will be one of the few places in the neighborhood that is open after 5pm and will offer an opportunity to increase residential and employment density. Town intends on spotlighting local food production, artisans, and restaurants within the District.

Additionally, the proposed development is centrally located between Eastern Market, the downtown Central Business District, and Lafayette Park. The property's central location makes it a key connector between these neighborhoods. With the proper curation, the District has the

potential to become an urban core and to become a catalyst for further redevelopment to activate the Gratiot Avenue corridor and in the surrounding neighborhoods.

The Necessity for Tax Relief

Substantial investment is necessary to rehabilitate the existing building into a viable, long-term development. The rehabilitation project would not be possible without the receipt of an exemption certificate.

The costs associated with the rehabilitation will require multiple partner investment sources. In order to secure this financing and future tenants, the operating costs of the proposed renovations and redevelopment of the District needs to be kept as low as possible (including property taxes)

OPRA Request

A 12-year abatement is being requested.

Economic Advantages of the Rehabilitation

The proposed District will create a community urban core and centerpiece between Eastern Market, the downtown, and Lafayette Park. Through its accessibility to local food products and retail, it will attract local talent, bring a high-density of residents and visitors to the area and will create a sustainable food ecosystem.

Upon completion, the District will also catalyze additional retail, restaurant, and entertainment development in the immediate area and offer a destination spot that will be accessible and open beyond the Eastern Market's typical 9am to 5pm hours.

Activation of this core will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Gratiot Avenue corridor and the surrounding neighborhoods.

The food focused eco-system created by District will spur a vibrant culture and facilitate social, sustainable, and economic growth for residents and visitors. Through retail and high foot traffic, it will aid in stabilizing the District, creating jobs, increasing density, and strengthening security.

The granting of the OPRA tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term.

On a short term basis 20 construction jobs will be created during renovation and new construction activities, and on a long-term basis the proposed redevelopment associated with the District will create approximately 20 full-time equivalent jobs. The developer plans on attending an upcoming D2D presentation and Skilled Trades Task Force meeting to ensure Detroit-based contractors and workers benefit from the redevelopment.

On a long term basis, following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

Closing

Town has a long-term, value-oriented investment strategy and has designed this Development to transform the community in which it is located through the incorporation of world-class design, social sciences, and alternative financing strategies. Town is excited to be contributing to the regeneration and revitalization the Eastern Market neighborhood is experiencing.

Town is looking forward to pursuing this redevelopment and creating a community space on the outskirts of Detroit's Eastern Market Neighborhood.

Respectfully Submitted,



Jordan Wolfe

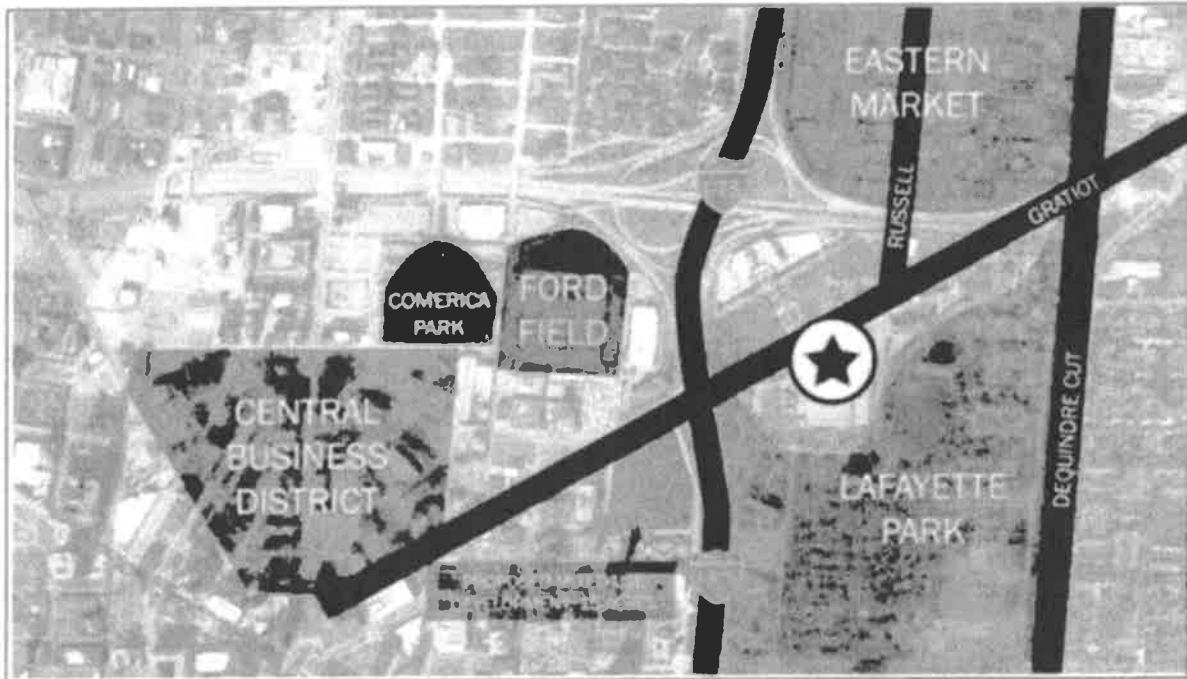
Attachment A: Site Map that includes the parcel(s) of property / Legal Description

cc: K. Bridges, DEGC
D. Bolton, PDD

Attachment A: Project Overview

General Description

The proposed OPRD is located near the intersection of Gratiot Avenue and Russell Street, just south of Eastern Market.



The property is identified as 1350-1366 Service Street and consists of two parcels, which are outlined in the map below.



The current building was constructed in 1890, contains three stories and totals 31,205 square feet. Historical occupants include a furniture manufacturing company from at least 1891 until at least 1896, a scale company from at least 1901 until at least 1916, a saddle company from at least 1916, a cement tray and fiberglass manufacturing company from at least 1941 until at least 1961, various storage and warehousing from at least the 1970s until the building was vacated during the early 2000s.

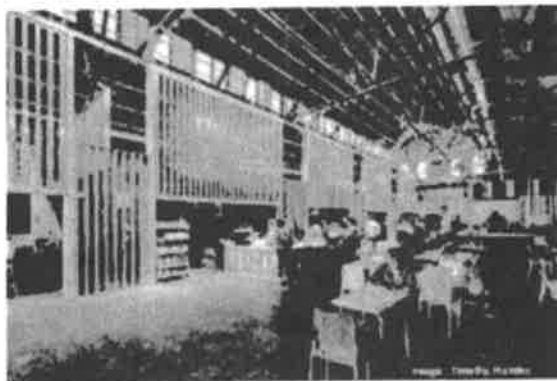
Parcel identification numbers and legal descriptions can be found at the end of this attachment.

Description of Proposed Use

The proposed redevelopment entails significant renovations being made to the existing building, which has suffered neglect, vacancy, and deferred maintenance for extended periods of time and have severely depreciated.

The existing warehouse building will be transformed into the development's mixed-use, food-oriented centerpiece. A modern food hall along with exhibition space will be created on the ground floor with mezzanine seating. The two exhibits below illustrate similar development concepts.

The Source
Denver, Colorado



Mercado da Ribeira
Lisbon, Portugal



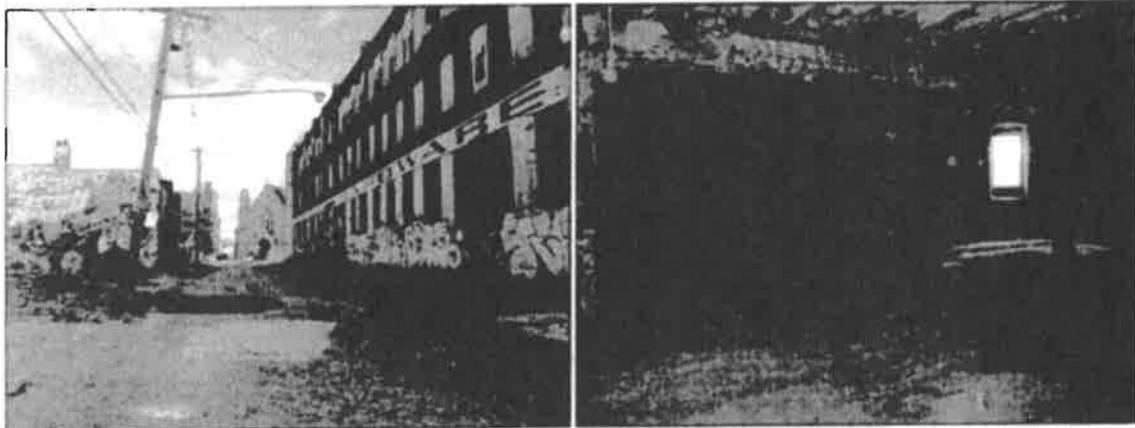
The food hall will provide unique tasting experiences for residents and guests while providing an outlet for showcasing local food production. The hall will also include retail tasting rooms and restaurant spaces. This will also further Eastern Market Corporation's efforts of making the market a globally recognized food hub.

In creating the District as a destination, the development is a key piece to creating a as a "24-hour, seven days a week" hub, complete with businesses, retail, food, and residential space. Furthermore, it will encourage and create food-oriented jobs in Detroit, while reducing the food to table supply chain.

Nature and Extent of the Rehabilitation

The buildings are currently in extremely poor condition due to vacancy and neglect and will require extensive repairs and renovations. In order to bring the buildings back to successful reuse, and to convert them to the proposed food hall, a significant portion of investment will be required for interior demolition, complete building restoration, carpentry, doors and windows, fire suppression systems, mechanical, electrical, roofing, and interior finishes.

Restoring the existing building is critical to preserve the area's cultural significance and authenticity. This property is an integral part of the whole Development and will attract resident and visitor interest and investment in this blighted area of Detroit. Located near the entryway of Eastern Market, the redevelopment of this property is also crucial in activating further redevelopment along Gratiot Avenue.



Existing property photos

Busy Bee Detroit, LLC, (Town Partners) intends to apply for a 12 year real property tax abatement under the provisions of an OPRA tax abatement. The remaining sources of funds for the project are through Owner Equity and Permanent Financing. Owner investment is estimated at \$3 million dollars, with total investment in the area estimated at \$35-\$42 million dollars.

Descriptive List of the Fixed Building Equipment/Renovations

New fixed building equipment and materials for the project include;

- Masonry; restoration activities and interior walls
- Steel; structural steel
- Rough carpentry
- Thermal and Moisture Protection; membrane roofing system, caulking and sealing
- Interior build-outs
- Doors and Windows; curtain wall and exterior doors, interior doors/frames/hardware
- Elevator installation
- Fire protection systems
- Mechanical; plumbing and HVAC
- Electrical; electrical work and communications

Renovations for the project include;

- Finishes; drywall and steel studs/insulation, hard tile, flooring, painting
- Specialties; window treatment, fire extinguishers, toilet accessories, appliances

Time Schedule

Renovation activities are anticipated to commence in early 2016 and be completed by the end of 2017.

Statement of Economic Advantages

The proposed District will create a community urban core and centerpiece between Eastern Market, the downtown, and Lafayette Park. Through its display and accessibility to local food products and retail, it will attract local talent, bring a high-density of residents and visitors to the area, and will create a sustainable food ecosystem. This District will also support on-going efforts in the City through organizations such as the Detroit Food and Ag Network (DFAN) that aim to support local entrepreneurial food producers.

This District and the larger proposed redevelopment will help meet the demand for housing in Detroit which will generate new income tax in addition to the jobs created and amount of private investment. Investments in the community such as this that will have long-term effects and provide sustainable principals will retain and foster local talent that is vital to securing the City's economic future.

Upon completion, the redevelopment will also serve as a retail, restaurant, and entertainment venue and offer a destination spot that will be accessible and open beyond the Eastern Market's typical 9am to 5pm hours. Activation of this core will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Gratiot Avenue corridor and the surrounding neighborhoods. In providing an additional destination in close proximity, it is likely Eastern Market vendors will also benefit from spinoff increase of consumer spending.

The mixed-use nature and food eco-system that the District will create will spur a vibrant culture and facilitate social, sustainable, and economic growth for residents and visitors. Additionally, the developer recognizes the potential for this space to capture the community demand for a 24/7 hub. Through retail and high foot traffic, this will aid in stabilizing the neighborhood, create jobs, increase density, and strengthen security.

All City of Detroit taxes are now current. The granting of the OPRA tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. Upon successful redevelopment, the Development will generate increased income taxes.

On a short term basis 20 construction jobs will be created during renovation and new construction activities, and on a long-term basis the proposed redevelopment associated with the District will create approximately 20 full-time equivalent jobs. As previously stated, in support of utilizing Detroit based contractors and employing Detroit residents, the developer

plans to present at an upcoming D2D meeting and Skilled Trades Task Force meeting to ensure Detroit-based contractors and workers benefit from the redevelopment.

The following table outlines the direct economic benefits anticipated as a result of the project investment, as described earlier in the exemption certificate application letter. Additionally, there will be other indirect benefits such as spin off spending in the City that will contribute to the economic benefits produced by this investment.

Benefit	Amount
New Income Tax Generated on Construction Jobs (assuming 50% Detroit Residents)	\$10,540
New Annual Income Tax Generated on Permanent Jobs (assuming 50% Detroit Residents)	\$7,454
New Permanent Jobs	20 FTE
Construction Jobs	20

On a long-term basis, following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

Legal Descriptions

1350 Service Street:

Parcel: 05000625

S ANTIETAM 188 CASS SUB L1 P6 PLATS, W C R 5/20 115.95 IRREG

1366 Service Street:

Parcel: 05000624

S ANTIETAM 185 THRU 187 CASS SUB L1 P6 PLATS, W C R 5/20 148.73 IRREG

Property Parcel Map



Search results

Attachment B: Current Property Photos

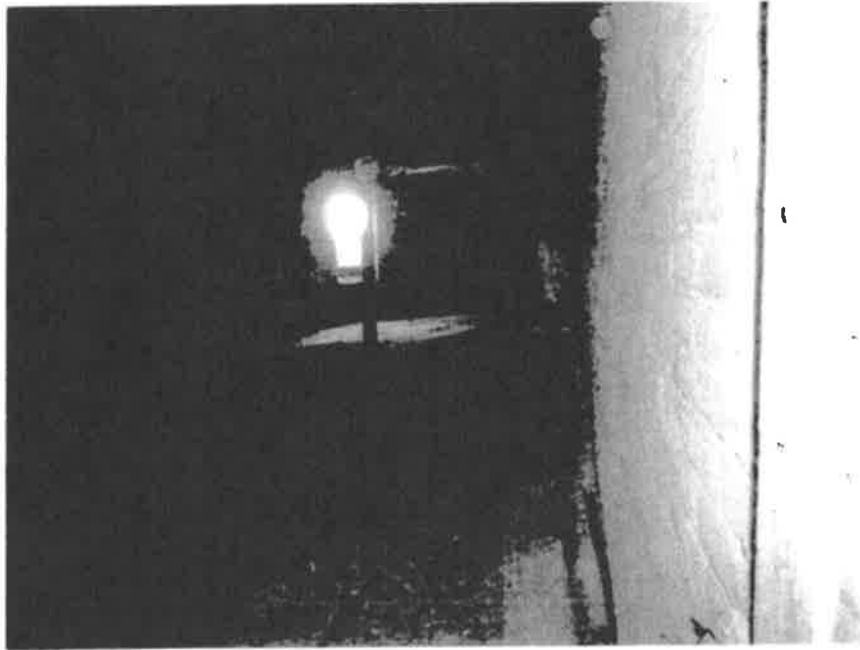
Photograph 1: Exterior view of the current building



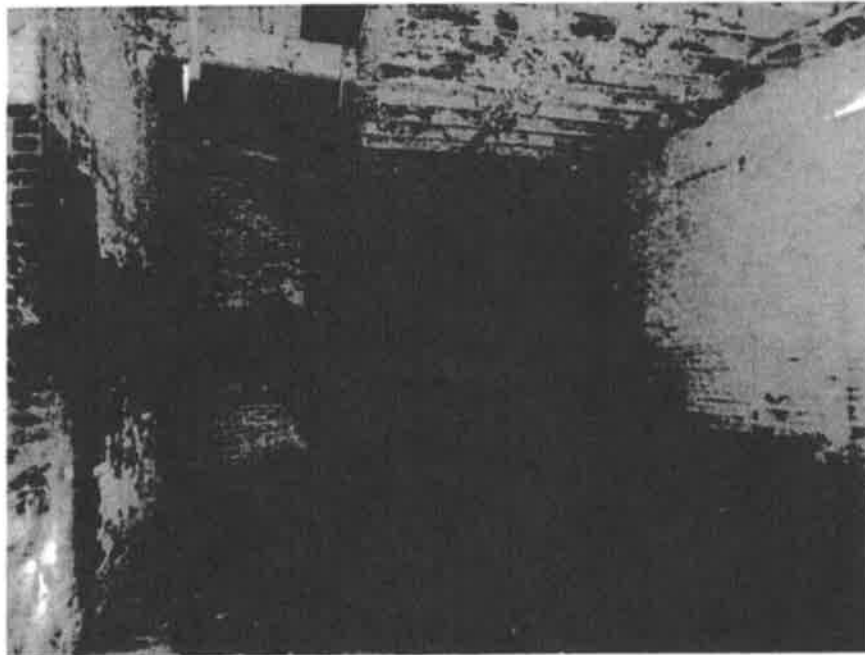
Photograph 2: Alternative view of the exterior



Photograph 3: Existing Interior Space



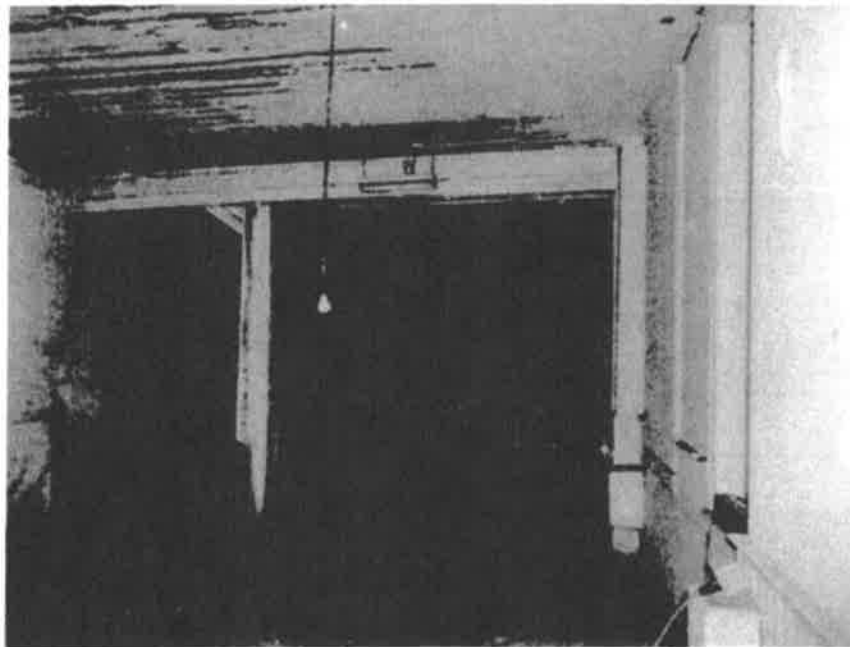
Photograph 4: Existing Interior Space



Photograph 5: Existing Interior Space



Photograph 6: Existing Interior Space



Attachment C: Proof of Ownership

First American Title

~~2015 FEB -3 AM 9:33~~

2015 FEB 25 AM 11:25

**P.A. 327 OF 1968
AFFIDAVIT FILED**

Bernard J. Youngblood
Wayne County Register of Deeds
2015064699 L: 52042 P: 337
02/25/2015 11:25 AM WD Total Pages: 2

WARRANTY DEED

On December 19, 2014, **Busy Bee Hardware Stores, Inc.**, a Michigan corporation, whose address is 1401 Gratiot, Detroit, Michigan (Grantor), conveys and warrants to **Busy Bee Detroit, LLC**, a Michigan limited liability company, whose address is 1514 Washington Boulevard, Suite 201, Detroit, Michigan (Grantee).

all right, title and interest in the following described real property situated in the City of Detroit, County of Wayne, and State of Michigan, to-wit:

Lots 185, 186, 187 and 188, CASS SUBDIVISION of part of the Mullett Farm, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 6A, Wayne County Records

Tax Item No. 000624/Ward 05, as to Lots 185, 186 and 187
Tax Item No. 000625/Ward 05, as to Lot 188

Commonly known as: 1366 Service

AND:

Lots 192 and 193, except Gratiot Avenue, as widened, CASS SUBDIVISION of part of the Mullett Farm, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 6A, Wayne County Records

Tax Item No. 000637/Ward 05, as to Lot 192
Tax Item No. 000636/Ward 05, as to Lot 193

Commonly known as: 1346 Gratiot (as to Lot 192)
1352 Gratiot (as to Lot 193)

AND:

Lots 194, 195 and 196, except Gratiot Avenue, as widened, CASS SUBDIVISION of part of the Mullett Farm, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 6A, Wayne County Records

Tax Item No. 000635/Ward 05, as to Lot 194
Tax Item No. 000634/Ward 05, as to Lots 195 and 196

Commonly known as: 1358 Gratiot (as to Lot 194)
1364 Gratiot (as to Lots 195 and 196)

AND:

This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any tax liens or titles owed to any other entity.
No. 546 R. Youngblood Not Exp
Date 15 FEB 2015 WAYNE COUNTY TREASURER Clk

Let 7/12/15 BH

Lot 12 and the West 1/2 of Lot 11, except that part taken for Gratiot Avenue, as widened, FRASER'S SUBDIVISION of a part of the Guoin Farm, as recorded in Liber 1 of Plats, page 30, Wayne County Records.

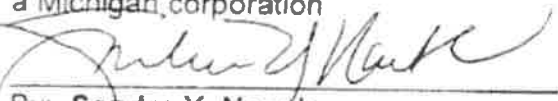
Tax Item No.: 000783/Ward 07

Commonly known as: 1404 Gratiot

For the sum of: Real Estate Transfer Valuation Affidavit attached, subject to any easements of record and building and use restrictions of record and the lien of taxes not yet due and payable.

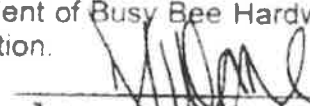
Busy Bee Hardware Stores, Inc.,
a Michigan corporation

Dated: December 22, 2014


By: **Sandra Y. Novak**
Its: President

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 22nd ay of December, 2014 by **Sandra Y. Novak**, President of Busy Bee Hardware Stores, Inc., a Michigan corporation, on behalf of the corporation.


 , Notary Public
Oakland County, Michigan
Acting in Oakland County, MI
My Commission Expires: 3/30/2021

Drafted by: Terri L. Giampetroni
19500 Hall Road, Suite 104
Clinton Township, MI 48038
(586) 783-8350

When recorded return to: Grantee ✗ * Busy Bee Detroit, LLC
1514 Washington Blvd, Ste 201
Send subsequent tax bills to: Grantee ✗ Detroit, MI
48226

677 156 Btl



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

22

October 8, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Resolution Revoking the Commercial Rehabilitation Exemption Certificate No. C2015-030, for Town Partners, in Accordance with Public Act 210 of 2005. (Related to Petition #812)

Honorable City Council:

On October 12, 2017, Town Partners submitted a request for the revocation of their Commercial Rehabilitation Exemption Certificate C2015-030 due to the development delays that were out of their control, ownership changes, and having to amend the site plan per city code parking restrictions.

Respectfully submitted,

Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V. Farley, HRD

CITY CLERK 2018 OCT 10 PM 4:59



By Council Member _____

WHEREAS, Town Partners has filed with the City Clerk a Request for Revocation of an Commercial Rehabilitation Exemption Certificate, under Public Act 210 of 2005 (“the Act”) in City of Detroit, in the manner and form prescribed by the Michigan State Tax Commission; and

WHEREAS, this City Council is a Qualified Local Governmental Unit as defined by the Act; and

WHEREAS, pursuant to P.A. 210 of 2005, as amended, after a duly noticed public hearing held on **October 29, 2015,** this City Council established by resolution the Town Partners Commercial Rehabilitation District on **October 29, 2015;** and

WHEREAS, pursuant to P.A. 210 of 2005, as amended, after a duly noticed public hearing held on **October 29, 2015,** this City Council approved by resolution an Commercial Rehabilitation Certificate, certificate number **C2015-030,** for property located at **the Intersection of Gratiot Avenue and Russell Street, City of Detroit,** on **October 29, 2015;** and

WHEREAS, pursuant to PA 210 of 2005(12)(2), upon receipt of a request by certified mail to the legislative body of the qualified local governmental unit by the holder of a commercial rehabilitation exemption certificate requesting revocation of the certificate, the legislative body of the qualified local governmental unit may, by resolution, revoke the certificate; and

WHEREAS, Town Partners has requested revocation of Commercial Rehabilitation Certificate number **C2015-030;**

NOW THEREFORE BE IT

RESOLVED, This City Council hereby revokes Commercial Rehabilitation Certificate **C2015-030** for **Town Partners** for property located at **Intersection of Gratiot Avenue and Russell Street;** and be it further

RESOLVED, The City Clerk shall forward said revocation to the Michigan State Tax Commission as provided by the Act.

TOWN/PARTNERS

October 2, 2017

Dinah L. Bolton
City of Detroit
Housing and Revitalization Department
Development Division
2 Woodward Avenue
Suite 908
Detroit, MI 48226

RE: Revocation of Commercial Rehabilitation (PA 210) Exemption Certificate for the 20 parcels located at the intersection of Gratiot Avenue and Russell Street, Detroit, Michigan 48207 - Petition #812

Dear Ms. Bolton:

We are pleased to notify you that we have signed a joint venture with Develop Detroit (www.developdetroit.org), a Detroit-based non-profit development company who is focused on creating more equitable housing solutions for the residents of Detroit. Develop Detroit is now the controlling developer for this high-impact development. This has resulted in different ownership entities and a revised project layout for the parcels included under the Commercial Rehabilitation Exemption Certificate for the 20 parcels located at the intersection of Gratiot Avenue and Russell Street (Petition #812).

The proposed project is still not viable without the assistance of a tax abatement. However, due to changes in ownership, site plan layout, and project delays as outlined below, please accept this request to revoke the current PA 210 Exemption Certificate with the understanding we intend to file a new tax abatement application, reflective of these updates and changes.

The revised planned development will result in the same level of investment and job creation numbers that were originally presented. However, the overall timeline has been delayed due to the following factors, which were beyond the developer's control:

- **Title Issues:** The previous owner of several of the parcels on the development site had a pension liability issue with the federal government that prohibited them from selling the land until the liability was settled in federal court. The original option contract was in place for us to purchase the land by April 1, 2016. The previous owner was only recently able to clear the title and we were not able to purchase the property until July 12, 2017. This created an 18-month delay in the development timeline that was completely out of our control.
- **Affordable Housing:** Develop Detroit has been seeking different funding sources that will allow for a larger affordability component for the development. The recent presidential election and process to secure these funds have created a longer than anticipated timeline to provide more affordable housing.
- **Parking Requirements:** We had to alter our overall site plan in order to fulfill the city's parking requirements to accommodate a residential development. The parking requirement required us to spread the ground floor commercial and retail space throughout the

TOWN/PARTNERS

development along Gratiot Avenue and Maple Street. Develop Detroit met with the planning department and Eastern Market Corporation at the beginning of August to review the revised site plan.

Due to ownership changes and delays, we are requesting the revocation of the current tax abatement certificate under Petition #812.

Requested Action for Petition #812

Overview: PA210 Commercial Rehabilitation certificate signed on October 28, 2015 with Town Partners, LLC for the 20 parcels at the intersection of Gratiot Avenue and Russell Street.

Revoke Petition #812, executed October 28, 2015 with Town Partners, LLC for the 20 parcels at the intersection of Gratiot Avenue and Russell Street, due to development delays out of our control, ownership changes, and having to amend the site plan per city code parking restrictions.

The submittal of a new petition request for a PA210 certificate for the entire development under the new ownership entity is being made with the City of Detroit. This new petition will replace petition #812 as well as petition #811, which is being revoked under a separate request.

Please contact me with any questions at (313) 338-8583 or via email at jordan@thetownpartners.com.

Best,



Jordan Wolfe
Principal, Town Partners

Cc: Kenyetta Bridges, DEGC
Jessica DeBone, PM Environmental
Ben Philips, Develop Detroit
Gregoire Eugene-Louis, Develop Detroit
Zen Sawyer, Develop Detroit

EXHIBIT A: AGREEMENT UNDER PETITION #812



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
WWW.DETROITMI.GOV

23

October 8, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Request for Public Hearing for Petition #309 to Establish a Commercial Redevelopment District for AK Owner, LLC, in the area of 7430 Second Avenue, Detroit, Michigan, in accordance with Public Act 255 of 1978.

Honorable City Council:

The Housing and Revitalization Department has reviewed the request of **AK Owner, LLC** to establish a Commercial Redevelopment District, and find that it satisfies the criteria set forth by Public Act 255 of 1978 and that it would be consistent with the development and economic goals of the Master Plan.

Per Public Act 255 of 1978, prior to acting upon the resolution to approve a district, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, **said notice to be made not less than 10 days or more than 30 days** prior to your Honorable Body's adoption of said resolution.

We request that a public hearing be scheduled on the issue of adopting a resolution to establish a new commercial rehabilitation district. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Deputy Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V. Farley, HRD

CITY CLERK 2018 OCT 8 PM 12:25



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 255 of 1978 (“the Act”) this City Council may adopt resolution which approves the request to establish a Commercial Redevelopment District within the boundaries of the City of Detroit; and

WHEREAS, AK Owner, LLC, has requested that a Commercial Rehabilitation District be established as particularly described in the legal description and illustrated in the map attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on _____, 2018 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit, **such notices to be provided not less than 10 days or more than 30 days** before the date of the hearing.

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, August 23, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PLANNING AND DEVELOPMENT DEPARTMENT FINANCE DEPT/ASSESSMENTS DIV
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT

492 *AK Owner LLC, request the establishment of a Commercial Redevelopment District in the area of 7430 Second Avenue.*

By Hand Delivery

August 7, 2018

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
Detroit, MI 48226

Re: Request for Establishment of a Commercial Redevelopment District

Ladies and Gentlemen:

On behalf of AK Owner LLC, a Michigan limited liability company (the "Owner"), please accept this letter as a request to establish a Commercial Redevelopment District pursuant to section 5 of the Commercial Redevelopment Act, PA 255 of 1978, MCL 207.655 ("Act 255"), to support the planned rehabilitation of portions of the Albert Kahn Building at 7430 Second Avenue into approximately 75,652 square feet of retail and other commercial space.

The commercial components of the building will be located on the main floor, a portion of the basement, the mezzanine and a portion of the second floor, as depicted on the attached schematic drawings. The proposed district (which includes the adjacent parking lot and the parking lot across Bethune) consists of tax parcels Ward 2, Items 001104-14, 001124-32, 001135, 001136, 001137 and 001138.

I. Introduction.

The Owner purchased the Albert Kahn Building, 7430 Second Avenue (the "Property"), in 2018 with the intention of rehabilitating the Property to create approximately 211 rental apartments and approximately 75,652 square feet of retail and other commercial space. Due to the substantial costs required to rehabilitate the Property, the Owner has filed a request for the establishment of a Neighborhood Enterprise Zone and intends to request the issuance of a Neighborhood Enterprise Zone certificate for the residential component of the project. The Owner requests the establishment of a Commercial Redevelopment District pursuant to Public Act 255 to support the rehabilitation of the commercial portions of the project.

Please see Attachment A for the tax parcels, addresses and proposed district legal description, Attachment B for a depiction of the proposed district, and Attachment C for schematic project drawings.

HONIGMAN

Office of Detroit City Clerk

August 7, 2018

Page Two

II. Eligibility of Property.

The property is obsolete commercial property which is part of an existing, developed commercial zone which has been zoned commercial for three years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity within the meaning of Act 255.

(a) The property is considered obsolete commercial property within the meaning of MCL 207.654(3) because it is commercial property the condition of which is impaired due to changes in design, construction and technology for commercial facilities in recent years.

(b) To cure the commercial obsolescence, the Owner proposes to substantially rehabilitate the building. The property will be gut renovated to create new commercial and residential spaces, with an expected total rehabilitation cost of over \$58,000,000.

(c) The area surrounding the property includes large amounts of obsolete commercial property.


III. Ownership of Property.

AK Owner LLC owns 100% of the state equalized value of the commercial property located in the proposed district.

Thank you for your attention to this matter.

Very truly yours,

Honigman Miller Schwartz and Cohn LLP


Richard A. Barr

Enclosures
cc: Matthew Sosin

Attachment A

<u>Parcel Tax ID Number</u>	<u>Address</u>	<u>Owner</u>
Ward 2, 001104-14	7430 Second Avenue	AK Owner LLC
Ward 2, 001124-32	101 W. Bethune	AK Owner LLC
Ward 2, 001135, 001136, 001137 and 001138	140, 130, 120 and 110 W. Bethune	AK Owner LLC

Proposed District Legal Description

Land situated in the City of Detroit, Wayne County, Michigan, described as follows:

Parcel 1:

Lots 86, 87, 88 and 89, EXCEPT the East 20 feet of the West 25 feet of said Lot 89, ALSO Lot 90, EXCEPT the East 15.57 feet, ALSO Lot 105, EXCEPT the East 15.57 feet, ALSO all of Lots 106, 107, 108, 109 AND all of vacated public alley (20 feet wide) adjoining the Southerly line of Lots 86, 87, and 88 and adjoining the Southerly line of the West 5 feet of Lot 89 of LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF 1/4 SECTION 55 AND 56 OF 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 17 of Plats, Page 22 of Wayne County Records.

Together with:

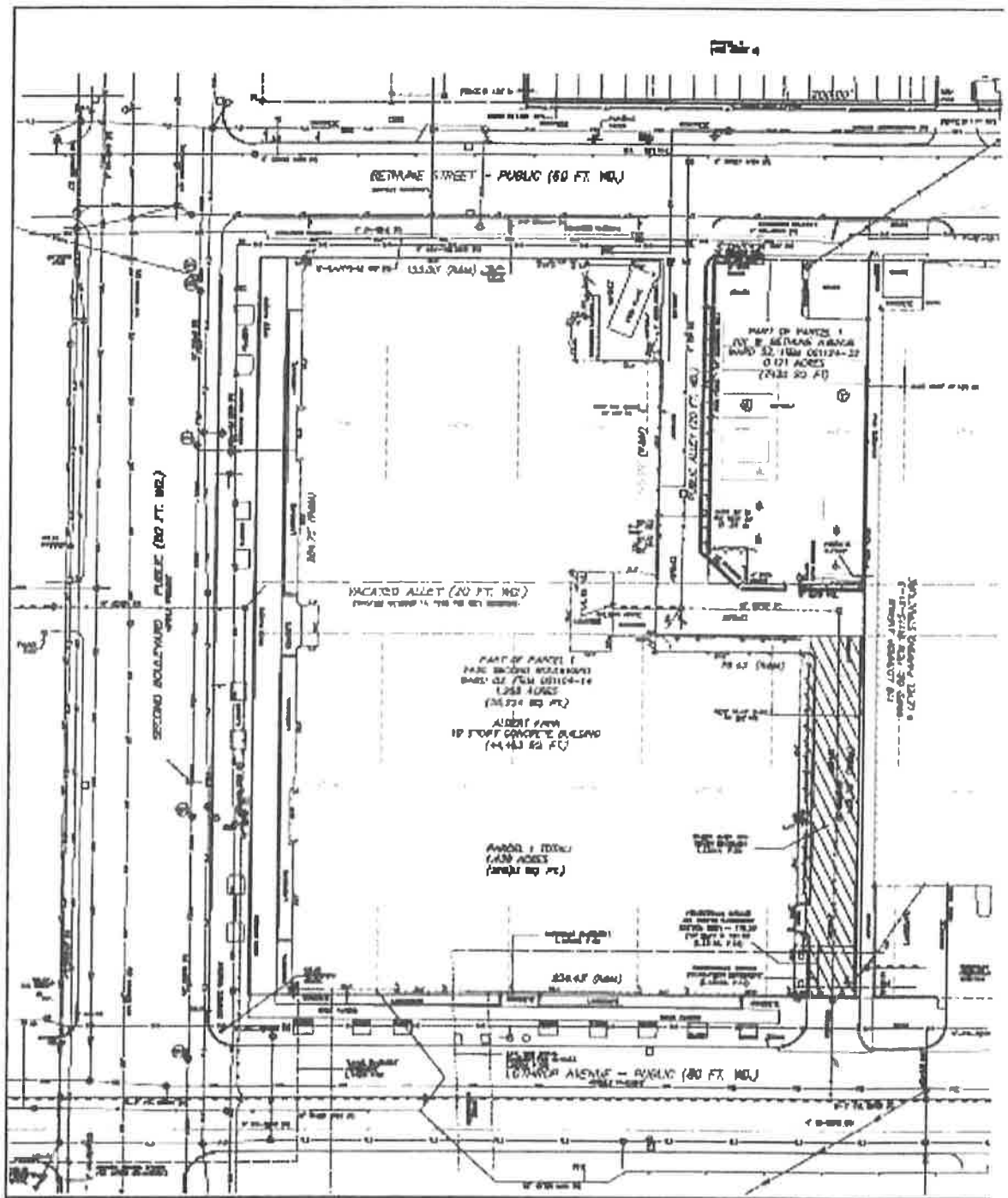
Parcel 2:

Lots 16, 17, 18 and 19 of LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF 1/4 SECTION 55 AND 56 OF 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 17 of Plats, Page 22 of Wayne County Records.

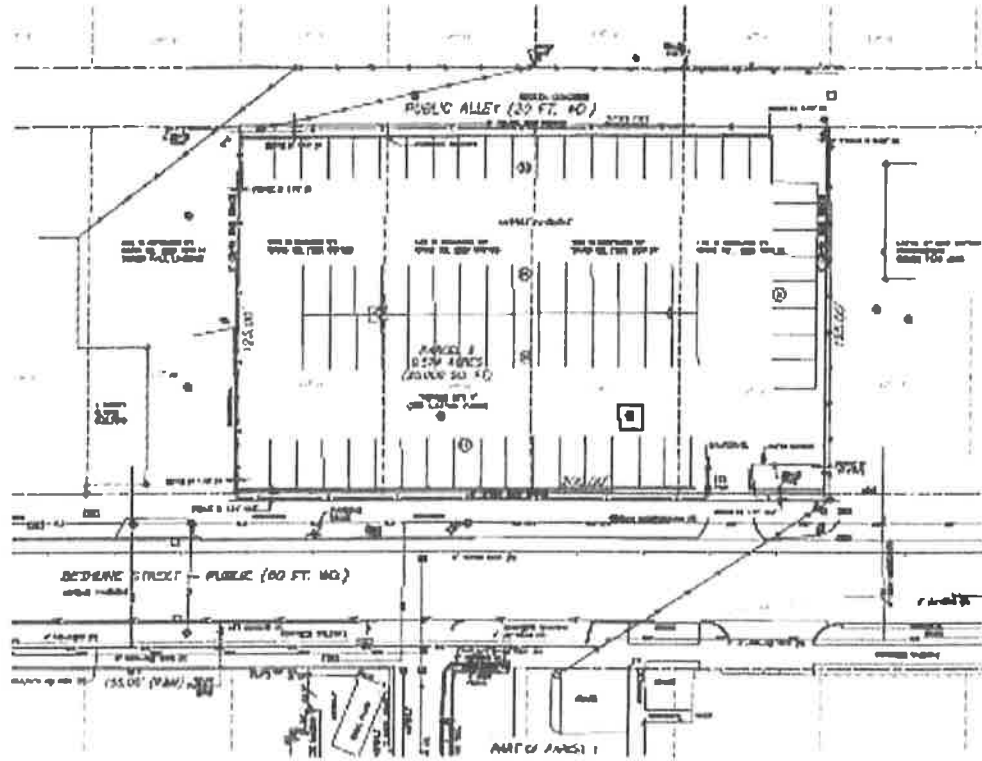
Attachment B

Survey of Parcel

(See attached)



2290 First National Building · 660 Woodward Avenue · Detroit, Michigan 48226-3506
 Detroit · Ann Arbor · Bloomfield Hills · Chicago · Grand Rapids · Kalamazoo · Lansing





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

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

September 10, 2018

Maurice Cox, Director
Planning & Development Department
2 Woodward Ave, CAYMC
Suite 810
Detroit, MI 48226

RE: Commercial Redevelopment District – **AK Owner LLC**
7430 Second Avenue and 101, 110, 120, 130 and 140 W. Bethune
Parcels Numbers: 02001104-14, 02001124-32, 02001138., 02001137., 02001136., 02001135.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation District located at **7430 Second Avenue and 101, 110, 120, 130 and 140 W. Bethune** in the **New Center district in the City of Detroit**.

The rationale for creating Commercial Redevelopment Districts under PA 255 of 1978, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant restoration of commercial and former industrial property where the primary purpose and use of which is the operation of a commercial business enterprise and shall include office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Commercial business enterprise also includes a business that owns or operates a transit-oriented development or a transit-oriented facility. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The district as proposed by the **AK Owner LLC** consists of a 13-story Albert Kahn office building with 326,113 square feet of above ground floor area built in 1953 on 1.268 acres of land and 5 parking lots with a total of .743 acres of land. The proposed project consists of gutting, renovating and modernizing the structure to create approximately 75,652 square feet of retail and other commercial space located on the main floor, a portion of the basement, the mezzanine and a portion of the second floor. The owner has filed a request for the establishment of a Neighborhood Enterprise Zone certificate for proposed 211 rental apartment units for the residential component of this project.

This area meets the criteria set forth under PA 255 of 1978, as amended. It applies to functionally obsolete properties requiring restoration meaning changes to obsolete commercial property other than replacement as may be required to restore the property, together with all appurtenances, to an economically efficient condition.

A field investigation and district request review indicated that the proposed Commercial Redevelopment District located at **7430 Second Avenue and 101, 110, 120, 130 and 140 W. Bethune** is eligible as it pertains to the Commercial Redevelopment Act under P.A. 255 of 1978, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Commercial Redevelopment District
AK Owner LLC
Page 2

Property Address: 6430 Second Avenue
Parcel Number: 02001104-14
Legal Description: N LOTHROP 109 THRU 106 W 34.43FT 105 86 THRU 88 W 5 FT 89 AND VAC ALLEY ADJ LOTHROP & DUFFIELDS SUB L17 P22 PLATS, W C R 2/47 234.43 IRREG.

Property Address: 101 W. Bethune
Parcel Number: 02001124-32
Legal Description: S W BETHUNE W 34.43 FT OF 90 E 25 FT OF 89 LOTHROP & DUFFIELDS SUB L17 P22 PLATS, W C R 2/47 59.43 X 125

Property Address: 110 W. Bethune
Parcel Number: 02001138.
Legal Description: N BETHUNE 16 LOTHROP & DUFFIELDS SUB L17 P22 PLATS, W C R 2/47 50 X 125

Property Address: 120 W. Bethune
Parcel Number: 02001137.
Legal Description: N BETHUNE 17 LOTHROP & DUFFIELDS SUB L17 P22 PLATS, W C R 2/47 50 X 125

Property Address: 130 W. Bethune
Parcel Number: 02001136.
Legal Description: N BETHUNE 18 LOTHROP & DUFFIELDS SUB L17 P22 PLATS, W C R 2/47 50 X 125

Property Address: 140 W. Bethune
Parcel Number: 02001135.
Legal Description: N BETHUNE 19 LOTHROP & DUFFIELDS SUB L17 P22 PLATS, W C R 2/47 50 X 125





CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 . TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Commercial Redevelopment District** for 7430
Second Avenue
DATE: October 6, 2018
CC: Maurice Cox, Director

In order to ensure that the issuance of a certificate for a **Commercial Redevelopment District** is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity through replacement, restoration, or new construction; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 255 of 1978 the Planning and Development Department's Planning Division submits the following interpretation.

Petitioner:

AK Owner LLC

Project Description:

The development proposes rehabilitation of 7430 Second Avenue into 211 apartments and approximately 75,652 square feet of retail and other commercial space.

Project Location

7430 Second.

Interpretation:

The Master Plan Future General Land Use designation of the central portion of the site is **Major Commercial**. Major Commercial areas are generally distinguished by high density office buildings with ground floor retail. Included within these areas may be department stores, specialized shops and services catering to area office or residential land uses. Areas should be accessible to mass transit routes and automobile parking located on the street or in structures. Ground level activity should be pedestrian-oriented. Downtown and New Center are Detroit's major commercial areas.

The development conforms to the Future General Land Use designation and Master Plan Policies for the area.

David Whitaker, Esq.
Director
Irvin Corley, Jr.
Executive Policy Manager
Marcell R. Todd, Jr.
Senior City Planner

LaKisha Barclift, Esq.
M. Rory Bolger, PhD, AICP
Timothy Boscarino, AICP
Elizabeth Cabot, Esq.
Janese Chapman
Tasha Cowen
Richard Drumb
George Etheridge


City of Detroit CITY COUNCIL

LEGISLATIVE POLICY DIVISION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-4946 Fax: (313) 224-4336

Deborah Goldstein
Christopher Gulock
Derrick Headd
Marcel Hurt, Esq.
Kimani Jeffrey
Anne Marie Langan
Jamie Murphy
Analine Powers, PhD
Sabrina Shockley
Thomas Stephens, Esq.
David Teeter
Theresa Thomas
Kathryn Lynch Underwood

24

TO: Detroit City Council

FROM: David Whitaker, Director
Legislative Policy Division Staff 

DATE: October 8, 2018

RE: **Publicly Funded Construction Project Ordinance**

The Legislative Policy Division (LPD) received a request from Council President Pro-Tem, Mary Sheffield to draft a proposed ordinance codifying Mayor Duggan's Executive Order 2016-1 regarding Publicly Funded Construction Projects requiring the hiring of 51% Detroit Residents. The proposed ordinance primarily follows the Executive Order and is being submitting for review by this Honorable Body and by Corporation Counsel to approve as to form.

If we can be of further assistance please call upon us.

S U M M A R Y

AN ORDINANCE to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XII, *Publicly-Funded Construction Projects, Division 1, In General*, Section 14-12-1, *Purpose*, 14-12-2, *Definitions* 14-12-3, *Publicly-funded construction contracts*, 14-12-4, *Responsibility and requirements*, 14-12-5, *Exceptions to Workforce Target*, 14-12-6, *Compliance*, 14-12-7, *Application and reporting*, to provide for the health, safety and general welfare of the public by encourage and maximize the utilization of Detroit residents on all City contracts and all projects benefited by City subsidies.

1 **BY COUNCIL MEMBER _____** :

2 **AN ORDINANCE** to amend Chapter 14 of the 1984 Detroit City Code,
3 *Community Development*, by adding Article XII, *Publicly-Funded Construction Projects, Division*
4 *1, In General*, Section 14-12-1, *Purpose*, 14-12-2, *Definitions* 14-12-3, *Publicly-funded*
5 *construction contracts*, 14-12-4, *Responsibility and requirements*, 14-12-5, *Exceptions to*
6 *Workforce Target*, 14-12-6, *Compliance*, 14-12-7, *Application and reporting*, to provide for the
7 health, safety and general welfare of the public by encourage and maximize the utilization of
8 Detroit residents on all City contracts and all projects benefited by City subsidies.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**

10 **THAT:**

11 **Section 1.** Chapter 14 of the 1984 Detroit City Code, *Community Development*, by
12 adding Article XII, *Publily- Funded Construction Projects, Division 1, In General*, Section 14-
13 12-1 through 14-12-7, to read as follows:

14 **CHAPTER 14, COMMUNITY DEVELOPMENT**

15 **ARTICLE XII. PUBLIC FUNDED CONSTRUCTION PROJECTS**

16 **DIVISION 1. – IN GENERAL**

17 **Sec. 14-12-1. Purpose**

18 The City in its effort to encourage and maximize the utilization of Detroit residents
19 on all City contracts and all projects benefited by City subsidies as an important component
20 of the economic revitalization of Detroit, ordains that any entity entering into a publicly-
21 funded construction project shall implement specific residency targets for its workforce as
22 herein provided.

23

1 **Sec. 14-12-2. - Definitions.**

2 For purposes of this Article, the following words and phrases shall have the meanings
3 respectively ascribed to them by this section.

4
5 *Bona-fide Detroit Resident* means an individual who can demonstrate residency in
6 the City of Detroit as of a date at least thirty (30) days prior to the date the person seeks to
7 be employed for work on a publicly-funded construction project. Residency shall be
8 established by the address listed on (a) any one of the following: State of Michigan
9 identification card, State of Michigan driver's license, or Detroit municipal ID; plus (b)
10 any one of the following: voter Registration Card, Motor Vehicle Registration, most recent
11 federal, state or City of Detroit tax returns, Lease/Rental agreement, the most recent utility
12 bill (or utility affidavit signed by a landlord with respect to a leased residence), or most
13 recent municipal water bill. Other forms of proof-of residence may be accepted under
14 certain circumstances.

15 *City* means the City of Detroit, a Michigan Municipal Corporation.

16 *Construction* means the construction, erection, reconstruction, alteration,
17 conversion, demolition, repair, moving, or equipping of buildings or structures as defined
18 in MCL 125.1502(n).

19 *Contractor(s)* means any person, entity, developer, general contractor, prime
20 contractor and subcontractor required to comply with the terms of this Article

21 *CRIO* means the Department of Civil Right, Inclusion & Opportunity.

22 *Detroit Skilled Trades Employment Program* means the program established by the
23 City of Detroit working with local unions and their Joint Apprentice Training Committees

1 (JATC) to set annual goals that will help increase the percentage of Detroiters in that
2 Local's membership as outlined in Executive Order 2016-1.

3 *Measured Period* means the monthly or quarterly period by which CRIO will
4 determine if the Contractor has met the Workforce Target.

5 *Public Funded Construction Project* means and is applicable to the extent
6 permissible by law; (a) any construction contract for more than \$3,000,000.00 (Three
7 Million Dollars) made by the City with any person or entity; (b) any construction project
8 for which the City, affiliated public or quasi-public entities of the City, or any of their
9 agents or contractors provides funds or financial assistance via any of the following
10 methods, where total assistance from the City or its affiliated entities is over \$3,000,000.00
11 (Three Million Dollars):

12 (1) The sale or transfer of land below its appraised value;

13 (2) Direct monetary support;

14 (3) Public contributions originated by the State of Michigan or its agencies, the
15 United States government or its agencies, or any other non-City government
16 entity, and for which City approval is required and obtained; or

17 (4) Tax increment financing, for purposes of calculating the total assistance directly
18 provided through tax increment financing, tax revenue that would have accrued
19 to all government entities shall be counted.

20 *Workforce Target* means that a minimum of 51% of the workforce on a publicly-funded
21 construction project shall be made up of bona-fide Detroit residents.

22 **Sec. 14-12-3. Publicly-funded construction contracts**

23 All publicly funded construction contracts, to the extent permissible by law, shall

1 include a provision providing that at least 51% of the workforce on the publicly-funded
2 construction project shall be bona-fide Detroit residents. This requirement shall be referred
3 to as the “Workforce Target”. The Workforce Target shall be measured by the hours
4 worked by bona-fide Detroit residents on the publicly-funded construction project.

5 **Sec. 14-12-4. Responsibility and requirements**

6 (a) It shall be the sole responsibility of the person or entity contracting with the City of
7 Detroit to require all of its subcontractors to:

8 (i) Meet the Workforce Target; or

9 (ii) Make the required contribution to the City’s Workforce Training Fund as
10 required in Subsection (c).

11 Contractor(s) may utilize local unions, Detroit Employment Solutions Corporation, or
12 other entities to help meet the Workforce Target. Failure to satisfy the requirements of this
13 Article may result the immediate termination of the person or entity’s contract with the
14 City.

15 (b) Upon the execution of a publicly-funded construction contract, the City of Detroit’s
16 Civil Rights, Inclusion and Opportunity Department (CRIO) shall determine whether the
17 Workforce Target in the contract shall be measured periodically either (a) monthly or (b)
18 quarterly, the “Measurement Period”. Contractor(s) shall maintain documentation
19 evidencing the total hours worked on the construction project and submit to CRIO a report
20 identifying the total number of hours worked on the construction project pursuant to the
21 Measurement Period provided by CRIO. The report submitted to CRIO shall include:

22 (i) The total number of hours worked on the construction project for the
23 preceding Measuring Period; and

1 (ii) The total number of hours worked on the construction project by bona-fide
2 Detroit residents for the preceding Measuring Period; and

3 (iii) If applicable, the amount by which the contractor fell short of meeting the
4 Workforce Target. A contractor falling short of the Workforce Target shall report
5 both (1) the raw number of total work-hours by which the contractor fell short of
6 the Workforce Target; and (2) the percentage of total work-hours by which the
7 contractor fell short of the Workforce Target.

8 (c) A Contractor who does not meet the Workforce Target in any measurement period
9 shall help strengthen Detroit's workforce by making a monetary contribution to the City's
10 CRIO administered Workforce Training Fund, thereby supporting the skill development of
11 Detroit residents. The required contribution for any contractor who does not meet the
12 Workforce Target shall be the sum of the following:

13 (1) For each work-hour comprising of the first 0-10% of total work-hours by
14 which the contractor fell short of the Workforce Target, 5% of the average
15 hourly wage paid by the contractor on the publicly-funded construction
16 project during the preceding measurement period.

17 (2) For each work-hour comprising of the second 0-10% of total work-hours by
18 which the contractor fell short of the Workforce Target (if applicable), 10%
19 of the average hourly wage paid by the contractor on the publicly-funded
20 construction project during the preceding measurement period.

21 (3) For each work-hour comprising of the first 0-31% of total work-hours by
22 which the contractor fell short of the Workforce Target (if applicable), 15%
23 of the average hourly wage paid by the contractor on the publicly-funded

1 construction project during the preceding measurement period.

2 **Sec. 14-12-5. Exceptions to Workforce Target**

3 (a) A Contractor who contracts for labor through a union that participates in and has
4 met the goals set for that union under the Detroit Skilled Trades Employment Program may
5 be deemed to have met the Workforce Target with respect to the employees for which it
6 contracted through that union.

7 (b) It shall be the responsibility of CRIO to verify on regular intervals and determine
8 whether a union participating in the Detroit Skilled Trades Employment Program is
9 meeting its required goals established under the Program.

10 (c) For purposes of calculating a contractor's compliance with the Workforce Target,
11 a union, which as of the date the Contractor executes its publicly-funded construction
12 contract or subcontract, is meeting its goals under the Detroit Skilled Trades Employment
13 Program, shall be deemed to have no less than 51% of the hours worked by its members
14 on the publicly-funded construction contract worked by bona-fide Detroit residents; and

15 (d) If bona-fide Detroit residents actually account for more than 51% of the hours
16 worked by union members on a publicly-funded construction contract, that actual
17 percentage may be used for purposes of calculating compliance with the Workforce Target.

18 **Sec. 14-12-6. Compliance**

19 (a) The determination of whether a contractor is in compliance with this Article shall
20 be determined by CRIO. If the contractor is determined to be non-compliant with this
21 Article, CRIO shall provide written notice to the contractor.

22 (b) If a contractor is in receipt of a notice of non-compliance and wishes to challenge
23 the finding, the contractor shall within fifteen (15) days of receipt of the notice of non-

1 compliance file with CRIO a written notice challenging the finding of non-compliance and
2 detailing the reasons for the challenge. The challenge will then be forwarded to a panel
3 comprising of (1) the City's Corporation Counsel or his/her designee; (2) the head of the
4 Department of Administrative Hearings or his/her designee; (3) The Director of the
5 Buildings, Safety, Engineering and Environmental Department or his/her designee. The
6 panel shall adjudicate the challenge and issue a written decision. The panel may, but need
7 not, schedule an oral hearing on the challenge.

8 (c) If following the written notice of non-compliance and the adjudication of any
9 challenge the contractor fails or refuses to take corrective actions within thirty (30) days,
10 the City of Detroit may do any of the following in addition to the requirements set forth in
11 Section 14-12-4(c):

12 (1) Withhold from the contractor all future payments under the construction
13 contract until it is determined that the contractor is in compliance;

14 (2) Refuse all future bids on City projects or applications for financial
15 assistance in any form from the City or any of its departments, until such
16 time as the contractor demonstrates that it has cured its previous non-
17 compliance;

18 (3) Debar the contractor from doing business with the City for a period of up
19 to one year

20 In addition, the City reserves the right to re-bid the contract in whole or in part, or hire its
21 own workforce to complete the work.

22 **Sec. 14-12-7. Application and reporting**

23 This Article shall effect all applicable construction contracts and includes any,

1 construction contract amendments, change orders and extensions. CRIO shall have
2 responsibility for preparing administrative guidelines related to this Article and for
3 monitoring and enforcing the provisions herein. CRIO shall also have the responsibility of
4 providing a quarterly report to the Detroit City Council detailing all of the following:

- 5 (1) The number of publicly-funded construction projects being monitored;
- 6 (2) Identifying the contractors that are in compliance with the Workforce Targets
7 as well as those that are non-compliant;
- 8 (3) The number of Bona-fide Detroit Residents hired by each contractor under the
9 publicly-funded construction project subject to this Article;
- 10 (4) The unions participating in Detroit Skilled Trades Employment Program; the
11 goals set for each participating union; whether the participating union has met
12 their respective goals; and which contractor has used the participating union to
13 meet its Workforce Target;
- 14 (5) The amount of funding received from non-compliant contractors paid to the
15 Workforce Training Fund and where those funds are being utilized.

16
17 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
18 repealed.

19 **Section 3.** This ordinance is declared necessary for the preservation of the public
20 peace, health, safety, and welfare of the people of the City of Detroit.

21 **Section 4.** If this ordinance is passed by a two-thirds (2/3) majority of City Council
22 members serving, it shall be given immediate effect and shall become effective upon
23 publication in accordance with Section 4-118 of the 2012 Detroit City Charter; if passed

1 by less than a two-thirds (2/3) majority of City Council members serving, it shall become
2 effective no later than thirty (30) days after publication in accordance with Section 4-118
3 of the 2012 Detroit City Charter; if this ordinance specifies a certain date to become
4 effective, it shall become effective in accordance with the date

5

6 Approved as to form:

7

8 Lawrence T. Garcia
9 Corporation Counsel

10



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV



October 2, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Amendment and Extension of Development Agreement
Scripps Park Associates, LLC
Development: Parcel 245; generally bound by Trumbull, Canfield, Gibson &
Calumet**

Honorable City Council:

The above captioned property is part of the overall Woodbridge Estates housing project, located west of the Lodge freeway and north of the casino. On June 30, 2015, your Honorable Body authorized amendment no. 2 to the Development Agreement with Scripps Park Associates, LLC. The amendment allowed for the completion of the construction of eight (8) single family homes and to extend the completion of the development to December 31, 2016.

Due to market and financial constraints, Scripps Park has been unable to complete the development as proposed. The remaining vacant property contains approximately 64,911 square feet (1.5 acres) and is zoned R-3 (Low Density Residential District). Accordingly, the developer now requests to extend the development period to March 31, 2020 and proposes to construct six (6) duplex style buildings containing twelve (12) market rate condominium units. This use is permitted as a matter of right in a R-3 zone.

There have been improvements in the housing market in the Woodbridge Estates area for this type of development. Additionally, Scripps Park has obtained tentative construction financing. The Planning and Development Department has reviewed the request of Scripps Park and determined it to be reasonable and consistent with the terms and conditions set forth in the Development Agreement.

CITY CLERK 2018 OCT 8 PM 12:25



Honorable City Council
October 2, 2018
Page 2

We, therefore, request that your Honorable Body adopt the attached resolution authorizing a modification to the Development Agreement and an extension of the completion period of the development.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Maurice Cox", followed by a large, stylized flourish or initial.

Maurice Cox
Director

MC:ajm

cc: Stephanie Washington, Mayor's Office



By Council Member _____

RESOLVED, That in accordance with the foregoing communication, the agreement to purchase and develop property described on the tax rolls as:

(See Attached Exhibit A)

Be modified and amended to reflect that the completion of construction be extended to March 31, 2020;

And be it further,

RESOLVED, That the amendment to the agreement to purchase and develop be considered confirmed when signed and executed by the Planning & Development Department's Director, or his authorized designee, and approved by the Corporation Counsel as to form.

EXHIBIT A

PER ASSESSORS

16-17-15
SD

Land in the City of Detroit, County of Wayne and State of Michigan being Units 42, 44, 46, 105, 106, 107, 108, 109, 110, 111, 112; Wayne County Condominium Plan no. 690 recorded L. 37414 P. 298 Deeds, W.C.R. , First Amendment Rec L. 40533 P. 21 Deeds, W.C.R., Second Amendment Rec L. 43015 P. 154-187 Deeds, W.C.R., Third Amendment Rec L. 47065 P. 111 - 120 , W.C.R.

A/K/A 4318, 4330, 4342 Trumbull
 4304, 4316, 4328, 4340, 4305, 4317, 4329 & 4341 Lincoln

Ward 6 Items 1121.005, 1121.006, 1121.007, 1121.008, 1121.009, 1121.010, 1121.011,
 1121.012, 1127.042, 1127.044 & 1127.046



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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WWW.DETROITMI.GOV



September 21, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Honorable City Council:

Re: Real Property at 16557 Woodingham, Detroit, MI 48221

The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Lonnie Manciel (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 16557 Woodingham, Detroit, MI 48221 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated September 19, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Three Thousand One Hundred and 00/100 Dollars (**\$3,100.00**) (the “**Purchase Price**”).

Offeror, intends to rehabilitate this property for residential rental. The proposed use is by-right use within the designated R1 zoning district as per the City of Detroit Zoning Ordinance.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect the transfer of the Property by the City to the Offeror.

Respectfully submitted,

Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office



BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit Planning and Development Department (“P&DD”) has received an offer from **Lonnie Manciel** (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 16557 Woodingham, Detroit, MI 48221, (the “**Property**”) described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated September 19, 2018, with **Offeror**; and

WHEREAS, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

WHEREAS, Offeror, **intends to rehabilitate this property as a residential rental. The proposed use is by-right use within the designated R1 zoning district as per the City of Detroit Zoning Ordinance.**

NOW, THEREFORE, BE IT RESOLVED, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Three Thousand One Hundred and 00/100 Dollars (\$3,100.00)**; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **One Hundred Fifty-Five and no/100ths Dollars (\$155.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **One Hundred Eighty-Six and no/100ths Dollars (\$186.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Quit Claim Deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the Quit Claim Deed will be considered confirmed when executed by the Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

EXHIBIT A
LEGAL DESCRIPTION

Building in the City of Detroit, County of Wayne and State of Michigan being W WOODINGHAM DR
LOT 38 GARDEN ADDITION L13 P90 PLATS, W C R 16/305 30 X 94.80A

Commonly known as: 16557 Woodingham
Parcel No. 16028858

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
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(313) 224-1310
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27

September 18, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Honorable City Council:

Re: Real Property at 13002 & 13020 Mack Detroit, MI 48215

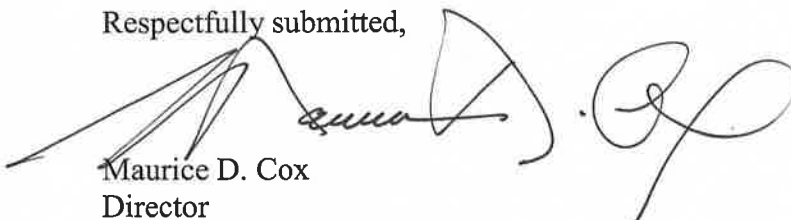
The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from OMC Real Estate LLC (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having the street addresses of 13002 & 13020 Mack Detroit, MI 48215 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated September 5, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Eleven Thousand Two Hundred and 00/100 Dollars (\$11,200.00) (the “**Purchase Price**”).

Offeror, intends to use the property as parking for their adjacent super market. The proposed use is by-right use within the designated B4/General Business district.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect the transfer of the Property by the City to the Offeror.

Respectfully submitted,



Maurice D. Cox
Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2018 OCT 10 PM 4:11



BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **OMC Real Estate LLC** (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having the street addresses of 13002 & 13020 Mack Detroit, MI 48215, (the “**Property**”) described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated September 5, 2018, with **Offeror**; and

WHEREAS, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

WHEREAS, Offeror, intends to use the property as additional parking for their adjacent supermarket. The proposed use is by-right use within the designated B4/General Business district.

NOW, THEREFORE, BE IT RESOLVED, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Eleven Thousand Two Hundred and 00/100 Dollars (\$11,200.00)**; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **Five Hundred Sixty and no/100ths Dollars (\$560.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **Two Thousand Five Hundred and no/100ths Dollars (\$2,500.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Quit Claim Deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the Quit Claim Deed will be considered confirmed when executed by the Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

EXHIBIT A
LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan being SOUTH MACK LOT
585 EXC MACK AVE AS WD DANIEL J CAMPAUS SUB L35 P 20 PLATS, W C R 21/410 43.54
IRREG

Commonly known as: 13002 Mack
Parcel ID No. 21001082.

And

Land in the City of Detroit, County of Wayne and State of Michigan being SOUTH MACK LOT
589 EXC MACK AVE AS WD DANIEL J CAMPAUS SUB L35 P20 PLATS, W C R 21/410 20x
74.97A

Commonly known as: 13020 Mack
Parcel ID No. 21001078

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



28

September 27, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Honorable City Council:

Re: Real Property at 7911 Mack, Detroit, MI 48214

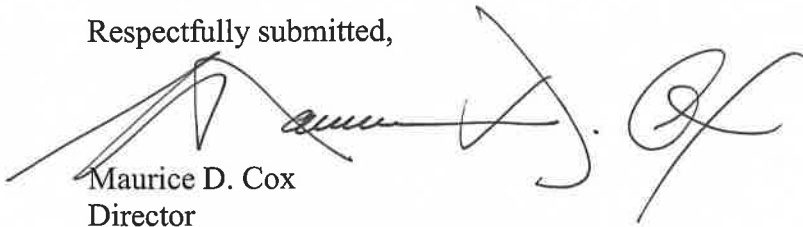
The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from MACC Development (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 7911 Mack, Detroit, MI 48214 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated July 27, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Twenty-Three Thousand and 00/100 Dollars (**\$23,000.00**) (the “**Purchase Price**”).

Offeror, intends to develop this and adjacent owned parcels into an outdoor community space to include a playground stage and public work spaces. The proposed use is by-right use within the designated B4/General Business district.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect the transfer of the Property by the City to the Offeror.

Respectfully submitted,



Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2018 OCT 10 PM 4:11



BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **MACC Development (“Offeror”)** requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 7911 Mack, Detroit, MI 48214, (the “**Property**”) described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated July 27, 2018, with **Offeror**; and

WHEREAS, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

WHEREAS, Offeror, **intends to develop this and adjacent owned parcels into an outdoor community space to include a playground stage and public work spaces. The proposed use is by-right use within the designated B4/General Business district.**

NOW, THEREFORE, BE IT RESOLVED, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Twenty-Three Thousand and 00/100 Dollars (\$23,000.00)**; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **One Thousand One Hundred Fifty and no/100ths Dollars (\$1,150.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **Two Thousand Five Hundred and no/100ths Dollars (\$2,500.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Quit Claim Deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the Quit Claim Deed will be considered confirmed when executed by the Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

EXHIBIT A
LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan being NORTH MACK LOTS
43 THRU 39 HUGO SCHERERS SUB L26 P36 PLATS, W C R 17/69 159.6 IRREG

Commonly known as: 7911 Mack
Parcel ID No. 17000357.001

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

29

September 27, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Honorable City Council:

Re: Real property at 4248 Brandon & 4254 Brandon, Detroit, MI 48209

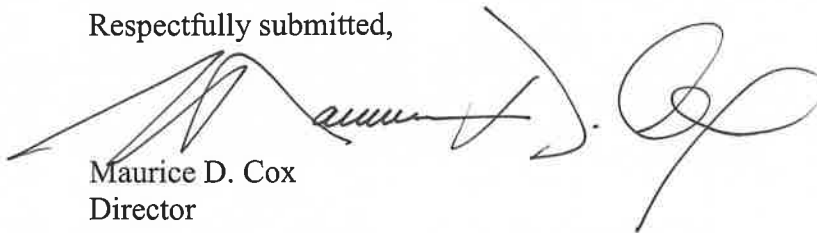
The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Raquel Garcia (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having the street addresses of 4248 Brandon & 4254 Brandon, Detroit, MI 48209 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated September 10, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Three Thousand One Hundred and 00/100 Dollars (**\$3,100.00**) (the “**Purchase Price**”).

Offeror, intends to clean and maintain property as green space. The proposed use is by-right use within the designated M4 zoning district as per the City of Detroit Zoning Ordinance.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect the transfer of the Property by the City to the Offeror.

Respectfully submitted,



Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2018 OCT 10 PM 4:12



BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **Raquel Garcia** (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having the street addresses of 4248 Brandon & 4254 Brandon, Detroit, MI 48209, (the “**Property**”) described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated September 10, 2018, with **Offeror**; and

WHEREAS, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

WHEREAS, Offeror, **intends to clean and maintain this property as green space within 60 days of closing. The proposed use is by-right use within the designated M4 zoning district as per the City of Detroit Zoning Ordinance.**

NOW, THEREFORE, BE IT RESOLVED, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Three Thousand One Hundred and 00/100 Dollars (\$3,100.00)**; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **One Hundred Fifty-Five and no/100ths Dollars (\$155.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **One Hundred Eighty-Six and no/100ths Dollars (\$186.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Quit Claim Deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the Quit Claim Deed will be considered confirmed when executed by the Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

EXHIBIT A
LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan being NORTH BRANDON
LOT 254 SCOTTEN & LOVETTS RE-SUB L5 P42 PLATS, W C R 14/43 30 X 130

Commonly known as: 4248 Brandon
Parcel No. 14000528

Land in the City of Detroit, County of Wayne and State of Michigan being NORTH BRANDON
LOT 253 SCOTTEN & LOVETTS RE-SUB L5 P42 PLATS, W C R 14/43 30 X 130

Commonly known as: 4254 Brandon
Parcel No. 14000527

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



September 17, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Honorable City Council:

Re: 6478 Fischer, Detroit, MI 48213

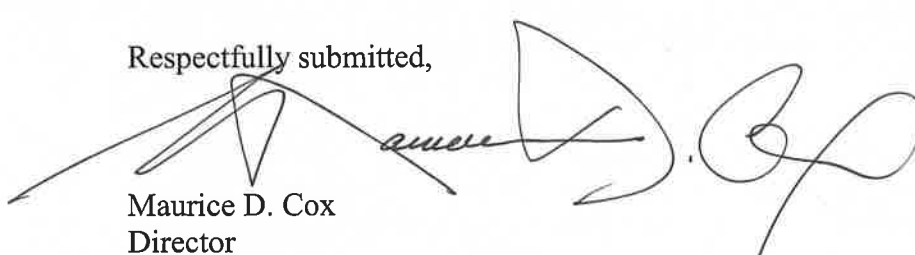
The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Thelma Hicks (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 6478 Fischer, Detroit, MI 48213 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated July 23, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Nine Hundred and 00/100 Dollars (**\$900.00**) (the “**Purchase Price**”).

Offeror, intends to clean and secure this adjacent property for use as green space. The proposed use is by-right use within the designated B4 zoning district as per the City of Detroit Zoning Ordinance.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect the transfer of the Property by the City to the Offeror.

Respectfully submitted,


Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office



BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **Thelma Hicks** (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 6478 Fischer, Detroit, MI 48213, (the “**Property**”) described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated July 23, 2018, with **Offeror**; and

WHEREAS, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

WHEREAS, Offeror, **intends to clean and secure this adjacent property for use as green space. The proposed use is by-right use within the designated B4 zoning district as per the City of Detroit Zoning Ordinance.**

NOW, THEREFORE, BE IT RESOLVED, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Nine Hundred and 00/100 Dollars (\$900.00)**; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **Fifty Four and no/100ths Dollars (\$54.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **Forty Five and no/100ths Dollars (\$45.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Quit Claim Deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the Quit Claim Deed will be considered confirmed when executed by the Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

EXHIBIT A
LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan being EAST FISCHER, LOT 198 MALTZ SUBDIVISION, AS RECORDED IN LIBER 19, PAGE 194 OF PLATS, WAYNE COUNTY RECORDS, 19/127, 30 X 109.5

Commonly known as: 6478 Fischer St.
Ward 19 Item No. 010731

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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WWW.DETROITMI.GOV

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September 17, 2018

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Honorable City Council:

Re: 5186 Seminole, Detroit, MI 48213

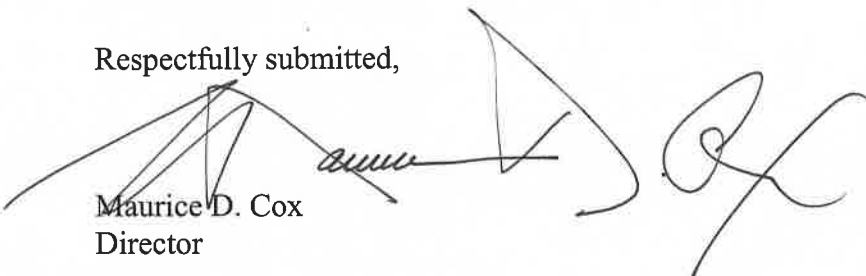
The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Freelando Peeples (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 5186 Seminole, Detroit, MI 48213 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated August 29, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Fourteen Thousand Four Hundred and 00/100 Dollars (**\$14,400.00**) (the “**Purchase Price**”).

Offeror, intends to use the property as their primary residence. The proposed use is by-right use within the designated R2 zoning district as per the City of Detroit Zoning Ordinance.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect the transfer of the Property by the City to the Offeror.

Respectfully submitted,


Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2018 OCT 10 PM 4:12



BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **Freelando Peoples** (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 5186 Seminole, Detroit, MI 48213, (the “**Property**”) described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated August 29, 2018, with **Offeror**; and

WHEREAS, in furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

WHEREAS, Offeror, **intends to use the property as their primary residence. The proposed use is by-right use within the designated R2 zoning district as per the City of Detroit Zoning Ordinance.**

NOW, THEREFORE, BE IT RESOLVED, that the sale of Property to **Offeror**, more particularly described in the attached Exhibit A, in furtherance of the redevelopment of the City without public advertisement or the taking of bids is hereby approved; and be it further

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of **Fourteen Thousand Four Hundred and 00/100 Dollars (\$14,400.00)**; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee, is authorized to execute deeds and other documents necessary or convenient for the consummation of the transaction pursuant to and in accordance with the Purchase Agreement; and be it further

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **Eight Hundred Sixty Four and no/100ths Dollars (\$864.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **Seven Hundred Twenty and no/100ths Dollars (\$720.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Quit Claim Deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the Quit Claim Deed will be considered confirmed when executed by the Director of the Planning and Development Department, or his or her designee and approved by the Corporation Counsel as to form.

EXHIBIT A
LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan being E SEMINOLE LOT 28
BEAMER & BRYANT SUB L30 P5 PLATS, W C R 17/390 34 X 110

Commonly known as: 5186 Seminole
Ward 17 Item No. 007759

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED