

New Business

11.7.18

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**



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 30, 2018

HONORABLE DETROIT CITY COUNCIL

RE: Petition #341: Deliverance Center Outreach Ministries requesting that the intersection of West Grand Boulevard and Porter Avenue be assigned the secondary street name Bishop Gregg A. Booker.

The Historic Designation Advisory Board (HDAB) staff has reviewed the documentation submitted to the City Clerk’s office by the petitioner for the establishment of a Secondary Street Sign. Upon review of the documentation submitted (see attachment) staff has determine that reasonable grounds has been provided and therefore has concluded that the petition meets the criteria for **Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.**

Criteria

As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, Closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets.* A secondary street name designation may be sought to recognize a person who achieved prominence as a result of his or her significant, position, contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.

1. Sites, buildings, structures where cultural, social, spiritual, economic, political, architectural history of the community, city, state or nation is particularly reflected or exemplified.
2. Sites, buildings, structures, which are identified with historic personages or with important events in the community, city, state or national history.

Staff is available to answer any questions and or concerns you may have.

Respectfully submitted,


Janese Chapman, Deputy Director
Historic Designation Advisory Board
/Attachments

RESOLUTION

BY COUNCIL MEMBER _____

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13th Floor of the Coleman A. Young Municipal Center on **Thursday**, _____
at ____ a.m., for the purpose of considering petition #341 on behalf of Deliverance Center Outreach Ministries requesting that the intersection of West Grand Boulevard and Porter Avenue be assigned the secondary street name "Bishop Gregg A. Booker."

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, May 14, 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.

CITY PLANNING COMMISSION DPW - CITY ENGINEERING DIVISION
LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
PUBLIC LIGHTING DEPARTMENT

341 *Deliverance Center Outreach Ministries, request to install a secondary street sign at the intersection of W. Grand Blvd and Porter Avenue in honor of Bishop Gregg A. Booker*

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

May 11, 2018

RE: Secondary Street Name 21 Day Comment Period

Dear Resident:

The Detroit City Clerk has received a request/petition for an Honorary Secondary Street Name on behalf of Bishop Gregg A. Booker of Deliverance Center Outreach Ministries. The request is to add a Secondary Street Name at the intersection of W. Grand Blvd and Porter Avenue which will read as follows: **"Bishop Gregg A. Booker."** This location is being requested given the honoree's historical connection to Deliverance Center Outreach Ministries located at 340 W. Grand Blvd.

Per Sections 50-7-33 and 50-7-42 of the Detroit City Code, you have twenty-one (21) days from the receipt of this notice to submit comments or objections on the requested Secondary Street name to:

Attention: Janese Chapman
Legislative Policy Division/Historic Designation Advisory Board
Two Woodward Avenue, Suite 208
Detroit, Michigan 48226

We look forward to your response.

Sincerely,



Janese Chapman, Senior Historic Planner

JC/ge

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

May 11, 2018

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Per Sections 50-7-33 and 50-7-42 of the Detroit City Code, you have twenty-one (21) days from the receipt of this notice to submit comments or objections on the requested Secondary Street name to:

Attention: Janese Chapman
Legislative Policy Division/Historic Designation Advisory Board
Two Woodward Avenue, Suite 208
Detroit, Michigan 48226

We look forward to your response.

Sincerely,



Janese Chapman, Senior Historic Planner

JC/ge

2018-05-14

341

341 *Petition of Deliverance Center
Outreach Ministries, request to install
a secondary street sign at the
intersection of W. Grand Blvd and
Porter Avenue in honor of Bishop
Gregg A. Booker*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

CITY PLANNING COMMISSION DPW - CITY
ENGINEERING DIVISION
LEGISLATIVE POLICY DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT
PUBLIC LIGHTING DEPARTMENT

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, October 10, 2017

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.

LEGISLATIVE POLICY DIVISION DPW - CITY ENGINEERING DIVISION
CITY PLANNING COMMISSION PLANNING AND DEVELOPMENT DEPARTMENT

1797 *Deliverance Center Outreach Ministry, request the installation of a secondary street sign in honor of Bishop Gregg A. Booker on West Grand Boulevard and Porter Street.*

Petition number:

City of Detroit Secondary Street Sign Application

In order to honor people who have made significant contribution to our community, the City of Detroit has provided the opportunity for those to be honored on Secondary Street Signs per Ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. The petitioner is required to complete the said application for consideration of erecting a Secondary Street Sign. Required documentation includes 2/3rds of residents and businesses within 300 linear ft of the proposed signage are in approval and a written statement explaining the significance of the honoree, along with a letter of concurrence from either the honoree's surviving or living descendants, if applicable. A Six-hundred sixty-five dollar (\$665) fee must be paid to the order of the City of Detroit Treasurer prior to submission. If sign is approved, the petitioner will be required to pay two-hundred dollars (\$200) per sign to the Department of Public Works street fund prior to installation. Please return all supporting documentation to the Office of the Detroit City Clerk.

I. APPLICANT INFORMATION

Please type or print information clearly:

Contact name: RODNEY PARKER

Name of the Organization: DELIVERANCE CENTER Outreach Ministry

Mailing Address: 7654 STOUT

City/State/Zip Code: DETROIT MICHIGAN 48228

Phone: (313) 971-5783 E-Mail: blesseclanddelivered316@yahoo.com

If registered as a non-profit, please indicate your non-profit status identification number and attach a copy of the certificate. Non-profit identification number: _____

II. SECONDARY STREET NAME INFORMATION

(a) What will the name on the Secondary Street Sign be?

Bishop Gregg A. Booker

(b) Where will the sign be located?

WEST GRAND Boulevard and Porter St.

(Please list the intersection where the signs are being requested to be installed.)

(c) Proposed installation date of the sign?

DECEMBER 01, 2017

(A petition for a secondary street name shall be filed with the office of the City Clerk not less than one hundred eighty (180) days prior to the proposed date of installation of the secondary street sign(s).)

(d) Purpose of Secondary Street Sign?

PLEASE SEE ATTACHMENT

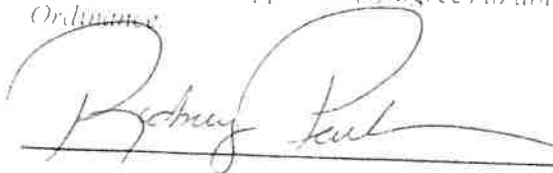
(Please attached a written narrative describing the honoree who has achieved prominence as a result of his or her significant, positive contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.)

(e) Is this located on a Michigan State Trunk Line or Wayne County Road (See attached for State Trunk Lines and Wayne County Roads)? YES/NO

III. CERTIFICATION

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand and agree to abide by the rules and regulations governing the proposed Secondary Street Sign. I understand that this application is made subject to the rules and regulations as outlined in ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. Applicant agrees to comply with all other requirements of the City, County, State and any other applicable entity, which pertains to Secondary Street Signs.

The undersigned applicant(s) agrees to abide by the provides set by the City of Detroit and Sign Ordinance.



Applicant Signature

10/06/17
Date

PETITION FOR HONORARY SECONDARY STREET NAME

Detroit, MI

Date Oct 06 20 17

TO THE HONORABLE CITY COUNCIL:

We, the undersigned owners of the property within 300 linear feet of the below listed intersection:

West Grand Boulevard and Porter St.

Location of Intersection

do respectfully petition your Honorable Body to affix a secondary street name in honor of

Bishop Gregg A. Booker

Name of Honoree

SPONSORING PETITIONER RODNEY PARKER 7654 STOUT DETROIT MICHIGAN 48228
 (Name) (Address) (Phone No.) 313-971-5783

Signature of Deed Holder	Signature of Spouse or Other Co-Owner	Address	Date
		3620 Porter Detroit, MI 48216	9/23/17
		3901 Porter	9-23-17
		3917 W-Vernor	9-23-17
		3855 W Vernor	9-23-17
Mahmud ally		3801 W. VERNOR	9/23/17
Mahmud ally		3827 W. VERNOR	9/23/17
ELODIA ZARATE		4048 BALEY	9/23/17
		4072 BALEY	9/23/17

August 25, 2017

Purpose of Secondary Street Sign

Honoring Bishop Gregg A. Booker is an honor in itself for me. This is a man of integrity. To honor and acknowledge a True Man of God, a prophetic teacher of the Word, a great intelligent man with character and class, a scandal free leader, A Bishop who wears many hats and is humble-a true bible scholar is Bishop Gregg A. Booker.

A man who has generously and faithfully assisted the community and it's residents of the State of Michigan for decades, specifically southwest Detroit and surrounding metro area by providing monthly pantry items. It is with great honor that I ask for a secondary street sign in honor of this great human being be placed on a blessed street of Detroit.

Eudora Ward

A handwritten signature in cursive script that reads "Eudora Ward". The signature is written in dark ink and is positioned below the printed name.

Deliverance Center Member since 2009

It is with absolute confidence and a great respect that I submit this letter honoring Gregg A. Booker. Bishop Gregg A. Booker is a man who has a tireless work ethic, loves all, and is deliberate in every area of his ministry. I have experienced his dedication and devotion first hand.

I believe that a Bishop's call begins with a desire to see people know and be known by Christ; growing in their faith. Gregg Booker has that kind of desire for anyone he meets and that passion is openly, diligently, and lovingly energized by his way of life, his teaching and his works. Bishop is honest, hospitable, and loving to everyone equally; whether they hold high prestige or are viewed as misfits. He also has a servant's heart - he loves to do God's work and is humbled and invigorated when he sees God reach a person. My experience with Bishop has been wonderful. He knows when to push and when to step back and watch growth happen. He is known for encouraging people to do their very best to achieve all goals; allowing personal visions to manifest.

Bishop Booker has shown himself to be honorable, steadfast, and obedient to all that God has called him to accomplish. He is a strong leader, a good listener, and has been the picture of a devoted and loving husband to his wife Mae Booker. He is truly being used as God's messenger to the church. He is a very focused and passionate person who is always looking to improve and expand in what God has given him. The work he has done for this church has reached many people in different ways around this community, and the city of Detroit at large.

Bishop is a man who extends his time and efforts beyond the church on Sunday mornings. It is not unusual for him to attend a church member's graduation, or some other event that promotes growth and positivity. Over the years he has spearheaded several classes for both married and single individuals. He also extends his teaching to include an extensive and open forum on Wednesday nights at our amazing bible study sessions. The church has committed countless hours with giving back to a diverse community by hosting several free programs and events such as: food distribution programs, an annual Back to School event that not only provides food, school supplies, and health screenings, but also live entertainment, games and prizes. He even opens up the entire church for families to have a safe and fun place to celebrate Trick or Treating; again with food, decorations, treats, face painting, candy, and entertainment. These efforts in addition to the benevolence program, which provides help for members in need of clothes, food, or funeral services.

I have had the privilege of knowing Bishop Gregg Booker for 10 years. He has a huge heart for God as well as for others. He is a leader who prayerfully guides others with integrity and

confidence. He is held in very high regards by his peers and people of all ages are drawn not only to his ability to lead but to teach on a level that provides comfort, understanding, and reassurance. I could go on and on regarding the positive affect he has had on my personal life and spiritual growth, however, I'll close with this; Bishop Gregg A Booker is a man who stands unwavering for the betterment of All people, from every walk of life. A street sign to honor the work and commitment that he has shown over the years is a minimal gesture to accommodate his sincere efforts. To know him is to be left with a lasting and impressive impact that no amount of time can erase. Please considers this letter when making your decision, for these words are not forced nor in vain.

2017-10-10

1797

1797 *Petition of Deliverance Center Outreach Ministry, request the installation of a secondary street sign in honor of Bishop Gregg A. Booker on West Grand Boulevard and Porter Street.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION DPW - CITY
ENGINEERING DIVISION
CITY PLANNING COMMISSION PLANNING AND
DEVELOPMENT DEPARTMENT

William Gourlay
1162 Vinewood Street
Detroit, Michigan 48216

Attention: Janese Chapman
Legislative Policy Division Historic Designation Advisory Board
Two Woodward Avenue, Suite 208
Detroit, Michigan 48226

May 17, 2018

Re: Secondary Street Name at intersection of W. Grand Blvd and Porter Avenue

Dear Ms Chapman,

As a 40 year resident of this community who lives just around the block from the Deliverance Center Outreach Ministries, I am writing to voice my opposition to the Secondary Street Name "Bishop Gregg A. Booker" at the intersection of W. Grand Blvd and Porter Ave. I have nothing against the Bishop or his ministry but I believe there is little historical significance to our neighborhood with respect to this ministry or this individual. During my residence here I can remember four or five different congregations or ministries that have operated out of the building at 340 W. Grand Blvd, and to say the current ministry and it's leader have some special historical significance to the community is a stretch. I propose putting this request on hold for about 50 years so that the community can look back and consider the historical significance of Bishop Booker to the community, and then consider the issue again.

Sincerely,



William Gourlay
long time resident



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

29

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

November 1, 2018

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

Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of Dev Detroit 1346 Gratiot, LLC, located at the intersection of Gratiot Avenue and Russell Street in Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #812).

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of **Dev Detroit 1346 Gratiot, LLC**, and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, 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.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/vf

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

CITY OF DETROIT 2018-11-01 10:05



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act 210 of 2005 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, Dev Detroit 1346 Gratiot, LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a 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 the _____ 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.

AMENDED

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

October 16, 2017

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

Re: Develop Detroit Properties, LLC

Please find attached Commercial Rehabilitation Exemption Certificate for Develop Detroit Properties, LLC at the intersection of Gratiot Avenue and Russell Street in accordance with Public Act 210 of 2005 (RELATED TO PETITION #812)

Respectfully submitted,

Christian Hicks, Jr. Asst. City Council Clerk
Office of the City Clerk

STATE USE ONLY		
Application Number	Date Received	LUCI Code


Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) Dev Detroit 1346 Gratiot LLC			NAICS or SIC Code
Facility's Street Address Intersection of Gratiot Ave and Russell St		City Detroit	State MI
Name of City, Township or Village (taxing authority) Detroit		County Wayne	ZIP Code 48226
<input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		Detroit	
Date of Rehabilitation Commencement (mm/dd/yyyy) 05/01/2019		Planned Date of Rehabilitation Completion (mm/dd/yyyy) 10/01/2021	
Estimated Cost of Rehabilitation \$70,000,000		Number of Years Exemption Requested (1-10) 10	
Expected Project Outcomes (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 Loss of Employment <input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of jobs to be created due to facility's rehabilitation 40	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation 70	

PART 2: APPLICATION DOCUMENTS	
Prepare and attach the following items:	
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)	<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use	<input checked="" type="checkbox"/> Legal description
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken	<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility	<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation	

PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Sonya Mays		Telephone Number (313) 960-7701	
Fax Number		E-mail Address sonya@developdetroit.org	
Street Address 535 Griswold St., Suite 1600		City Detroit	State MI
		ZIP Code 48226	
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisites to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i></p>			
Signature of Authorized Company Officer (no authorized agents) 		Title President and CEO	Date 10/04/2017

AMENDED

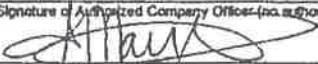
Michigan Department of Treasury
4507 (Rev. 08-09)

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) Develop Detroit Properties, Inc.		NAICS or SIC Code	
Facility's Street Address 535 Griswold Street, Suite 1600		City Detroit	State MI
Name of City, Township or Village (taxing authority) Detroit		County Wayne	ZIP Code 48226
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		School District Where Facility is Located Detroit	
Date of Rehabilitation Commencement (mm/dd/yyyy) 10/01/2018		Planned Date of Rehabilitation Completion (mm/dd/yyyy) 10/01/2020	
Estimated Cost of Rehabilitation \$35,000,000		Number of Years Exemption Requested (1-10) 10	
Expected Project Outcomes (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 Loss of Employment <input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of jobs to be created due to facility's rehabilitation 40	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation 70	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption	
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use		<input checked="" type="checkbox"/> Legal description	
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken		<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility		<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Sonya Mays		Telephone Number (313) 960-7701	
Fax Number		E-mail Address sonya@developdetroit.org	
Street Address 535 Griswold Street, Suite 1600		City Detroit	State MI
			ZIP Code 48226
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company 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 governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.			
I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.			
Signature of Authorized Company Officer (no authorized agents) 		Title President	Date 10/08/2017

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)			
Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).			
	Taxable Value	State Equalized Value (SEV)	
Land			
Building(s)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.			
<input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.			
Name of Local Government Body			
Name of Assessor (first and last name)		Telephone Number	
Fax Number		E-mail Address	
I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.			
Assessor's Signature			Date
PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)			
Action Taken By LGU (attach a certified copy of the resolution):			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code	
PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)			
Clerk's Name (first and last)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address		City	State ZIP Code
LGU Contact Person for Additional Information		LGU Contact Person Telephone Number	Fax Number
I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.			
Clerk's Signature			Date

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission
P.O. Box 30471
Lansing, MI 48909



October 6, 2017

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

**RE: Request to obtain a Commercial Rehabilitation Certificate for the 21 parcels
Located at the Intersection of Gratiot Avenue and Russell Street
Detroit, Michigan 48207**

Honorable City Council:

Please accept this letter as a request to obtain a Commercial Rehabilitation Certificate for the 21 parcels located at the **Intersection of Gratiot Avenue and Russell Street, Detroit, MI 48207** referred to herein as the "Property" and described more specifically in Attachment A.

This request is being made by Develop Detroit and Town Partners under Dev Detroit 1346 Gratiot LLC. It is understood that a majority of these parcels will likely be combined following the completion of the development and that the development consists of a continuous and cohesive project. Therefore, this request is being submitted under a single exemption certificate request.

Company and Project Synopsis

Develop Detroit is a mission-driven real estate development company that executes significant housing and revitalization projects throughout Detroit. Operating as a catalyst to help stabilize and grow key Detroit neighborhoods, Develop Detroit is an independent nonprofit that builds on the experience and performance of the most accomplished developers in the nation. Develop Detroit specializes in a wide range of real estate projects, including multifamily and mixed-use housing developments, single family home rehabilitation, educational facilities, commercial properties and community centers. They create housing for a wide range of income types, with a strong focus on insuring opportunities for low- and moderate- income Detroiters to attain quality housing. Develop Detroit creates sustainable and dynamic communities that promote economic stability and enhance the quality of life for all residents.

Develop Detroit is partnering with Town Partners (the "developer") for this development. Town Partners (Town) 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.

Request obtain a Commercial Rehabilitation Certificate for the 21 parcels located at the Intersection of Gratiot Avenue and Russell Street Detroit, Michigan 48207 for Dev Detroit 1346 Gratiot LLC

Develop Detroit and Town Partners has recognized the potential for redevelopment of the blighted properties immediately surrounding Eastern Market and the opportunity to create a development that compliments Eastern Market and would offer services in the neighborhood beyond Eastern Market's typical 9am-5pm hours. The location for this redevelopment is situated near the southern entrance of Eastern Market. The proposed development is aptly referred to as the Eastern Market Gateway Development (the Development).

The included parcels form a triangular plot of land on the south side of Gratiot Avenue, loosely bounded by Russell Street, Maple Street, and Rivard Street.

The developer envisions transforming the mostly vacant land that was once partially occupied by Stroh's Brewing Company, into a mixed-use, 24/7 community. The proposed development will encompass space for mixed-use development consisting of live/work space, residential, restaurant, commercial and retail uses. The proposed development will include the construction of a minimum of 215,000 square feet of mixed-use development, which will house the live/work and retail/commercial space on the ground floor and be developed with residential units on the remaining floors. Surface and structured parking will be incorporated into the development to accommodate the increase in density. These uses will work synergistically with the area to offer a variety of assets to the community for visitors and residents. Eastern Market attracts up to 40,000 visitors a weekend and boasts more than 250 independence vendors and merchants processing, wholesaling, and retailing food.

The Development 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.

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 connection point between these neighborhoods. With the proper curation, the Development 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 area into a viable, long-term development. Additionally, the property currently contains four dilapidated and damaged buildings that will require repair and selective demolition prior to property rehabilitation. The overall internal rate of return for the proposed development will be extremely low without the receipt of the Commercial Rehabilitation Certificate, and therefore, the development would not be possible without it.

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

The proposed Development included within the Certificate request will result in approximately 70 construction jobs and 40 full-time equivalent (FTE) jobs associated with the proposed mixed-use, residential development.

*Request obtain a Commercial Rehabilitation Certificate for the
21 parcels located at the Intersection of Gratiot Avenue and Russell Street
Detroit, Michigan 48207 for Dev Detroit 1346 Gratiot LLC*

PA 210 Request

A 10-year abatement is being requested.

Economic Advantages of the Rehabilitation

The proposed Development 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, the Development will attract local talent, bring a high-density of residents and visitors to the area.

Upon completion, the Development 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 property 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 and provide spinoff consumer spending in Eastern Market.

The mixed-use nature that the Development will create will spur a vibrant culture and facilitate social 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, the Development will aid in stabilizing the neighborhood, create jobs, increase density, and strengthen security.

The granting of the Commercial Rehabilitation 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, through the new jobs and residents that the project will create.

On a short term basis approximately 70 construction jobs will be created, and on a long-term basis the proposed redevelopment associated with the Development will create approximately 40 full-time equivalent (FTE) jobs. The developer has already presented at a D2D meeting and Skilled Trades Task Force, and intends to present again as the contractor procurement process is finalized, to ensure Detroit-based contractors and workers benefit from the redevelopment.

On a long-term basis, following expiration of the 10-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

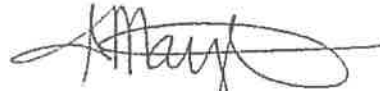
Develop Detroit and Town Partners have a value-oriented investment strategy and has designed this development to transform the community in which it is located through the incorporation of world-class design, social sciences, and alternative financing strategies. Together the team is excited to be contributing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

Members of the Development team have reached out to Eastern Market Corporation, members of the Lafayette Park community, and neighboring property owners regarding the new ownership and anticipated improvements and garnered significantly positive feedback.

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

Respectfully Submitted,



Sonya Mays
President and CEO
Develop Detroit

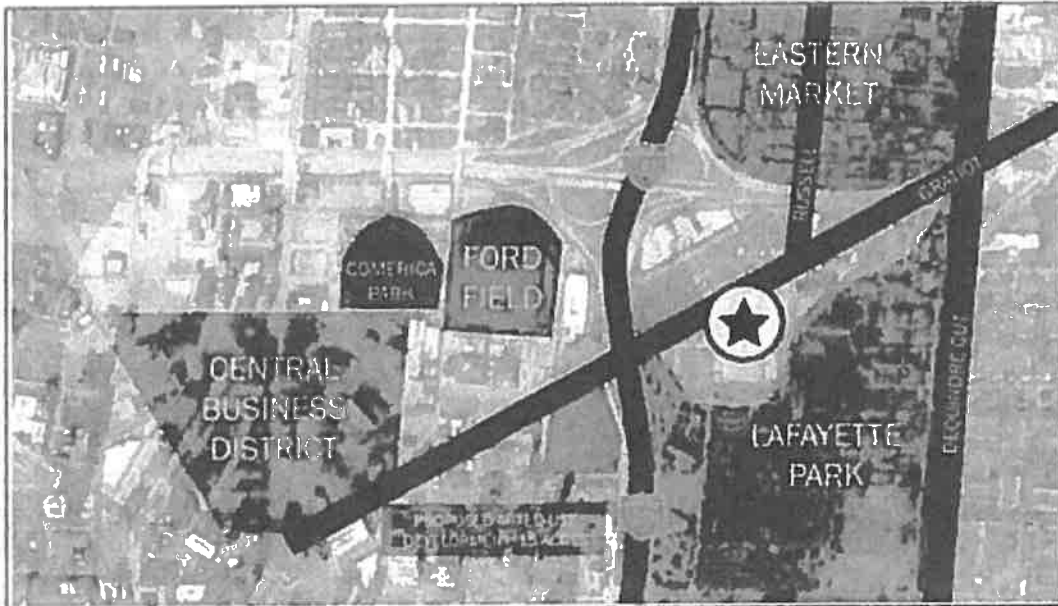
Attachment A: Detailed Project Description
Attachment B: Project Data Sheet
Attachment C: Incentive Information Chart

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

**Attachment A:
Detailed Project Description**

General Description

The proposed Development is located near the intersection of Gratiot Avenue and Russell Street, just south of Eastern Market. The property is loosely bounded by Gratiot Avenue to the north, Russell Street to the east, Maple Street to the south, and Rivard Street to the west. The property consists of 21 parcels, which are outlined in the map below.



The property has historically been occupied by various uses including storefronts, industrial operations, various automotive service garages, and most recently Stroh's Brewing Company in the southern portion. The proposed project currently contains four buildings, which are currently vacant. The remainder of the property consists of current or former surface parking lots.

A list of associated addresses and parcel identification numbers can be found below and a copy of the corresponding legal descriptions can be found at the end of this attachment.

Parcel Address	Parcel Size	Location within Development	Current Building Size	Floors	Current Use/Status
1346 Gratiot Avenue	0.14 acres	Northern Portion	N/A	N/A	Vacant land
1352 Gratiot Avenue	0.14 acres	Northern Portion	N/A	N/A	Vacant land
1358 Gratiot Avenue	0.14 acres	Northern Portion	4,152 square feet	Two	Vacant commercial building (built 1933)
1364 Gratiot Avenue	0.29 acres	Northern Portion	N/A	N/A	Vacant land
1380 Gratiot Avenue	0.10 acres	Northern Portion	N/A	N/A	Surface parking lot
1384 Gratiot Avenue	0.10 acres	Northern Portion	N/A	N/A	Surface parking lot
1388 Gratiot Avenue	0.07 acres	Northern Portion	N/A	N/A	Surface parking lot
1399 Maple Road	0.06 acres	Southeastern Portion	N/A	N/A	Surface parking lot
2011 Russell Street	0.37 acres	Eastern Portion	N/A	N/A	Surface parking lot
2033 Russell Street	0.37 acres	Eastern Portion	N/A	N/A	Surface parking lot
2105 Russell Street	0.18 acres	Eastern Portion	N/A	N/A	Surface parking lot
1301 Maple Road	0.25 acres	Southern Portion	N/A	N/A	Surface parking lot
1325 Maple Road	0.09 acres	Southern Portion	5,209 square feet	One	Vacant warehouse building (built 1933)
1337 Maple Road	0.24 acres	Southern Portion	9,908 square feet	One	Vacant warehouse building (built 1941)
1314 Gratiot Avenue	0.18 acres	Western Portion	6,552 square feet	Three	Vacant warehouse building (built 1890)
1328 Gratiot Avenue	0.07 acres	Western Portion	N/A	N/A	Vacant land
1334 Gratiot Avenue	0.07 acres	Western Portion	N/A	N/A	Vacant land
1336 Gratiot Avenue	0.07 acres	Western Portion	N/A	N/A	Vacant land
1340 Gratiot Avenue	0.07 acres	Western Portion	N/A	N/A	Vacant land
1350 Service Street	0.09 acres	Central Portion	Refer to 1366 Service Street	Refer to 1366 Service Street	Vacant warehouse building (built 1890)
1366 Service Street	0.35 acres	Central Portion	31,205 square feet	Three	Vacant warehouse building (built 1890)

Description of Proposed Use

The proposed redevelopment will create a mixed-use project on the outskirts of Eastern Market. The proposed development will contain residential, live/work, retail, commercial uses and a parking structure.

The proposed residential use will be situated along Gratiot Avenue and Russell Street with a minimum of 200 units. A minimum of 20% of the units



will be priced to meet affordable unit requirements for 80% of the Area Median Income (AMI). The Development team is seeking additional financing sources to be able to offer an expanded affordable component to the project. In August of 2017, the Developers applied for Affordable Housing Program funds through the Federal Home Loan bank (decision pending). In September 2017, The Detroit Housing Commission preliminarily approved 55 Project Based Section 8 Vouchers for the proposed development. It is anticipated that application will be made in December of 2017 for HOME Investment Partnership funds through Detroit's Housing and Revitalization Department, Common space will be included for residents to add to the sense of community the developer intends to create. The building along Russell Street will be developed to allow for parking below the building. The parking structure will be located in the central portion of the property on the service street parcels. The facades of the existing warehouse building will partially wrap and obscure the structure. Overall there will be a minimum of 200 parking stalls, both structured and surface to accommodate the development.

Retail and commercial spaces will front Gratiot Avenue and Maple Street and will include a minimum of 20,000 square feet, which will be a mix of new construction and rehab of existing structures. This is inclusive of live/work spaces as well as anticipated restaurant/bar uses and additional tenants to support the overall Eastern Market economy.

The developer will create greenspace behind the Russell Street building as well as a piazza on the western portion of the property, creating a gathering node within the district. The commercial and retail tenants that will populate the Development will garner visitors and encourage a 24/7 atmosphere.

Nature and Extent of the Rehabilitation

The existing warehouse buildings on the property will be incorporated into the development as much as possible. However, the bulk of investment will be made in the proposed new construction.



Existing building located at 1314 Gratiot Avenue (left) and the interior of 1325-1337 Maple Street (right)

The Development will create tenant space for, and encourage, local food vendors and retail stores to populate these spaces. These developments are necessary components crucial to attracting resident and visitor interest along with investment in this blighted area of Detroit.

Dev Detroit 1346 Gratiot LLC intends to apply for a 10 year real property tax abatement under the provisions of a PA 210 tax abatement.

Descriptive List of the Fixed Building Equipment/Renovations

Renovations and new fixed building equipment and materials for the project include;

- Masonry; restoration activities associated with existing warehouse buildings
- Steel; structural steel associated with new construction
- Carpentry; including framing, kitchen cabinetry, vanities, trim work
- Thermal and Moisture Protection; roofing system, caulking and sealing, waterproofing
- Doors and Windows; curtain wall and exterior doors, interior doors/frames/hardware
- Elevators
- Fire suppression systems
- Mechanical; plumbing and HVAC
- Electrical; electrical work, security system, and communications
- Finishes; drywall and steel studs/insulation, hard tile, flooring, painting
- Specialties; window treatment, fire extinguishers, toilet accessories, appliances

Total construction cost investment is estimated at \$35 million dollars.

Time Schedule

Construction activities are anticipated to commence in fall 2018. Construction will take place in phases following the initial investment and improvements. Construction completion is anticipated for late 2019/early 2020.

Statement of Economic Advantages

The proposed Development 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, the Development will attract local talent and bring a high-density of residents and visitors to the area.

Upon completion, the Development 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 property 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 and provide spinoff consumer spending in Eastern Market.

The mixed-use nature that the Development will create will spur a vibrant culture and facilitate social 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, the Development will aid in stabilizing the neighborhood, create jobs, increase density, and strengthen security.

The granting of the Commercial Rehabilitation 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, through the new jobs and residents that the project will create.

On a short term basis approximately 70 construction jobs will be created, and on a long-term basis the proposed redevelopment associated with the District will create approximately 40 full-time equivalent (FTE) jobs. The developer has already presented at a D2D meeting and Skilled Trades Task Force, and intends to present again as the contractor procurement process is finalized, to ensure Detroit-based contractors and workers benefit from the redevelopment.

The following tables outline 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.

Job Related Benefits	Amount
New Income Tax Generated on Construction Jobs (assuming 50% Detroit Residents)	\$40,950
New Annual Income Tax Generated on Permanent Jobs (assuming 50% Detroit Residents)	\$18,615 (annual)
New Permanent Jobs	40 FTE
Construction Jobs	70

It will further 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.

The proposed redevelopment will house new Detroit residents and workers through the overall vision of creating live/work space and a 24/7 walkable community. Therefore, it is anticipated the City of Detroit will collect approximately 2.5% income tax per resident per year. The table below illustrates the resident tax impact the development will have following completion.

Residential Benefits	Annual Amount
Minimum of 220 apartment units	
Median Income x Units x 2.5% \$24,820 x 220 x 2.5%	\$136,510

On a long-term basis, following expiration of the 10-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

Parcel Address	Parcel ID Number	Legal Description	Current Owner
1346 Gratiot Avenue	05000637	S GRATIOT 192 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 40 14 IRREG	Dev Detroit 1346 Gratiot LLC
1352 Gratiot Avenue	05000636	S GRATIOT 193 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 40 IRREG	Dev Detroit 1346 Gratiot LLC
1358 Gratiot Avenue	05000635	S GRATIOT 194 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 40.32 IRREG	Dev Detroit 1346 Gratiot LLC
1364 Gratiot Avenue	05000634	S GRATIOT 196-195 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 80 X 52	Dev Detroit 1346 Gratiot LLC
1380 Gratiot Avenue	05000633	S GRATIOT 197 EXC GRATIOT AS WD CASS SUB LI P6 PLATS, W C R 5/20 40.19 IRREG	Dev Detroit 1346 Gratiot LLC
1384 Gratiot Avenue	05000632	S GRATIOT 198 EXC GRATIOT AVE AS WD CASS SUB LI P6 PLATS, W C R 5/20 40.28 IRREG	Dev Detroit 1346 Gratiot LLC
1388 Gratiot Avenue	05000631	S GRATIOT 200-199 EXC GRATIOT AS WD CASS SUB LI P6 PLATS, W C R 5/20 66,37 IRREG	Dev Detroit 1346 Gratiot LLC
1399 Maple Road	05000623	N MAPLE 2 LAFAYETTE PARK SUB L80 P87-91 PLATS, W C R 5/14B 2653 SQ FT	Dev Detroit 1346 Gratiot LLC
2011 Russell Street	05003462-76	W RUSSELL 180-179 CASS SUB LI P6 PLATS, W C R 5/20 80 X 100	Dev Detroit 1346 Gratiot LLC
2033 Russell Street	05003461.002L	W RUSSELL 182-181 CASS SUB LI P6 PLATS, W C R 5/20 80 X 100	Dev Detroit 1346 Gratiot LLC

2105 Russell Street	05003461 001	W RUSSELL 184-183 CASS SUB LI P6 PLATS, W C R 5/20 112.63 IRREG	Dev Detroit 1346 Gratiot LLC
1301 Maple Road	05000618-9	N MAPLE 166 THRU 168 PLAT OF PTPC 181 A RIVARD L12 P348-51 GTY RECORDS, W C R 5/8 10,800 SQ FT	Dev Detroit 1346 Gratiot LLC
1325 Maple Road	05000620.	N MAPLE 171 W 6 FT 172 CASS SUB LI P6 PLATS. WCR 5/20 3,856 SQ FT	Dev Detroit 1346 Gratiot LLC
1337 Maple Road	05000621.	N MAPLE E 34 FT 172 173-174 CASS SUB LI P6 PLATS. WC R5/20 114X90	Dev Detroit 1346 Gratiot LLC
1314 Gratiot Avenue	05000642-6	S GRATIOT S 51.86 FT 189 CASS SUB LI P6 PLATS, W C R 5/20 169 THRU 171 EXC GRATIOT AS WD PLAT OF PT P C 181 A RIVARD L12 P348-51 CITY RECORDS, W C R 5/8 8097 SQ FT	Dev Detroit 1346 Gratiot LLC
1328 Gratiot Avenue	05000641.	S GRATIOT W 20 FT 190 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 20.53 IRREG	Dev Detroit 1346 Gratiot LLC
1334 Gratiot Avenue	05000640.	S GRATIOT E 20 FT 190 EXC GRATIOT AS WD CASS SUB LI P6 PLATS, W C R 5/20 19 14 IRREG	Dev Detroit 1346 Gratiot LLC
1336 Gratiot Avenue	05000639.	S GRATIOT W 1/2 191 EXC GRATIOT AS WD CASS SUB LI P6 PLATS, W C R 5/20 19.95 IRREG	Dev Detroit 1346 Gratiot LLC
1340 Gratiot Avenue	05000638.	S GRATIOT E 1/2 191 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 19.73 IRREG	Dev Detroit 1346 Gratiot LLC
1350 Service Street	05000625.	S ANTIETAM 188 CASS SUB L1 P6 PLATS, W C R 5/20 115.95 IRREG	Dev Detroit 1346 Gratiot LLC
1366 Service Street	05000624	S ANTIETAM 185 THRU 187 CASS SUB L1 P6 PLATS, W C R 5/20 148.73 IRREG	Dev Detroit 1346 Gratiot LLC

Attachment B:
Project Data Sheet



Economic & Fiscal Impact Project Data Sheet

The information requested on this form will be used by the Detroit Economic Growth Corporation to prepare an impact analysis of your firm or project. Enter data in the yellow cells below. You may also enter additional information or notes in other areas of this worksheet, to the right in column K or insert rows to enter other data. Some standard defaults are entered in the data sheet already. You may change these defaults as appropriate.

Please enter information in the yellow cells below and e-mail this completed survey form to:


Malinda L Jensen
Director of Business Development
Detroit Economic Growth Corporation
500 Griswold Street, Suite 2200
Detroit, Michigan 48226


Phone 313-237-4632

Email mljensen@degc.org

Please call if you have any questions.

A NOTE ABOUT ENTERING DATA

 Light yellow cells are user inputs. Enter the appropriate information for the specific project in the light yellow cells.

 Grey cells contain formulas which will automatically recalculate based on your other inputs. You may overwrite grey cells, as appropriate.

GENERAL INFORMATION ABOUT THE COMPANY

Name of the Company	Dev Detroit (346 Gratiot LLC (Develop Detroit and Town Partners))
Street Address	535 Griswold Street, Suite 1600
City, State Zip	Detroit, Michigan 48226
Company Website	developdetroit.org

Contact information for person completing this data sheet

Name	Jessica DeBone
Title	Consultant, PM Environmental
Phone Number	616-328-5297
Email	debone@pmenv.com

Background and Requirements

Enter any information that you would like us to know about your requirements or intent for the economic analysis. Please describe any incentives that you would like us to model in the analysis including tax abatement being requested or considered.

A Brownfield Plan for Tax Increment Financing is also anticipated to be pursued in addition to the Commercial Rehabilitation tax abatement

ABOUT THE PROJECT

Name of the Project	Eastern Market Gateway
Location of the Project	Multiple addresses intersection of Gratiot and Russell

Identify the taxing jurisdictions impacted by the project, if known.

City	City of Detroit
County	Wayne County
School District	Detroit Public Schools
State Education	State Education
Development Authority	N/A
Intermediate School	Wayne RESA
College	Wayne County Comm College
Zoo	Wayne County Zoo
Museum	Detroit Institute of Arts

Will the Project be located in the city limits?

Description of the Project

Enter any narrative below to describe the Project, including plans to startup, expand, or locate in the community. This description will be included in the report

The proposed redevelopment will create a mixed-use project on the outskirts of Eastern Market. The proposed development will contain residential, live/work, retail, commercial uses and a parking structure. The proposed residential use will be situated along Gratiot Avenue and Russell Street with a minimum of 200 units. A minimum of 20% of the units will be priced to meet affordable unit requirements for 80% of the Area Median Income (AMI). The Development team is seeking additional financing sources to be able to offer an expanded affordable component to the project. In August of 2017, the Developers applied for Affordable Housing Program funds through the Federal Home Loan bank (decision pending). In September 2017, The Detroit Housing Commission preliminarily approved 55 Project Based Section 8 Vouchers for the proposed development. It is anticipated that application will be made in December of 2017 for HOME Investment Partnership funds through Detroit's Housing and Revitalization Department. Common space will be included for residents to add to the sense of community the developer intends to create. The building along Russell Street will be developed to allow for parking below the building. The parking structure will be located in the central portion of the property on the service street parcels. The facades of the existing warehouse building will partially wrap and obscure the structure. Overall there will be a minimum of 200 parking stalls, both structured and surface to accommodate the development.

Retail and commercial spaces will front Gratiot Avenue and Maple Street and will include a minimum of 20,000 square feet, which will be a mix of new construction and rehab of existing structures. This is inclusive of live/work spaces as well as anticipated restaurant/bar uses and additional tenants to support the overall Eastern Market economy.

The developer will create greenspace behind the Russell Street building as well as a piazza on the western portion of the property, creating a gathering node within the district. The commercial and retail tenants that will populate the Development will garner visitors and encourage a 24/7 atmosphere.

Identify the Project's primary North American Industry Classification System (NAICS) Code or describe the activity that will occur at the local facility

To help identify the correct industry code. <http://www.census.gov/cgi-bin/sssd/naics/naicsrch?chart=2012>

Mixed-Use

CURRENT OPERATIONS

Please complete if applicable

The TAXABLE value of firm's taxable property currently on the tax rolls

Land	\$197,712
Buildings & Other Real Property Improvements	
Commercial Personal Property	
Industrial Personal Property	

Number of existing employees working at the company's local facility

Average annual salaries paid to existing employees

TAXABLE ASSETS, EMPLOYEES, AND OPERATIONS

The Project's capital investment each year

Year	Land	Buildings and Other Real Property Improvements	Commercial Personal Property	Industrial Personal Property	Total
1		\$10,000,000			\$10,000,000
2		\$15,000,000			\$15,000,000
3		\$10,000,000			\$10,000,000
4					\$0
5					\$0
6					\$0
7					\$0
8					\$0
9					\$0
10					\$0
Total	\$0	\$35,000,000	\$0	\$0	\$35,000,000

Are the building and improvements costs entered above for construct on?

Building permits and fees to be paid to the City during construct on if applicable:

Year	Total City Building Permits and Fees
1	\$100,000
2	
3	
4	
5	
6	
7	
8	
9	
10	
Total	\$100,000

Number of new full-time jobs to be added in the community each year
 Enter the jobs added in the community each year, including jobs relocated from outside of the community

Year	New Employees To Be Hired Each Year	
1	25	Incl. Construction jobs & permanent jobs cre
2	45	
3	40	
4		
5		
6		
7		
8		
9		
10		
Total	110	

Average annual salaries of new employees each year
 Enter an amount in Year 1 and the percent of annual increase or enter appropriate amounts for each year

Year	Average Annual Salaries
1	
2	\$0
3	\$0
4	\$0
5	\$0
6	\$0
7	\$0
8	\$0
9	\$0
10	\$0

Percent of annual increase

The Project's annual utilities
 Enter an amount in Year 1 and the percent of annual increase, or enter appropriate amounts for each year.

Year	Water	Wastewater	Solid Waste	Electricity	Natural Gas	Cable	Telephone
1	\$70,050	\$101,450	\$27,000	\$125,950	\$126,300	\$106,000	\$92,000
2	\$72,152	\$103,479	\$27,540	\$129,729	\$130,089	\$108,120	\$93,840
3	\$74,316	\$105,549	\$28,091	\$133,620	\$133,992	\$110,282	\$95,717
4	\$76,546	\$107,660	\$28,653	\$137,629	\$138,011	\$112,488	\$97,631
5	\$78,842	\$109,813	\$29,226	\$141,758	\$142,152	\$114,738	\$99,584
6	\$81,207	\$112,009	\$29,810	\$146,011	\$146,416	\$117,033	\$101,575
7	\$83,643	\$114,249	\$30,406	\$150,391	\$150,809	\$119,373	\$103,607
8	\$86,153	\$116,534	\$31,015	\$154,903	\$155,333	\$121,761	\$105,679
9	\$88,737	\$118,865	\$31,635	\$159,550	\$159,993	\$124,196	\$107,793
10	\$91,399	\$121,242	\$32,267	\$164,336	\$164,793	\$126,680	\$109,949
% annual increase	3.0%	2.0%	2.0%	3.0%	3.0%	2.0%	2.0%

**Attachment C:
Incentive Information Chart**

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Mixed-Use	PA 210 Tax Abatement	\$35 Million Hard Cost Investment	Neighborhood District 5

Jobs Available						
Professional	Construction			Post Construction		
	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor
10		25	25	10	10	20

1. What is the plan for hiring Detroiters?

The development team has already presented at a prior D2D session and Skilled Trades Task Force Meeting to obtain Detroit-based contractors for this project. The development team plans to attend another session and Skilled Trades Task Force Meeting as the contractor procurement process is finalized.

This job will be subject to Davis Bacon wage requirements and Section 3 hiring obligations, Section 3 contracting requirements, as well as the City of Detroit's Section 3, resident hiring and MBE and WBE contracting requirements including but not limited to the City of Detroit Executive Orders No. 2014-4, No. 2014-5, No. 2007-1, and No. 2003-4. The selected General Contractor will be responsible for demonstrating that such policy and legally binding contracting requirements are met. It is Develop Detroit's objective for this Project that residents of its properties and the Detroit community be the beneficiaries of contracts and employment to the highest extent possible.

The development team has a proven track record of utilizing Detroit-based contractors and employees.

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 40 full-time equivalent (FTE) permanent jobs associated with the commercial 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
- Electrical
- Plumbing
- Abatement
- Interior Build Outs

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

This development is not anticipated to cause any relocation. It is anticipated that upon completion the development will create space for residential tenants and that approximately 35% of residential tenants will come from outside Detroit.

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

Yes. Developer has engaged with local, Detroit-based businesses, that have roots in the area as well as Eastern Market Corporation. On October 3, 2017, Develop Detroit held its first community design meeting for the project, with over 50 attendees, most of whom come from the local community.

5. When is construction slated to begin?

Construction is slated to commence in fall of 2018.

6. What is the expected completion date of construction?

Construction completion is anticipated for late 2020/early 2021.



CITY OF DETROIT
FINANCE DEPARTMENT
BOARD OF ASSESSORS

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MICHIGAN 48226
PHONE 313•224•6989 TTY:311
FAX 313•224•9400
WWW.DETROITMI.GOV

April 10, 2018

Maurice Cox, Director
City of Detroit -Planning & Development
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate
Dev Detroit 1346 Gratiot LLC – Intersection of Gratiot Avenue and Russell Street
Parcel Number: See parcel list

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation District certificate application for the property located at the **intersection of Gratiot Avenue and Russell Street**.

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

The proposed project by Develop Detroit and Town Partners under **Dev Detroit 1346 Gratiot LLC** consists of a mixed-use development of live/work space, residential units, a restaurant, commercial, retail and a parking structure. The proposed development will include rehabilitation and selective demolition of four buildings along with construction of a minimum of 215,000 square feet of mixed-use development which will house live/work and retail/commercial on the ground floors and residential units on the remaining floors. The proposed residential use will be situated along Gratiot Avenue and Russell Street with a minimum of 200 units and a minimum of 200 parking stalls both structured in the central portion along Service Street and surface parking below the proposed Russell Street building. A minimum of 20,000 square feet of retail and commercial spaces will be located along Gratiot Avenue and Maple Street which will be a mix of new construction and the rehabilitation of existing structures. The spaces will include live work space and a proposed restaurant/bar. The proposed project consists of new construction, interior demolition and build-outs; new mechanical, electrical, plumbing, fire protection and HVAC; masonry restoration; elevators; roofing system and façade restoration.

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

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at the **intersection of Gratiot Avenue and Russell Street** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Scott Vandemergel, MMAO
Assessor, Board of Assessors

mmp



Commercial Rehabilitation Exemption Certificate
 Dev Detroit 1346 Gratiot LLC
 Page 2

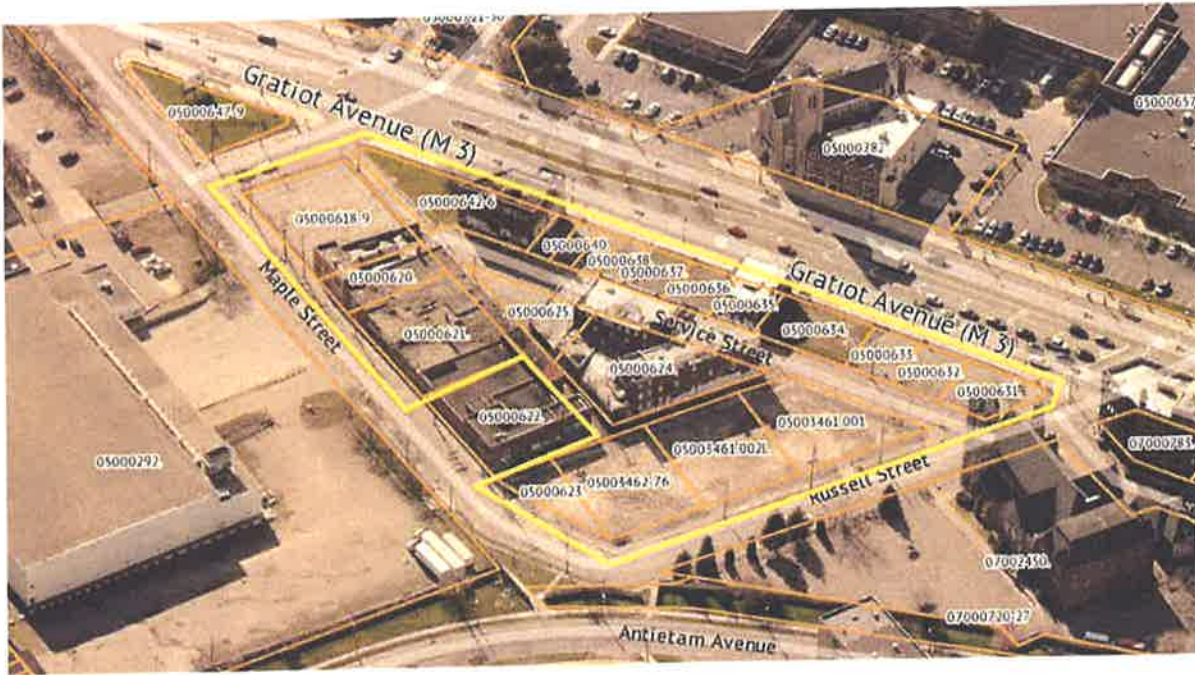
The 2018 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
05000618-9	1301 Maple	\$ -	\$ -	\$ 15,000	\$ 15,000
05000620.	1325 Maple	\$ 19,400	\$ 19,400	\$ 3,100	\$ 3,100
05000621.	1337 Maple	\$ 21,300	\$ 21,300	\$ 8,200	\$ 8,200
05000623.	1399 Maple	\$ -	\$ -	\$ 2,000	\$ 2,000
05000624-5	1350 and 1366 Service	\$ -	\$ -	\$ 12,600	\$ 12,600
23031600.02F	1366 Service	\$ 9,100	\$ 9,005	\$ -	\$ -
23031600.02N	1366 Service	\$ -	\$ -	\$ -	\$ -
05000631.	1388 Gratiot	\$ -	\$ -	\$ 12,900	\$ 12,900
05000632.	1384 Gratiot	\$ -	\$ -	\$ 2,900	\$ 2,900
05000633.	1380 Gratiot	\$ -	\$ -	\$ 2,900	\$ 2,900
05000634.	1364 Gratiot	\$ -	\$ -	\$ 14,000	\$ 10,151
05000635.	1358 Gratiot	\$ 20,400	\$ 13,977	\$ 4,400	\$ 3,844
05000636.	1352 Gratiot	\$ -	\$ -	\$ 4,400	\$ 3,811
05000637.	1346 Gratiot	\$ -	\$ -	\$ 4,400	\$ 3,811
05000638.	1340 Gratiot	\$ -	\$ -	\$ 1,400	\$ 1,400
05000639.	1336 Gratiot	\$ -	\$ -	\$ 900	\$ 900
05000640.	1334 Gratiot	\$ -	\$ -	\$ 2,100	\$ 2,100
05000641.	1328 Gratiot	\$ -	\$ -	\$ 2,200	\$ 1,939
05000642-6	1314 Gratiot	\$ 26,000	\$ 26,000	\$ 6,300	\$ 6,300
05003461.001	2105 Russell	\$ -	\$ -	\$ 9,400	\$ 9,400
05003461.002L	2033 Russell	\$ -	\$ -	\$ 8,500	\$ 8,500
05003462-76	2011 Russell	\$ -	\$ -	\$ 8,500	\$ 8,500

Note: The developer has submitted a request to revoke Obsolete Property Rehabilitation Certificate No. 3-16-0002 for parcels 05000624-5, 23031600.02F and 23031600.02N. The developer has also submitted a request to revoke a Commercial Rehabilitation Certificate No. C2015-030.



Commercial Rehabilitation Exemption Certificate
Dev Detroit 1346 Gratiot LLC
Page 3





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

November 1, 2018

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

RE: Request a Public Hearing to Approve a Commercial Facilities Exemption Certificate, in the Area of 7430 Second Avenue (Second Floor ONLY), Detroit, Michigan, in Accordance with Public Act 255 of 1978 on behalf of AK Owner, LLC. (Petition #492)

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **AK Owner, LLC**, and find that it satisfies the criteria set forth by P.A. 255 of 1978 and would consistent with development and economic goals of the Master Plan.

Per Public Act 255 of 1978, prior to acting upon the application for a Commercial Facilities Exemption Certificate, the legislative body of the local governmental unit shall hold a public hearing, and the City Clerk must provide written notice of the hearing to the applicant, the assessor, a representative of the affected taxing jurisdictions, and the general public.

We request that a public hearing be scheduled on the issue of approving the application for the Commercial Facilities Exemption Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/vf

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



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act 255 of 1978 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Facilities Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, AK Owner, LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a 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 the _____, 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.

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Caven West
Deputy City Clerk/Chief of Staff

October 24, 2018

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

Re: AK Owner LLC

Please find attached an *amended* application for Commercial Facilities Exemption Certificate for the Albert Kahn Building, 7430 Second Avenue (For Second Floor Only).
(RELATED TO PETITION #492)

Respectfully submitted,



Michael J. O'Connell, Jr. Asst. City Council Clerk
Office of the City Clerk

HONIGMAN

Honigman Miller Schwartz and Cohn LLP
Attorneys and Counselors

Richard A. Barr

(313) 465-7308
Fax: (313) 465-7309
rbarr@honigman.com

By Hand Delivery

October 24, 2018

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

Re: Amended Application for Commercial Facilities Exemption Certificate Pursuant to 1978 PA 255, as amended, for Albert Kahn Building, 7430 Second Avenue, Detroit, Michigan (for Second Floor only)

Ladies and Gentlemen:

On behalf of AK Owner LLC ("Company"), enclosed is an Amended Application for Commercial Facilities Exemption Certificate pursuant to 1978 PA 255, as amended, for the rehabilitation of the commercial portion on the second floor (only) of the Albert Kahn Building located at 7430 Second Avenue. This amended application updated the estimated cost of rehabilitation. A separate Amended Application for Commercial Facilities Exemption Certificate pursuant to 1978 PA 255 is being filed for the main floor and concourse (lower) level of the building. In addition, a separate application for an NEZ certificate will be filed in the near future for the conversion of the balance of the building into apartments.

Thank you for your attention to this matter.

Very truly yours,

HONIGMAN MILLER SCHWARTZ AND COHN LLP


Richard A. Barr

Enclosure

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Amended

Application for Commercial Facilities Exemption Certificate

Issued under authority of Public Act 255 of 1978, as amended.

Read the instructions page before completing the application. **This application must be filed after a Commercial Redevelopment District is established.** The original application and required documents are filed with the clerk of the Local Governmental Unit (LGU).

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name AK Owner LLC (application for 2nd level only)		NAICS or SIC Code 531110	
Facility's Street Address 7430 Second Avenue	City Detroit	State MI	ZIP Code 48202
Name of City, Township or Village (taxing authority) Detroit		School District Where Facility Is Located Detroit	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		County Wayne	
Date of Rehabilitation Commencement (mm/dd/yyyy) 01/15/2019		Planned Date of Rehabilitation Completion (mm/dd/yyyy) 03/31/2021	
Estimated Cost of Rehabilitation \$2,161,375		Number of Years Exemption Requested (1-12) 12	
Expected Project Outcomes (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 Loss of Employment <input checked="" type="checkbox"/> Increase Number of Residents In Facility's Community			
No. of perm. jobs to be created due to facility's rehab. 0	No. of perm. jobs to be retained due to facility's rehab. 0	Number of construction jobs to be created during rehabilitation 280	
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.			
<input checked="" type="checkbox"/> Check this box if you wish to be considered for this exclusion.			
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the facility	
<input checked="" type="checkbox"/> General description of the facility's proposed use		<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction	
<input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken		<input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption	
<input checked="" type="checkbox"/> Legal description of the facility			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Matthew S. Sosin		Telephone Number (248) 848-6400	
Fax Number		E-mail Address mssosin@noreq.com	
Mailing Address 300 S. Old Woodward	City Birmingham	State MI	ZIP Code 48009
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company 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 governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.</i></p>			
Signature of Authorized Company Officer (no authorized agents)		Title Manager	Date 10/24/2018

PART 4: LGU ASSESSOR CERTIFICATION			
Provide the Taxable Value and State Equalized Value of the Commercial Property.			
	Taxable Value (excluding land)	State Equalized Value (SEV) (excluding land)	
Building			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Facilities Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Facilities Exemption that would also put the same property on the Commercial Facilities specific tax roll.			
<input checked="" type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Facilities Exemption specific tax roll and not on any other specific tax roll.			
Name of Assessor (first and last name)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address		City	State ZIP Code
<i>I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.</i>			
Assessor's Signature			Date
PART 5: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)			
Action Taken By LGU:			
<input checked="" type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 12 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code 82205	School Code 82010	
Name of Clerk (first and last name)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address		City	State ZIP Code
LGU Contact Person for Additional Information		LGU Contact Person Telephone Number	Fax Number
<i>I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate.</i>			
Clerk's Signature			Date

If you have questions, need additional information or sample documents, call (517) 373-2408 or visit www.michigan.gov/propertytaxexemptions.

Instructions for Completing Form 4757

Application for Commercial Facilities Exemption Certificate

The Commercial Facilities Exemption Certificate was created by Public Act 255 of 1978, as amended. Applications for a certificate of exemption are filed, reviewed, and approved by the Local Governmental Unit (LGU). A copy of the certificate is filed with the State Tax Commission.

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of the application. Restoration, replacement, or construction may commence **after** establishment of a district.
2. The following must be provided to the LGU as attachments to the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage).
 - b. General description of the proposed use of the facility.
 - c. General description of the nature and extent of the restoration, replacement, or construction to be undertaken.
 - d. Legal description of the facility.
 - e. Descriptive list of the fixed building equipment that will be a part of the facility.
 - f. Time schedule for undertaking and completing the restoration, replacement, or construction of the facility.
 - g. Statement of the economic advantages expected from the exemption.
3. After reviewing Parts 1, 2, and 3 for complete and accurate information, sign the application where indicated.

LGU Assessor Instructions

1. Complete Part 4 of the application.
2. After completing Part 4, sign where indicated to certify that if approved, the property will appear on the Commercial Facilities Exemption specific tax roll only.

LGU Clerk Instructions

1. After the LGU passes a resolution approving the application, complete Part 5 of the application. A resolution template with required statements can be found at www.michigan.gov/propertytaxexemptions.
2. After reviewing the application for complete and accurate information, sign the application to certify the application meets the requirements as outlined by Public Act 255 of 1978, as amended.
3. Issue a certificate to the applicant using the certificate templates found at www.michigan.gov/propertytaxexemptions.
4. If in Part 1 the applicant did **not** wish to be considered for the State Education Tax exclusion, submit only a copy of the Certificate to the State Tax Commission at the address given below.
5. If in Part 1 the applicant did wish to be considered for the State Education Tax exclusion, submit a copy of the certificate, application and attachments to the State Tax Commission at the address given below.

State Tax Commission
P.O. Box 30471
Lansing, MI 48909

Attachment to Amended Application for Commercial Facilities Exemption Certificate
Albert Kahn Building (2nd floor only)
AK Owner LLC

1. General Description of the Obsolete Facility.

The property, formerly known as the Albert Kahn Building, 7430 Second Avenue, Detroit, Michigan 48202, was constructed in approximately 1931. It was used until recently as an office building with ground floor commercial since its initial construction. The building contains approximately 330,000 square feet of space within its 11 floors. There is also an adjacent surface parking lot. The building was listed on the National Register of Historic Places in 1980.

The building suffers from widespread obsolescence. Although it maintains its historic character, it requires modern HVAC, electrical systems, plumbing and communications to operate efficiently as an apartment building with ground floor commercial/retail businesses. A wide variety of restoration activities are included in the project budget, as described below, to restore the property to an economically efficient condition.

The commercial components of the building will be located on the main floor and the lower (concourse) level and may also be located on the 2nd floor. This application is for only the commercial improvements that may be constructed on the 2nd floor in lieu of additional apartments. See the attached schematic drawings. The pending proposed commercial redevelopment 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.

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 64,000 to 108,000 of retail and other commercial space, which includes potentially 44,000 square feet of commercial space on the 2nd floor (see above discussion regarding the 2nd floor). 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 requested the establishment of a Commercial Redevelopment District pursuant to Public Act 255 to support the rehabilitation of the commercial portions of the project.

2. General Description of the Facility's Proposed Use.

The property will be rehabilitated into approximately 211 rental apartments and approximately 64,000 to 108,000 of retail and other commercial space (see above discussion regarding the 2nd floor). The proposed commercial redevelopment certificate would be applicable to only the 2nd floor potential commercial space.

3. General Description of the Nature and Extent of the Restoration.

The overall building restoration will include improvements to the property's exterior and interior, including full redesigns of public areas. The main floor and lower (concourse) level will undergo restoration to create new or restored commercial spaces of sizes and types to be determined based upon tenants' requirements. The remaining levels will be restored to create apartments which are proposed to be subject to a neighborhood enterprise zone (NEZ) certificate pursuant to a separate application being submitted to the City of Detroit for approval, which will include commitments to provide affordable apartments, although the 2nd floor may be used for commercial purposes. The building's exterior will benefit from limited work consistent with its historic character. See Exhibit C for the schematic drawings for the overall building restoration.

The total building restoration, estimated to cost over \$48,000,000, will enhance the neighborhood and bring hundreds of new residents to and continue the recent enhancement of the New Center neighborhood. The investment for the 2nd floor is expected to be about \$2,161,375.

4. Legal Description of the Facility.

Six tax parcels currently exist, with the building being located on one of the parcels. See Exhibit A for tax parcels, survey and legal description information.

5. Descriptive List of Fixed Building Equipment that will be part of the Facility.

See Exhibit B.

6. Time Schedule for Undertaking and Completing the Restoration.

The restoration is expected to commence or or about January 15, 2019, and be completed by March 31, 2021.

7. Statement of the Economic Advantages Expected From Receiving the Exemption.

The exemption supports the economic feasibility of the investment, which is expected to result in (a) increased economic activity in the New Center area, (b) new jobs which generate local and state income taxes, (c) increased real property investment in the general area of the property.

In connection with the physical rehabilitation and rejuvenation of the property, an additional 4 to 6 jobs are expected to be created by a separate property management company (1 property manager, 1 leasing manager and 2 to 4 maintenance and other positions) as well as a yet to be determined number of jobs will be created by retail and other commercial building tenants. These employees are not included on the application because they will be created by an unrelated company. These employees are also described on the separate P.A. 255 application filed with respect to the main floor and concourse (lower) level.

Exhibit A

Tax Parcels Information

<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

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.

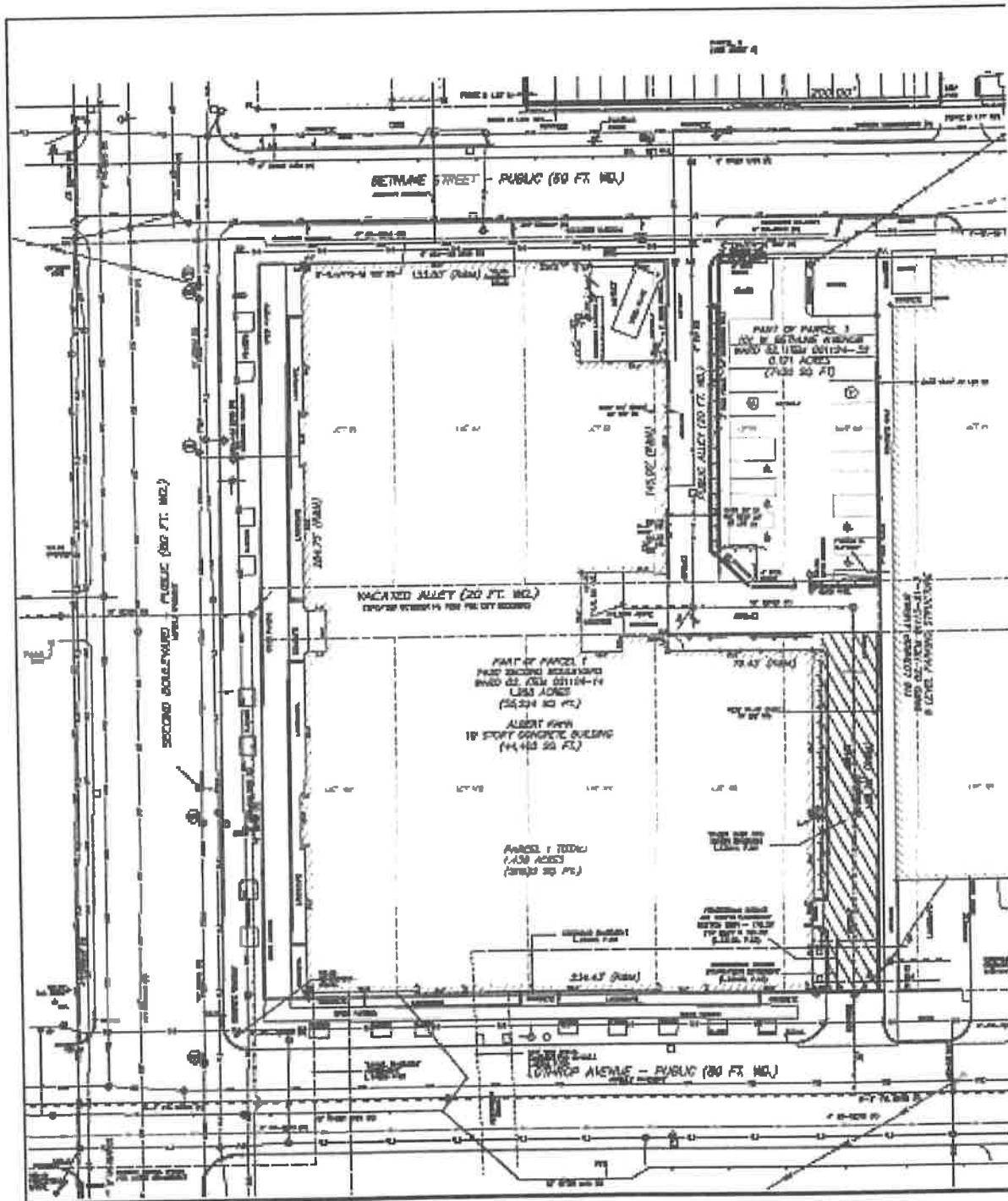
Together with:

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.

Survey of Parcel

(see attached)



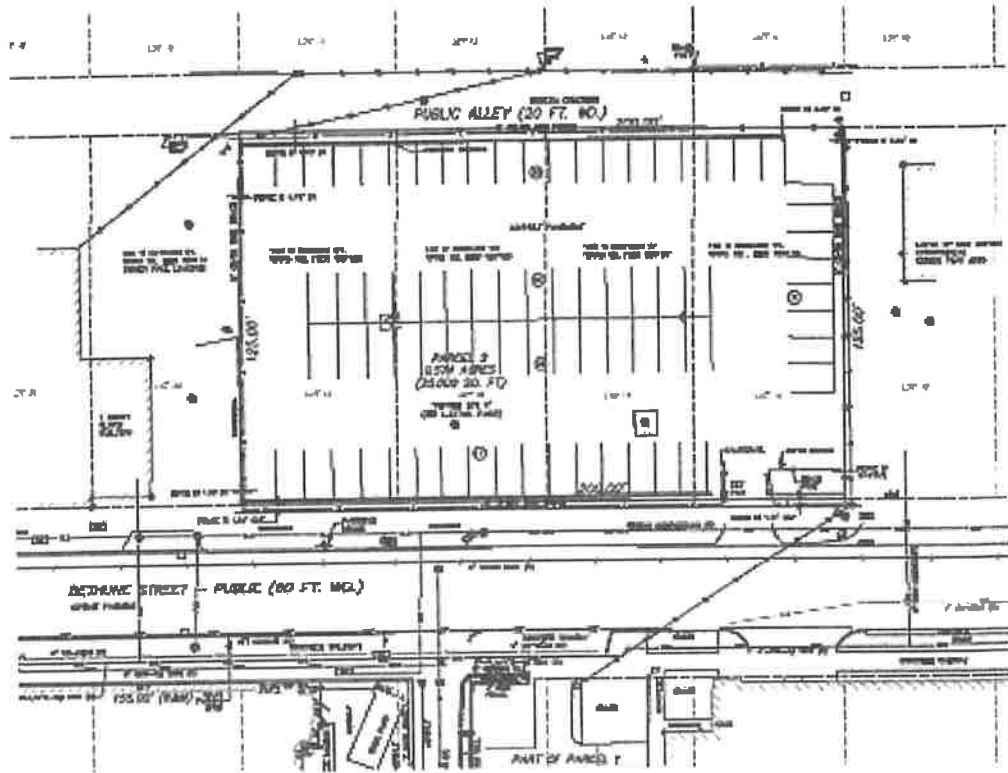


Exhibit B

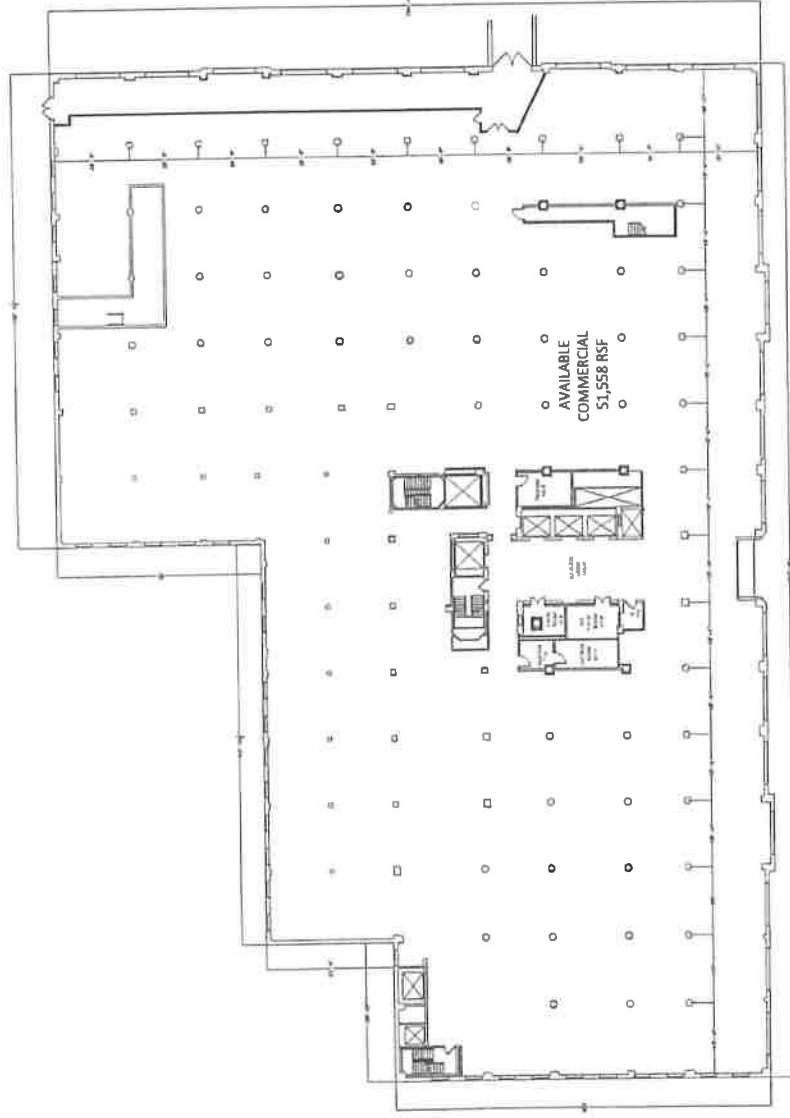
Descriptive List of Fixed Building Equipment That Will Be Part Of The Facility

1. New HVAC system, including but not limited to air handlers, boilers, distribution and ventilation;
2. New electrical switch gear, distribution panels and associated wiring;
3. Existing brass doors will be restored;
4. New wood doors
5. New overhead door at load dock;
6. Commercial floors will be one of tile, carpet or decorative concrete;
7. New LED lighting in commercial spaces; and
8. New drywall or drop ceiling.

Exhibit C

Schematic Drawings

(see attached)



SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"



TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Commercial Redevelopment District** for 7430
Second Avenue (Second Floor)
DATE: October 22, 2018
CC: Maurice Cox, Director

In order to ensure that the issuance of a Commercial Facilities Exemption Certificate pursuant to State of Michigan, Public Act 255 of 1978 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, the Planning and Development Department's Planning Division submits the following interpretation.

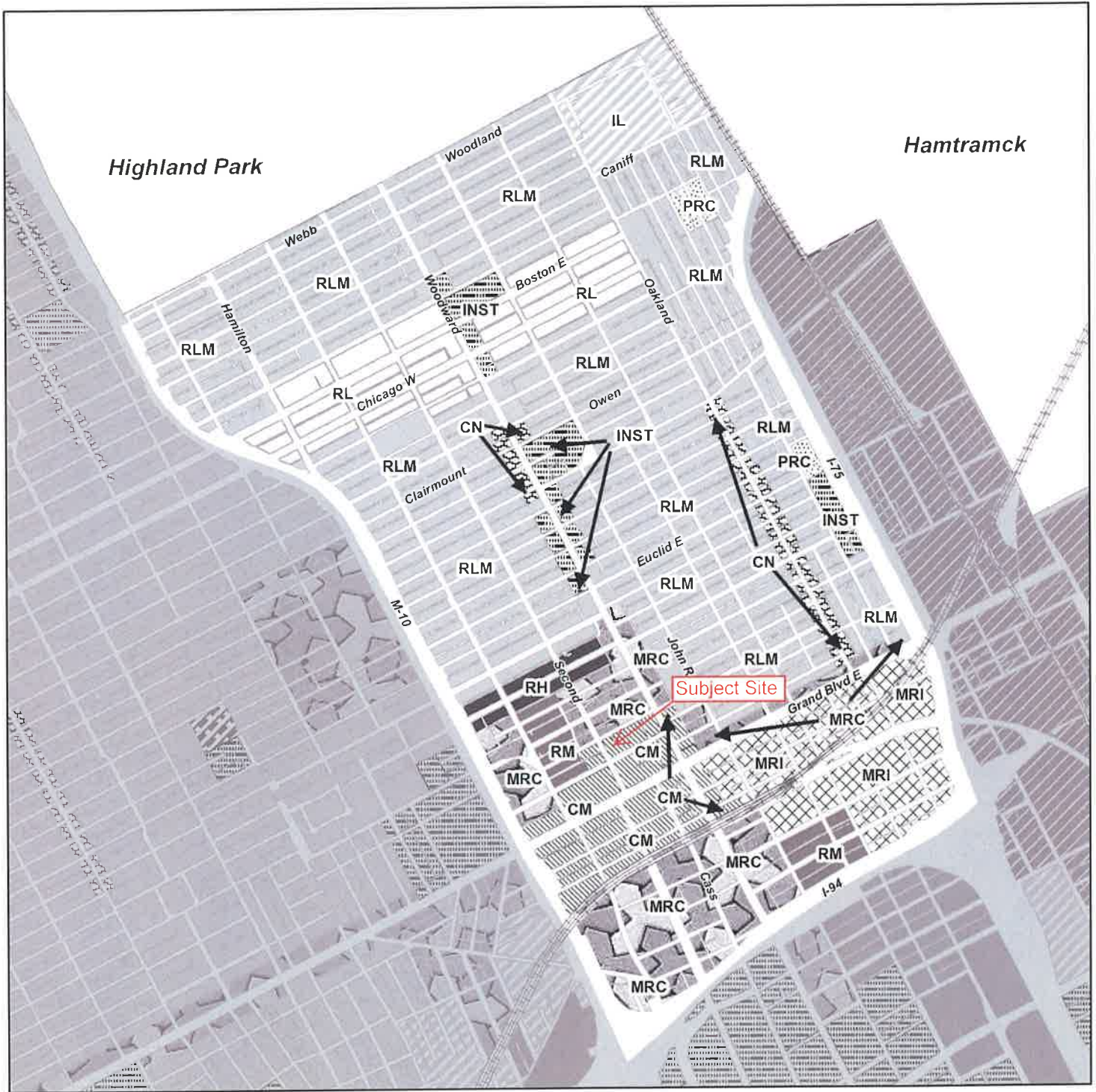
Petitioner:
AK Owner LLC

Project Description:
The development proposes rehabilitation of 7430 Second Avenue into 211 apartments and approximately 64,000 – 108,000 square feet of retail and other commercial space.

Project Location
7430 Second.


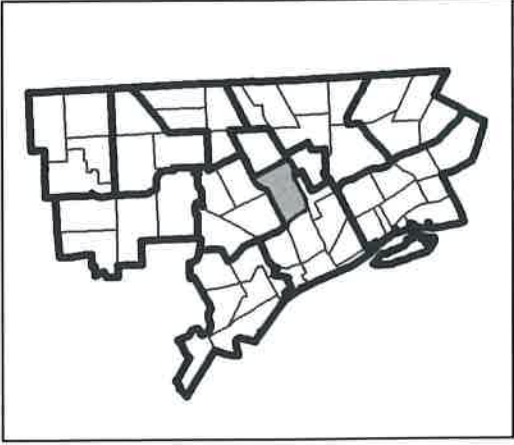
Interpretation:
The Master Plan Future General Land Use designation of the central portion of the site is **Major Commercial**. Major Commercial areas are generally distinguished by high density office buildings with ground floor retail. Included within these areas may be department stores, specialized 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.



Map 4-7B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4
Middle Woodward

Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART: Albert Kahn Building Rehabilitation

Project Type	Incentive Type	Investment Amount	District
Mixed use building rehabilitation	NEZ and PA 255	\$48,506,254	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
40-50	50-60	50-60	140-160	1	3	1	1

1. What is the plan for hiring Detroiters?

Subcontractor selection for the project shall include a prequalification assessment prior to bidding. As part of the prequalification process, evaluation of geographic location of the business and their associated staff assigned to the project will occur along with capacity assessment, relevant work experience, financial standing, and insurance and performance qualifications. It is the team's goal to provide local subcontracts that are qualified with the opportunity to participate within the project based on a qualified and competitive process.

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

Construction related jobs shall include, but not limited to; skilled trades such as carpentry, electrical, mechanical, plumbing, finish work (painting, flooring and millwork), building façade and enclosure work. These jobs shall be provided via subcontractors selected to the project team. In addition to subcontract related positions, general labor positions will be available as well. Qualifications are subject to the individual business hiring requirements. A contact name and information shall be provided for inquiries.

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

The project will bring approximately two hundred and eleven (211) new residential apartment units to the City. Given the current demand in the market and the statistical data available we are of the opinion that approximately 75% of the units will be occupied by residents relocating from outside of the City to the City of Detroit.

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

Coleman A. Young Municipal Center • 2 Woodward Avenue • Suite 1340 • Detroit, Michigan 48226
(313) 224-1245 Fax (313) 224-4095



City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

The Developer has assembled a team which has a depth of experience successfully developing real estate projects in the City of Detroit. In addition, we have cultivated relationships with Sue Mosey at Midtown Detroit, Southwest Solutions, District 5 Representatives and other community groups. We will call on those relationships to provide introductions to various stakeholders to discuss how our project can best benefit our neighborhood and the City as a whole. We are in the process of setting up those meetings and look forward to active engagement from the community groups. Associated topics shall include, community sensitivities, project overviews and goals, employment opportunities for construction and post construction jobs. The timing of these meetings is critical to the development to enable early community feedback, which in turn will provide efficient opportunities to incorporate this feedback into the design.

5. When is construction slated to begin?

1st quarter of 2019.

6. What is the expected completion date of construction?

1st quarter of 2021.

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.



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

November 1, 2018

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

RE: Request for Public Hearing to Approve a Commercial Facilities Exemption Certificate, in the Area of 7430 Second Avenue (Main Floor and Concourse Level ONLY), Detroit, Michigan, in Accordance with Public Act 255 of 1978 on behalf of AK Owner, LLC. (Petition #492)

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **AK Owner, LLC**, and find that it satisfies the criteria set forth by P.A. 255 of 1978 and would consistent with development and economic goals of the Master Plan.

Per Public Act 255 of 1978, prior to acting upon the application for a Commercial Facilities Exemption Certificate, the legislative body of the local governmental unit shall hold a public hearing, and the City Clerk must provide written notice of the hearing to the applicant, the assessor, a representative of the affected taxing jurisdictions, and the general public.

We request that a public hearing be scheduled on the issue of approving the application for the Commercial Facilities Exemption Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

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 NOV 2 10:56



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act 255 of 1978 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Facilities Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, AK Owner, LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a 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 the _____, 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.

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Caven West
Deputy City Clerk/Chief of Staff

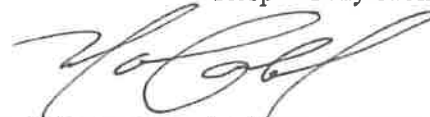
October 24, 2018

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

Re: AK Owner LLC

Please find attached an *amended* application for Commercial Facilities Exemption Certificate for the Albert Kahn Building, 7430 Second Avenue (For Main Floor and Concourse Level Only). **(RELATED TO PETITION #492)**

Respectfully submitted,



Michael J. O'Connell, Jr. Asst. City Council Clerk
Office of the City Clerk

HONIGMAN

Honigman Miller Schwartz and Cohn LLP
Attorneys and Counselors

Richard A. Barr

(313) 465-7308
Fax: (313) 465-7309
rbarr@honigman.com

By Hand Delivery

October 24, 2018

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

Re: Amended Application for Commercial Facilities Exemption Certificate Pursuant to 1978 PA 255, as amended, for Albert Kahn Building, 7430 Second Avenue, Detroit, Michigan (for Main Floor and Concourse Level only)

Ladies and Gentlemen:

On behalf of AK Owner LLC ("Company"), enclosed is an Amended Application for Commercial Facilities Exemption Certificate pursuant to 1978 PA 255, as amended, for the rehabilitation of the commercial portion of the Albert Kahn Building located at 7430 Second Avenue. Please note that this amended application, which updates the estimated costs of rehabilitation, applies only to the commercial portions of the building on its main floor and concourse (lower) level. A separate Amended Application for Commercial Facilities Exemption Certificate pursuant to 1978 PA 255 is being filed for the second floor of the building to the extent that it will be used for commercial purposes. A separate application for an NEZ certificate will be filed in the near future for the conversion of the balance of the building into apartments.

Thank you for your attention to this matter.

Very truly yours,

HONIGMAN MILLER SCHWARTZ AND COHN LLP



Richard A. Barr

Enclosure

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Amended
Application for Commercial Facilities Exemption Certificate

Issued under authority of Public Act 255 of 1978, as amended.

Read the instructions page before completing the application. **This application must be filed after a Commercial Redevelopment District is established.** The original application and required documents are filed with the clerk of the Local Governmental Unit (LGU).

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name AK Owner LLC (application for main level and lower concourse commercial components)		NAICS or SIC Code 531110	
Facility's Street Address 7430 Second Avenue	City Detroit	State MI	ZIP Code 48202
Name of City, Township or Village (taxing authority) Detroit		School District Where Facility is Located Detroit	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		County Wayne	
Date of Rehabilitation Commencement (mm/dd/yyyy) 01/15/2019		Planned Date of Rehabilitation Completion (mm/dd/yyyy) 03/31/2021	
Estimated Cost of Rehabilitation \$3,135,049		Number of Years Exemption Requested (1-12) 12	
Expected Project Outcomes (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 Loss of Employment <input checked="" type="checkbox"/> Increase Number of Residents In Facility's Community			
No. of perm. jobs to be created due to facility's rehab. 4	No. of perm. jobs to be retained due to facility's rehab. 0	Number of construction jobs to be created during rehabilitation 280	
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.			
<input checked="" type="checkbox"/> Check this box if you wish to be considered for this exclusion.			
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the facility	
<input checked="" type="checkbox"/> General description of the facility's proposed use		<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction	
<input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken		<input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption	
<input checked="" type="checkbox"/> Legal description of the facility			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Matthew S. Sosin		Telephone Number (248) 848-6400	
Fax Number		E-mail Address mssosin@noreq.com	
Mailing Address 300 S. Old Woodward		City Birmingham	State MI
		ZIP Code 48009	
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company 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 governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.</i></p>			
Signature of Authorized Company Officer (no authorized agents)		Title Manager	Date 10/24/2018

PART 4: LGU ASSESSOR CERTIFICATION

Provide the Taxable Value and State Equalized Value of the Commercial Property.

	Taxable Value (excluding land)	State Equalized Value (SEV) (excluding land)	
Building			

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Facilities Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Facilities Exemption that would also put the same property on the Commercial Facilities specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Facilities Exemption specific tax roll and not on any other specific tax roll.

Name of Assessor (first and last name)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address	City	State	ZIP Code

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature	Date
----------------------	------

PART 5: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)

Action Taken By LGU:

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

Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code
	82205	82010

Name of Clerk (first and last name)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number	

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate.

Clerk's Signature	Date
-------------------	------

If you have questions, need additional information or sample documents, call (517) 373-2408 or visit www.michigan.gov/propertytaxexemptions.

Instructions for Completing Form 4757

Application for Commercial Facilities Exemption Certificate

The Commercial Facilities Exemption Certificate was created by Public Act 255 of 1978, as amended. Applications for a certificate of exemption are filed, reviewed, and approved by the Local Governmental Unit (LGU). A copy of the certificate is filed with the State Tax Commission.

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of the application. Restoration, replacement, or construction may commence after establishment of a district.
2. The following must be provided to the LGU as attachments to the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage).
 - b. General description of the proposed use of the facility.
 - c. General description of the nature and extent of the restoration, replacement, or construction to be undertaken.
 - d. Legal description of the facility.
 - e. Descriptive list of the fixed building equipment that will be a part of the facility.
 - f. Time schedule for undertaking and completing the restoration, replacement, or construction of the facility.
 - g. Statement of the economic advantages expected from the exemption.
3. After reviewing Parts 1, 2, and 3 for complete and accurate information, sign the application where indicated.

LGU Assessor Instructions

1. Complete Part 4 of the application.
2. After completing Part 4, sign where indicated to certify that if approved, the property will appear on the Commercial Facilities Exemption specific tax roll only.

LGU Clerk Instructions

1. After the LGU passes a resolution approving the application, complete Part 5 of the application. A resolution template with required statements can be found at www.michigan.gov/propertytaxexemptions.
2. After reviewing the application for complete and accurate information, sign the application to certify the application meets the requirements as outlined by Public Act 255 of 1978, as amended.
3. Issue a certificate to the applicant using the certificate templates found at www.michigan.gov/propertytaxexemptions.
4. If in Part 1 the applicant did not wish to be considered for the State Education Tax exclusion, submit only a copy of the Certificate to the State Tax Commission at the address given below.
5. If in Part 1 the applicant did wish to be considered for the State Education Tax exclusion, submit a copy of the certificate, application and attachments to the State Tax Commission at the address given below.

State Tax Commission
P.O. Box 30471
Lansing, MI 48909

Attachment to Amended Application for Commercial Facilities Exemption Certificate
Albert Kahn Building (main and concourse levels only)
AK Owner LLC

1. General Description of the Obsolete Facility.

The property, formerly known as the Albert Kahn Building, 7430 Second Avenue, Detroit, Michigan 48202, was constructed in approximately 1931. It was used until recently as an office building with ground floor commercial since its initial construction. The building contains approximately 330,000 square feet of space within its 11 floors. There is also an adjacent surface parking lot. The building was listed on the National Register of Historic Places in 1980.

The building suffers from widespread obsolescence. Although it maintains its historic character, it requires modern HVAC, electrical systems, plumbing and communications to operate efficiently as an apartment building with ground floor commercial/retail businesses. A wide variety of restoration activities are included in the project budget, as described below, to restore the property to an economically efficient condition.

The commercial components of the building will be located on the main floor and the lower level (concourse). A separate PA 255 application is being filed just with respect to possible commercial improvements and use of the 2nd floor in lieu of additional apartments. See the attached schematic drawings. The pending proposed commercial redevelopment 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.

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 64,000 to 108,000 of retail and other commercial space (see above discussion regarding the 2nd floor). 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 requested the establishment of a Commercial Redevelopment District pursuant to Public Act 255 to support the rehabilitation of the commercial portions of the project.

2. General Description of the Facility's Proposed Use.

The property will be rehabilitated into approximately 211 rental apartments and approximately 64,000 to 108,000 of retail and other commercial space (see above discussion regarding the 2nd floor). The proposed commercial redevelopment certificate would be applicable to only the retail and other commercial space to be located on the main floor and the lower level (concourse).

3. General Description of the Nature and Extent of the Restoration.

The overall building restoration will include improvements to the property's exterior and interior, including full redesigns of public areas. The main floor and lower (concourse) level will undergo restoration to create new or restored commercial spaces of sizes and types to be determined based upon tenants' requirements. The remaining levels will be restored to create apartments which are proposed to be subject to a neighborhood enterprise zone (NEZ) certificate pursuant to a separate application being submitted to the City of Detroit for approval, which will include commitments to provide affordable apartments, although the 2nd floor may be used for commercial purposes. The building's exterior will benefit from limited work consistent with its historic character. See Exhibit C for the schematic drawings for the overall building restoration.

The total building restoration, estimated to cost over \$48,000,000, will enhance the neighborhood and bring hundreds of new residents to and continue the recent enhancement of the New Center neighborhood. The investment for the main floor and lower (concourse) level is expected to be about \$3,135,049.

4. Legal Description of the Facility.

Six tax parcels currently exist, with the building being located on one of the parcels. See Exhibit A for tax parcels, survey and legal description information.

5. Descriptive List of Fixed Building Equipment that will be part of the Facility.

See Exhibit B.

6. Time Schedule for Undertaking and Completing the Restoration.

The restoration is expected to commence or or about January 15, 2019, and be completed by March 31, 2021.

7. Statement of the Economic Advantages Expected From Receiving the Exemption.

The exemption supports the economic feasibility of the investment, which is expected to result in (a) increased economic activity in the New Center area, (b) new jobs which generate local and state income taxes, (c) increased real property investment in the general area of the property.

In connection with the physical rehabilitation and rejuvenation of the property, an additional 4 to 6 jobs are expected to be created by a separate property management company (1 property manager, 1 leasing manager and 2 to 4 maintenance and other positions) as well as a yet to be determined number of jobs will be created by retail and other commercial building tenants. These employees are not included on the application because they will be created by an unrelated company.

Exhibit A

Tax Parcels Information

<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

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.

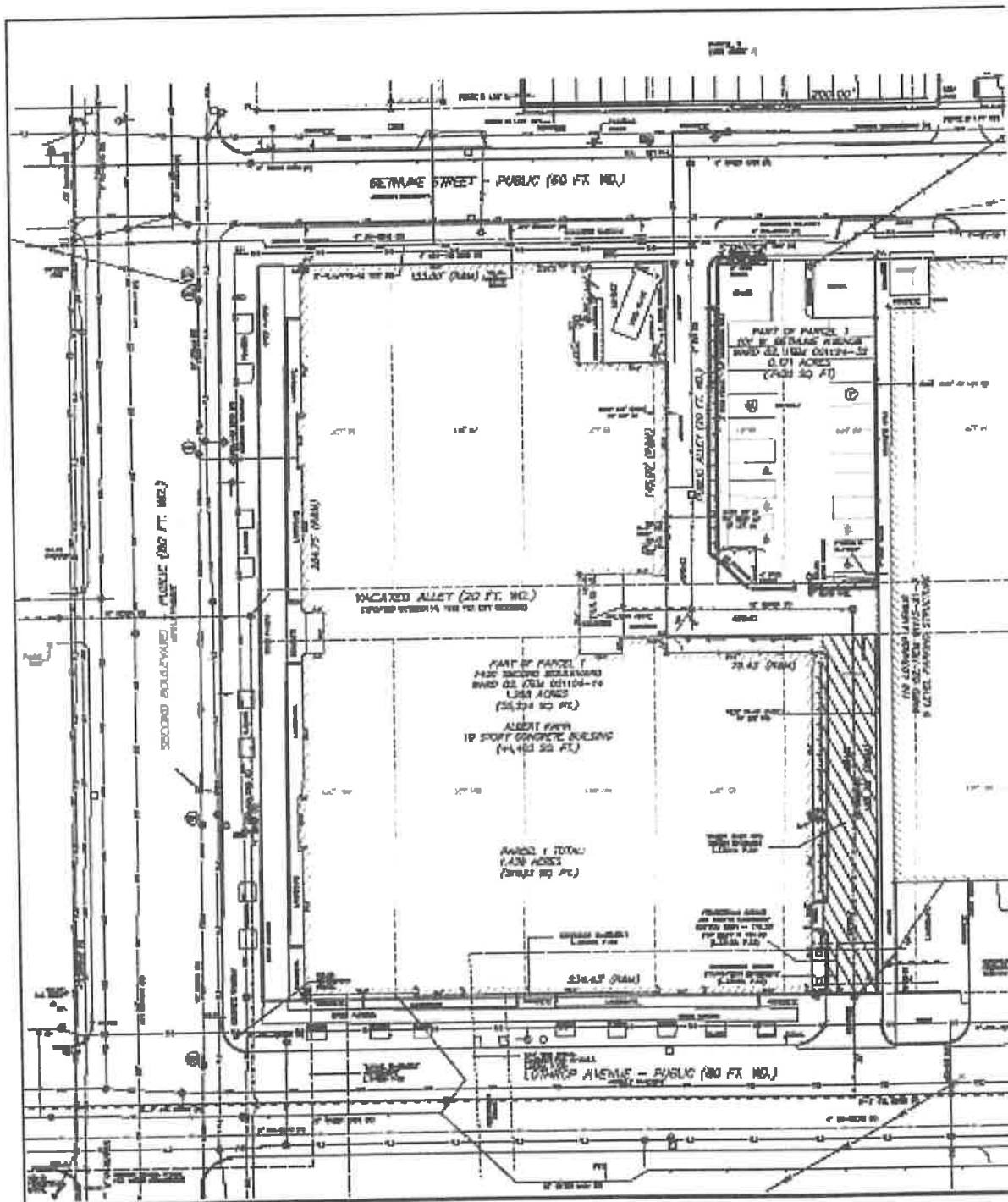
Together with:

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.

Survey of Parcel

(see attached)



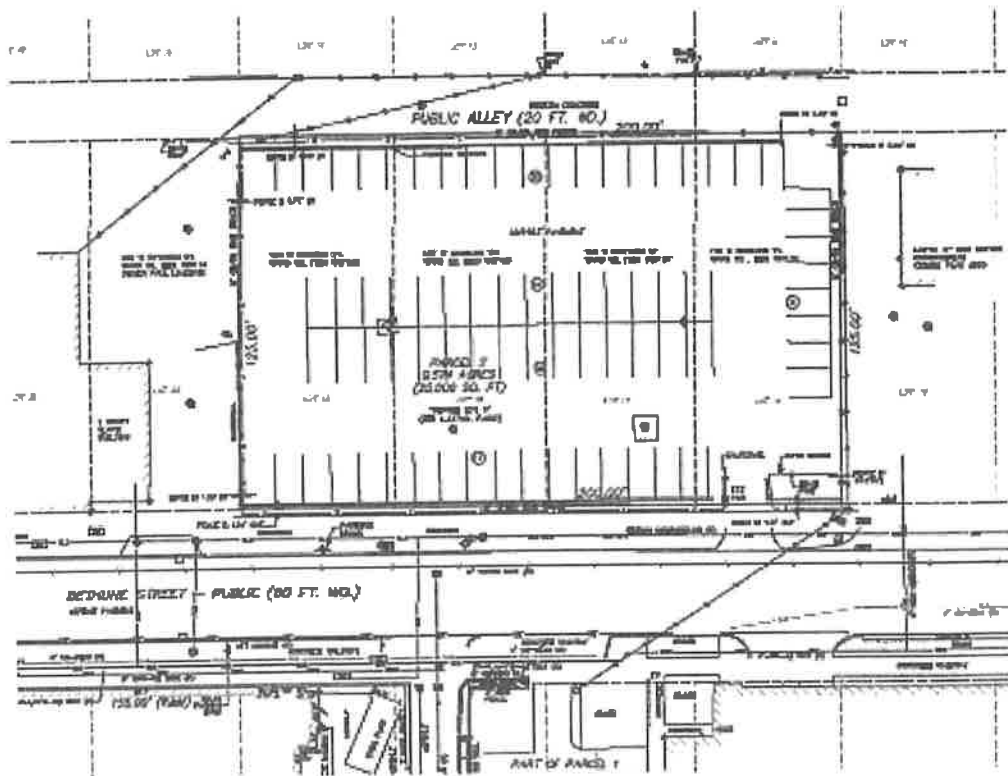


Exhibit B

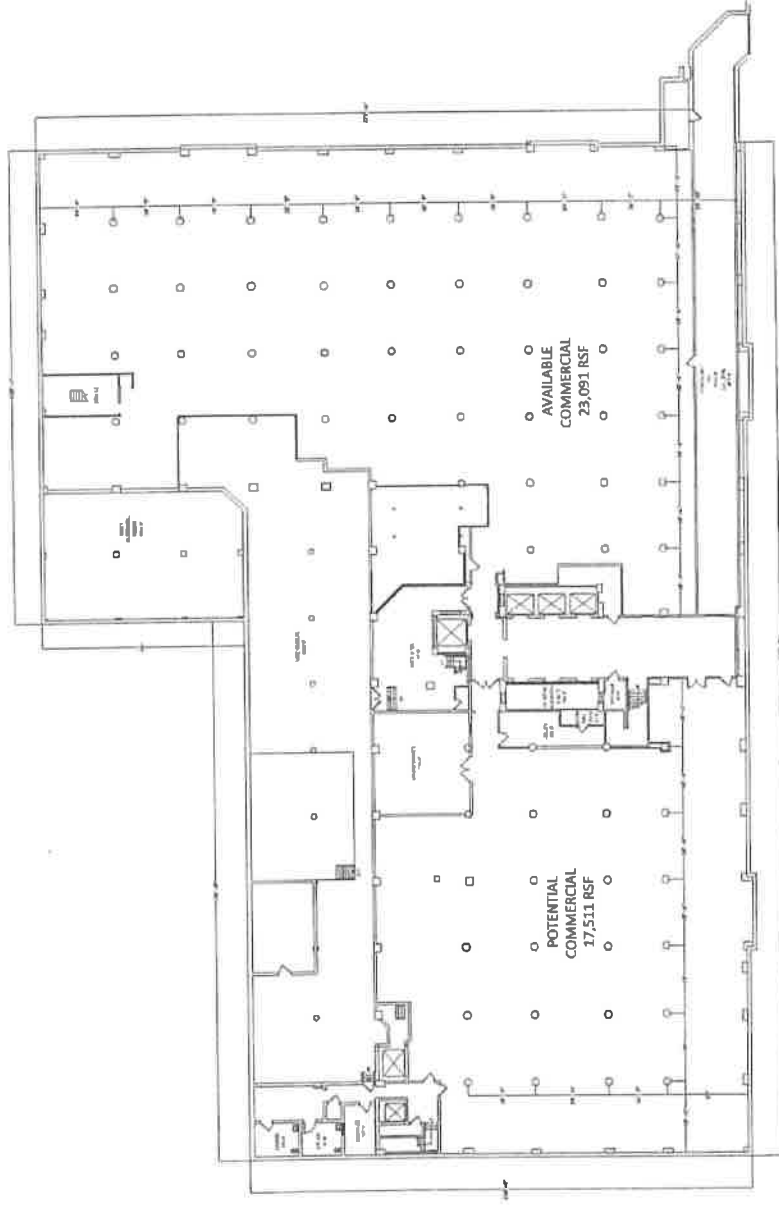
Descriptive List of Fixed Building Equipment That Will Be Part Of The Facility

1. New HVAC system, including but not limited to air handlers, boilers, distribution and ventilation;
2. New electrical switch gear, distribution panels and associated wiring;
3. Existing brass doors will be restored;
4. New wood doors
5. New overhead door at load dock;
6. Commercial floors will be one of tile, carpet or decorative concrete;
7. New LED lighting in commercial spaces; and
8. New drywall or drop ceiling.

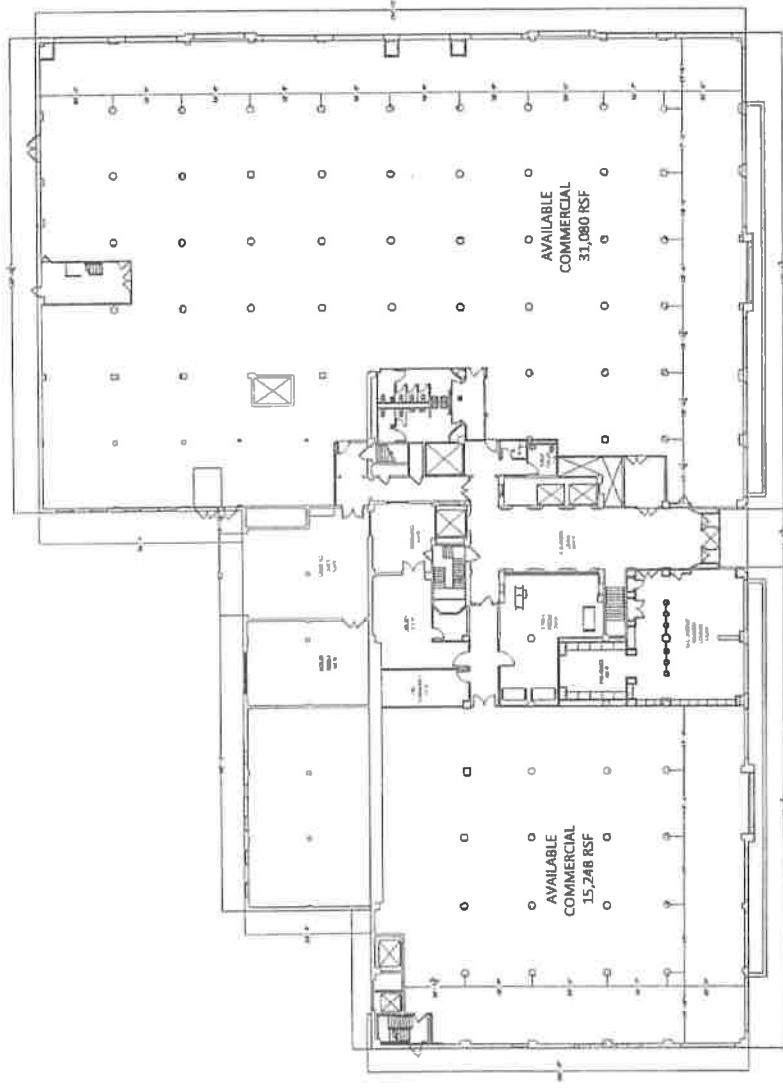
Exhibit C

Schematic Drawings

(see attached)



CONCOURSE FLOOR PLAN
SCALE: 1/32" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"



TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Commercial Redevelopment District** for 7430
Second Avenue (Main Floor & Concourse)
DATE: October 22, 2018
CC: Maurice Cox, Director

In order to ensure that the issuance of a Commercial Facilities Exemption Certificate pursuant to State of Michigan, Public Act 255 of 1978 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, the Planning and Development Department's Planning Division submits the following interpretation.

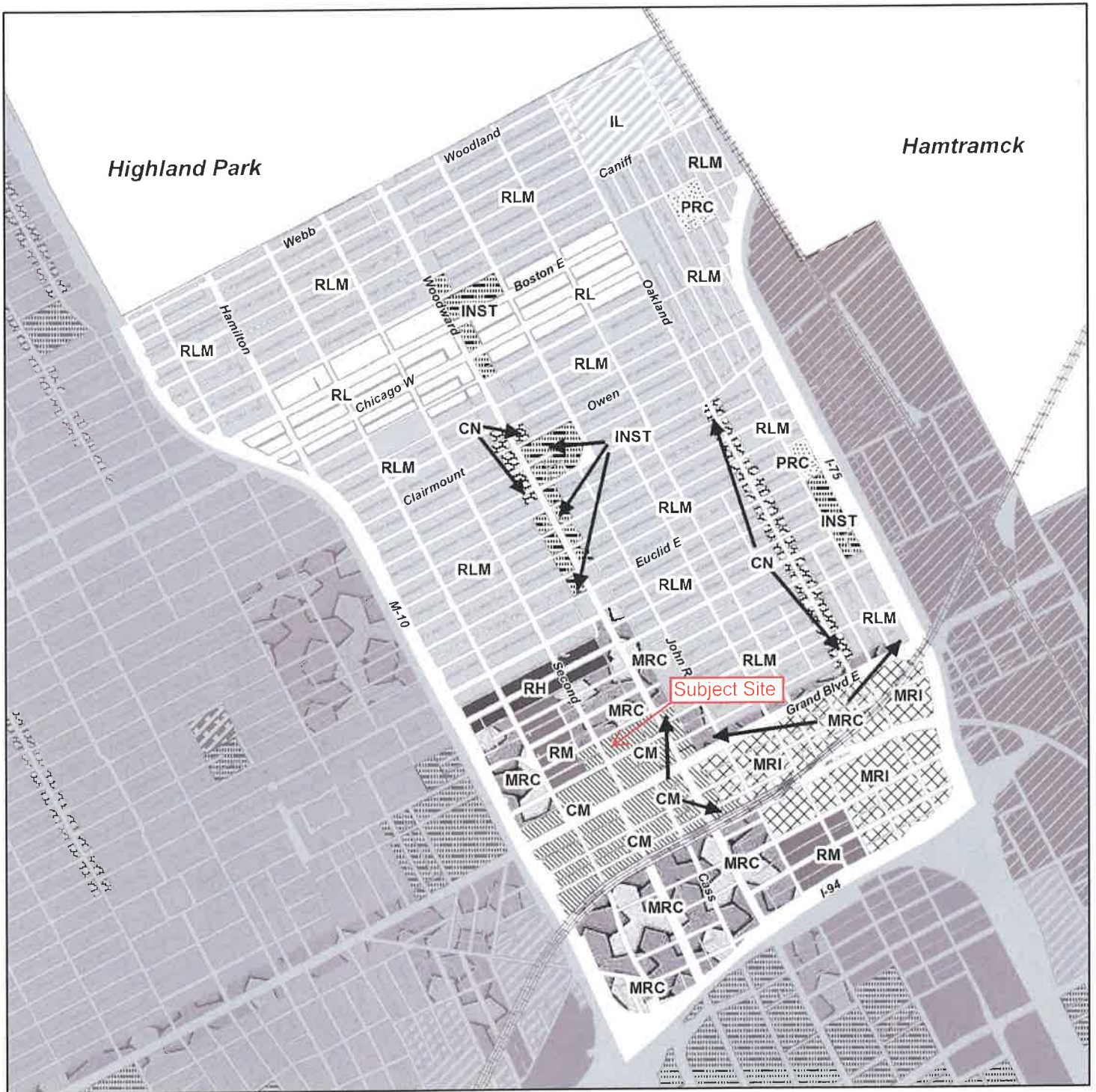
Petitioner:
AK Owner LLC

Project Description:
The development proposes rehabilitation of 7430 Second Avenue into 211 apartments and approximately 64,000 – 108,000 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.



Map 4-7B

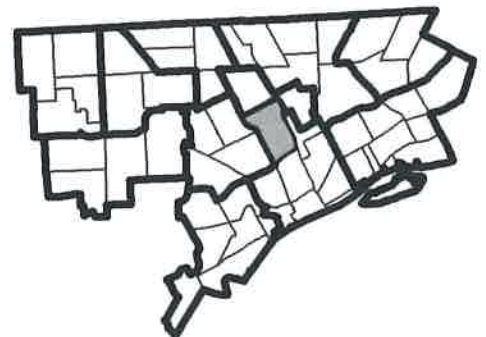
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Middle Woodward



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (LI)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)



City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART: Albert Kahn Building Rehabilitation

Project Type	Incentive Type	Investment Amount	District
Mixed use building rehabilitation	NEZ and PA 255	\$48,506,254	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
40-50	50-60	50-60	140-160	1	3	1	1

1. What is the plan for hiring Detroiters?

Subcontractor selection for the project shall include a prequalification assessment prior to bidding. As part of the prequalification process, evaluation of geographic location of the business and their associated staff assigned to the project will occur along with capacity assessment, relevant work experience, financial standing, and insurance and performance qualifications. It is the team's goal to provide local subcontracts that are qualified with the opportunity to participate within the project based on a qualified and competitive process.

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

Construction related jobs shall include, but not limited to; skilled trades such as carpentry, electrical, mechanical, plumbing, finish work (painting, flooring and millwork), building façade and enclosure work. These jobs shall be provided via subcontractors selected to the project team. In addition to subcontract related positions, general labor positions will be available as well. Qualifications are subject to the individual business hiring requirements. A contact name and information shall be provided for inquiries.

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

The project will bring approximately two hundred and eleven (211) new residential apartment units to the City. Given the current demand in the market and the statistical data available we are of the opinion that approximately 75% of the units will be occupied by residents relocating from outside of the City to the City of Detroit.

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

Coleman A. Young Municipal Center • 2 Woodward Avenue • Suite 1340 • Detroit, Michigan 48226
(313) 224-1245 Fax (313) 224-4095



City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

The Developer has assembled a team which has a depth of experience successfully developing real estate projects in the City of Detroit. In addition, we have cultivated relationships with Sue Mosey at Midtown Detroit, Southwest Solutions, District 5 Representatives and other community groups. We will call on those relationships to provide introductions to various stakeholders to discuss how our project can best benefit our neighborhood and the City as a whole. We are in the process of setting up those meetings and look forward to active engagement from the community groups. Associated topics shall include, community sensitivities, project overviews and goals, employment opportunities for construction and post construction jobs. The timing of these meetings is critical to the development to enable early community feedback, which in turn will provide efficient opportunities to incorporate this feedback into the design.

5. When is construction slated to begin?

1st quarter of 2019.

6. What is the expected completion date of construction?

1st quarter of 2021.

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.



November 01, 2018

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

**RE: Correction of Sales Resolution
Brush Park South Development**

Honorable City Council:

On September 13, 2016, your Honorable Body approved the sale of certain City of Detroit properties generally bounded by John R., Division, Brush, Winder and the Chrysler Service Drive ("Properties") to RHEAL Capital Management, LLC ("Purchaser"), a Delaware limited liability company, for the Brush Park South development project (the "Project"). The City anticipates that sale of the Properties will close this Winter.

In anticipation of the closing, the Purchaser has requested that conveyance of the Properties be to a Michigan single-purpose entity created specifically for the Project. The name of this entity is Brush Park South Owner LLC, a Michigan limited liability company.

Additionally, we discovered errors in the legal descriptions of the Properties such that: 1) land should have been added from certain right-of-way vacations approved by this Honorable Body on July 12, 2016 for the Project and 2) land should have been removed that is for the intersection improvements at the Eastbound Fisher Freeway Service Drive and Beaubien Street. The original and revised legal descriptions are included in the attached resolution as Exhibits A-I and A-II respectively.

We, therefore, hereby request that your Honorable Body adopt the attached resolution that amends the above referenced sales resolution to: 1) reflect a name change in the purchaser from RHEAL Capital Management, LLC to Brush Park South Owner LLC and 2) replaces the legal descriptions for the Properties to address the aforementioned errors.

Respectfully submitted,

Maurice Cox, Director
Planning & Development Department

MC/ajm

cc: Stephanie Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER: _____

WHEREAS, on September 13, 2016, your Honorable Body adopted that certain resolution that approved the sale by development agreement of certain City of Detroit properties (the "Resolution") generally bounded by John R., Division, Brush, Winder and the Chrysler Service Drive and as further described in the attached Exhibit A-I (the "Properties") to RHEAL Capital Management, LLC ("Purchaser"), a Delaware limited liability company; and

WHEREAS, the legal descriptions of the Properties in the Resolution contained several errors such that: 1) land should have been added from certain right-of-way vacations approved by this Honorable Body on July 12, 2016 for the Project and 2) land should have been removed that is for the intersection improvements at the Eastbound Fisher Freeway Service Drive and Beaubien Street; and

WHEREAS, the corrected legal descriptions for the Properties that address such errors are attached hereto as Exhibit A-II (the "Corrected Legal Descriptions"); and

WHEREAS, the Purchaser has requested that the Properties now be conveyed to a Michigan single-purpose entity created for the Project named Brush Park South Owner LLC, a Michigan limited liability; and now therefore be it

RESOLVED, that the Resolution is hereby amended such that: 1) the Purchaser's name be amended from RHEAL Capital Management, LLC to Brush Park South Owner LLC and 2) the legal descriptions of the Properties be replaced by the Corrected Legal Descriptions; and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD"), or his authorized designee, be and is hereby authorized to execute a Development Agreement and issue a quit claim deed to the Properties, as more particularly described in the attached Exhibit A-II, and such other documents as may be necessary to convey the Properties from the City to Brush Park South Owner LLC; and be it further

RESOLVED, that the Director of P&DD, or his authorized 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 Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the development agreement and quit claim deed will be considered confirmed when executed by the Director of P&DD, or his authorized designee, and approved by the Corporation Counsel as to form.

WAIVER OF RECONSIDERATION IS REQUESTED

(See attached Exhibits A-I and A-II)

EXHIBIT A-I

PARCEL A (1.234 ACRE PARCEL ON NORTH SIDE OF ADELAIDE)

RECORD TITLE COMMITMENT DESCRIPTIONS

251 ADELAIDE STREET

WARD 01, ITEM 000632

LOTS 4 THROUGH 6, BOTH INCLUSIVE, BLOCK 3, OF BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS.

257 ADELAIDE STREET

WARD 01, ITEM 000633-4

LOTS 2 AND 3, BLOCK 3, OF BRUSH SUBDIVISION OF PART LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS.

2621 BRUSH STREET

WARD 01, ITEM 000635-8

LOT 1, BLOCK 3, OF BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS.

PARCEL A COMBINED AS-SURVEYED DESCRIPTION

ALL OF LOTS 1 THROUGH 6 INCLUSIVE OF BLOCK 3 OF BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE NORTH LINE OF ADELAIDE STREET (60 FEET WIDE), BEING ALSO THE SOUTHEAST CORNER OF LOT 1; THENCE S59°16'09"W, 316.60 FEET ALONG THE NORTH LINE OF SAID ADELAIDE STREET TO THE SOUTHWEST CORNER OF LOT 6; THENCE N30°50'35"W, 166.89 FEET ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF LOT 6 ON THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE N59°16'09"E, 327.59 FEET ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST CORNER OF LOT 1 ON THE WEST LINE OF BRUSH STREET; THENCE S27°04'30"E, 167.23 FEET ALONG THE WEST LINE OF BRUSH STREET TO THE POINT OF BEGINNING AND CONTAINING 1.234 ACRES

PARCEL B (1.242 ACRE PARCEL ON SOUTH SIDE OF ADELAIDE)

RECORD TITLE COMMITMENT DESCRIPTIONS

254 ADELAIDE STREET

WARD 01, ITEM 000609-11

LOT 6, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

ALSO LOTS 20 AND 21, BLOCK 9, OF PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 49 OF DEEDS, PAGE 572, WAYNE COUNTY RECORDS.

2555 BRUSH STREET

WARD 01, ITEM 000605-8

LOTS 7 THROUGH 10, BOTH INCLUSIVE, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

PARCEL B COMBINED AS-SURVEYED DESCRIPTION

ALL OF LOTS 20 AND 21 OF BLOCK 9, OF PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 49 OF DEEDS, PAGE 572, WAYNE COUNTY RECORDS AND ALSO ALL OF LOTS 7 THROUGH 10, INCLUSIVE, OF BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE SOUTH LINE OF ADELAIDE STREET (60 FEET WIDE), BEING ALSO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S27°04'30"E, 166.80 FEET ALONG THE WEST LINE OF BRUSH STREET TO THE SOUTHEAST CORNER OF SAID LOT 10 ON THE NORTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE S59°16'09"W, 319.54 FEET ALONG SAID NORTH ALLEY LINE TO THE SOUTHWEST CORNER OF LOT 20 OF BLOCK 9, OF PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9; THENCE N30°52'50"W, 166.46 FEET ALONG THE WEST LINE OF LOT 20 TO THE NORTHWEST LOT CORNER ON THE SOUTH LINE OF ADELAIDE STREET; THENCE N59°16'09"E, 330.61 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 1.242 ACRES.

PARCEL C (0.930 ACRE PARCEL ON NORTH SIDE OF WINDER AND WEST OF BRUSH)

RECORD TITLE COMMITMENT DESCRIPTIONS

269 WINDER STREET

WARD 01, ITEM 000595.002L

UNIT 2, OF WINDERS SQUARE AT BRUSH PARK, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 43963, PAGE 249, AS AMENDED, FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 44069, PAGE 39, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 895, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

281 WINDER STREET

WARD 01, ITEM 000596

THE EAST 1/2 OF LOT 3 AND THE WEST 15 FEET OF LOT 2, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

291 WINDER STREET

WARD 01, ITEM 000597

THE WEST 9 FEET OF LOT 1 AND THE EAST 35 FEET OF LOT 2, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

2515 BRUSH STREET

WARD 01, ITEM 000598-604

LOT 1 EXCEPT, THE WEST 9 FEET, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

PARCEL C COMBINED AS-SURVEYED DESCRIPTION

UNIT 2, OF WINDERS SQUARE AT BRUSH PARK, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 43963, PAGE 249, AS AMENDED, FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 44069, PAGE 39, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 895, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. AND ALL OF LOTS 1 AND 2 AND THE EAST 1/2 OF LOT 3 OF BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE NORTH LINE OF WINDER STREET (60 FEET WIDE), BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S59°16'09"W, 239.30 FEET ALONG THE NORTH LINE OF WINDER STREET TO THE SOUTHWEST CORNER OF UNIT 2 OF WINDERS SQUARE AT BRUSH PARK; THENCE N30°24'30"W, 165.88 FEET ALONG THE WEST LINE OF SAID UNIT 2 TO THE NORTHWEST CORNER OF UNIT 2 ON THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE N59°16'09"E, 248.96 FEET ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST CORNER OF LOT 1 ON THE WEST LINE OF BRUSH STREET; THENCE S27°04'30"E, 166.22 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.930 ACRES.

PARCEL D (0.945 ACRE PARCEL ON SOUTH SIDE OF WINDER, BETWEEN BRUSH AND BEAUBIEN)

RECORD TITLE COMMITMENT DESCRIPTIONS

2476 BRUSH STREET

WARD 01, ITEM 003804

THE NORTH 47.5 FEET OF LOT 1 AND THE SOUTH 47.5 FEET OF LOT 2, BLOCK B, OF BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

2490 BRUSH STREET

WARD 01, ITEM 003805

THE NORTH 47.5 FEET OF LOT 2, BLOCK B, OF BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

396 WINDER STREET
WARD 01, ITEM 000562-3

THE WEST 29.50 FEET OF LOT 17, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

406 WINDER STREET
WARD 01, ITEM 000561

THE WEST 9.67 FEET OF LOT 16 AND THE EAST 9.83 FEET OF LOT 17, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

416 WINDER STREET
WARD 01, ITEM 000560

THE WEST 9.83 FEET OF LOT 15 AND THE EAST 19.66 FEET OF LOT 16, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

426 WINDER STREET
WARD 01, ITEM 000559

THE EAST 29.50 FEET OF LOT 15, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

2457 BEAUBIEN STREET
WARD 01, ITEM 003770-1

LOTS 10 AND 11, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

2473 BEAUBIEN STREET
WARD 01, ITEM 003769

LOT 12, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

2481 BEAUBIEN STREET
WARD 01, ITEM 003768

LOT 13, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

2487 BEAUBIEN STREET
WARD 01, ITEM 003767

LOT 14, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

PARCEL D COMBINED AS-SURVEYED DESCRIPTION

THE NORTH 1/2 OF LOT 1 AND ALL OF LOT 2, BLOCK B, OF BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS. AND ALSO ALL OF LOTS 10 THROUGH 17 OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF BRUSH STREET (60 FEET WIDE) AND THE SOUTH LINE OF WINDER STREET (50 FEET WIDE), BEING THE NORTHWEST CORNER OF LOT 2 OF BLOCK B, OF BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9; THENCE N62°51'26"E, 308.65 FEET ALONG THE SOUTH LINE OF WINDER STREET TO THE NORTHEAST CORNER OF LOT 14 OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM; THENCE S27°04'30"E, 191.47 FEET ALONG THE WEST LINE OF BEAUBIEN STREET (40 FEET WIDE) TO THE SOUTHEAST CORNER OF LOT 10 ON THE NORTH LINE OF THE FISHER SERVICE DRIVE; THENCE S62°51'26"W, 94.00 FEET ALONG SAID SERVICE DRIVE TO THE SOUTHWEST CORNER OF LOT 10 ON THE EAST LINE OF A PUBLIC ALLEY (12 FEET WIDE); THENCE N27°04'30"W, 106.82 FEET ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF PUBLIC ALLEY (12 FEET WIDE); THENCE S62°51'26"W, 129.99 FEET ALONG SAID NORTH ALLEY LINE TO THE WEST LINE OF A PUBLIC ALLEY (12 FEET WIDE); THENCE S27°04'30"E, 58.95 FEET ALONG SAID WEST ALLEY LINE; THENCE S62°51'27"W, 84.66 FEET TO A POINT ON THE EAST LINE OF BRUSH STREET (60 FEET WIDE); THENCE N27°04'30"W, 143.60 FEET ALONG SAID EAST LINE OF BRUSH STREET TO THE POINT OF BEGINNING AND CONTAINING 0.945 ACRES

Description correct
Engineer of surveys

By: 

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

6-28-2016

EXHIBIT A-II

PARCEL A (1.234 ACRE PARCEL ON NORTH SIDE OF ADELAIDE)

RECORD TITLE COMMITMENT DESCRIPTIONS

251 ADELAIDE STREET
WARD 01, ITEM 000632

LOTS 4 THROUGH 6, BOTH INCLUSIVE, BLOCK 3, AND THE SOUTH 10 FEET OF THE VACATED ADJACENT ALLEY, OF BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS.

257 ADELAIDE STREET
WARD 01, ITEM 000633-4

LOTS 2 AND 3, BLOCK 3, AND THE SOUTH 10 FEET OF THE VACATED ADJACENT ALLEY, OF BRUSH SUBDIVISION OF PART LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS.

2621 BRUSH STREET
WARD 01, ITEM 000635-8

LOT 1, BLOCK 3, AND THE SOUTH 10 FEET OF THE VACATED ADJACENT ALLEY, OF BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS.

PARCEL A COMBINED AS-SURVEYED DESCRIPTION

ALL OF LOTS 1 THROUGH 6 INCLUSIVE OF BLOCK 3, AND THE SOUTH 10 FEET OF THE VACATED ADJACENT ALLEY, OF BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE NORTH LINE OF ADELAIDE STREET (60 FEET WIDE), BEING ALSO THE SOUTHEAST CORNER OF LOT 1; THENCE S59°16'09"W, 316.60 FEET ALONG THE NORTH LINE OF SAID ADELAIDE STREET TO THE SOUTHWEST CORNER OF LOT 6; THENCE N30°50'35"W, 166.89 FEET ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF LOT 6 ON THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE N59°16'09"E, 327.59 FEET ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST CORNER OF LOT 1 ON THE WEST LINE OF BRUSH STREET; THENCE S27°04'30"E, 167.23 FEET ALONG THE WEST LINE OF BRUSH STREET TO THE POINT OF BEGINNING AND CONTAINING 1.234 ACRES

PARCEL B (1.242 ACRE PARCEL ON SOUTH SIDE OF ADELAIDE)

RECORD TITLE COMMITMENT DESCRIPTIONS

254 ADELAIDE STREET
WARD 01, ITEM 000609-11

LOT 6, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

ALSO LOTS 20 AND 21, BLOCK 9, OF PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 49 OF DEEDS, PAGE 572, WAYNE COUNTY RECORDS.

2555 BRUSH STREET
WARD 01, ITEM 000605-8

LOTS 7 THROUGH 10, BOTH INCLUSIVE, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

PARCEL B COMBINED AS-SURVEYED DESCRIPTION

ALL OF LOTS 20 AND 21 OF BLOCK 9, OF PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 49 OF DEEDS, PAGE 572, WAYNE COUNTY RECORDS AND ALSO ALL OF LOTS 7 THROUGH 10, INCLUSIVE, OF BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE SOUTH LINE OF ADELAIDE STREET (60 FEET WIDE), BEING ALSO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S27°04'30"E, 166.80 FEET ALONG THE WEST LINE OF BRUSH STREET TO THE SOUTHEAST CORNER OF SAID LOT 10 ON THE NORTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE S59°16'09"W, 319.54 FEET ALONG SAID NORTH ALLEY LINE TO THE SOUTHWEST CORNER OF LOT 20 OF BLOCK 9, OF PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9; THENCE N30°52'50"W, 166.46 FEET ALONG THE WEST LINE OF LOT 20 TO THE NORTHWEST LOT CORNER ON THE SOUTH LINE OF ADELAIDE STREET; THENCE N59°16'09"E, 330.61 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 1.242 ACRES.

PARCEL C (0.930 ACRE PARCEL ON NORTH SIDE OF WINDER AND WEST OF BRUSH)

RECORD TITLE COMMITMENT DESCRIPTIONS

269 WINDER STREET
WARD 01, ITEM 000595.002L

UNIT 2, OF WINDERS SQUARE AT BRUSH PARK, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 43963, PAGE 249, AS AMENDED, FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 44069, PAGE 39, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 895, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

281 WINDER STREET
WARD 01, ITEM 000596

THE EAST 1/2 OF LOT 3 AND THE WEST 15 FEET OF LOT 2, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

291 WINDER STREET

THE NORTH 47.5 FEET OF LOT 2, BLOCK B, OF BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

396 WINDER STREET
WARD 01, ITEM 000562-3

THE WEST 29.50 FEET OF LOT 17, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

406 WINDER STREET
WARD 01, ITEM 000561

THE WEST 9.67 FEET OF LOT 16 AND THE EAST 9.83 FEET OF LOT 17, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

416 WINDER STREET
WARD 01, ITEM 000560

THE WEST 9.83 FEET OF LOT 15 AND THE EAST 19.66 FEET OF LOT 16, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

426 WINDER STREET
WARD 01, ITEM 000559

THE EAST 29.50 FEET OF LOT 15, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

2457 BEAUBIEN STREET
WARD 01, ITEM 003770-1

LOTS 10 AND 11, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178 LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

EXCEPT: LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING PART OF LOTS 10 AND 11 AND VACATED ALLEY ADJOINING SAID LOT 10 "CRANE AND WESSON'S PLAT OF THE SUBDIVISION OF OUTLOTS NOS. 176 & 178 LAMBERT BEAUBIEN FARM" AS RECORDED IN LIBER 37, PAGE 488 OF DEEDS, WAYNE COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 14 OF THE AFOREMENTIONED "CRANE AND WESSON'S SUBDIVISION"; THENCE S27°04'30"E ALONG THE WESTERLY LINE OF BEAUBIEN STREET, 40 FEET WIDE, 146.47 FEET TO THE POINT OF BEGINNING; THENCE S27°04'30"E CONTINUING ALONG THE WESTERLY LINE OF BEAUBIEN STREET, 45.00 FEET; THENCE S62°51'26"W ALONG THE SOUTHERLY LINE OF SAID LOT 10 OF THE AFOREMENTIONED "CRANE AND WESSON'S SUBDIVISION" 97.00 FEET; THENCE N37°58'55"E 106.98 FEET TO THE POINT OF BEGINNING.

WARD 01, ITEM 000597

THE WEST 9 FEET OF LOT 1 AND THE EAST 35 FEET OF LOT 2, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

2515 BRUSH STREET

WARD 01, ITEM 000598-604

LOT 1 EXCEPT, THE WEST 9 FEET, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

PARCEL C COMBINED AS-SURVEYED DESCRIPTION

UNIT 2, OF WINDERS SQUARE AT BRUSH PARK, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 43963, PAGE 249, AS AMENDED, FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 44069, PAGE 39, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 895, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. AND ALL OF LOTS 1 AND 2 AND THE EAST 112 OF LOT 3 OF BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE NORTH LINE OF WINDER STREET (60 FEET WIDE), BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S59°16'09"W, 239.30 FEET ALONG THE NORTH LINE OF WINDER STREET TO THE SOUTHWEST CORNER OF UNIT 2 OF WINDERS SQUARE AT BRUSH PARK; THENCE N30°24'30"W, 165.88 FEET ALONG THE WEST LINE OF SAID UNIT 2 TO THE NORTHWEST CORNER OF UNIT 2 ON THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE N59°16'09"E, 248.96 FEET ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST CORNER OF LOT 1 ON THE WEST LINE OF BRUSH STREET; THENCE S27°04'30"E, 166.22 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.930 ACRES.

PARCEL D (0.945 ACRE PARCEL MINUS EXCEPTION CONTAINING 0.050 ACRES EQUALS 0.895 ACRES ON SOUTH SIDE OF WINDER, BETWEEN BRUSH AND BEAUBIEN)

RECORD TITLE COMMITMENT DESCRIPTIONS

2476 BRUSH STREET

WARD 01, ITEM 003804

THE NORTH 47.5 FEET OF LOT LAND THE SOUTH 47.5 FEET OF LOT 2, BLOCK B, OF BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

2490 BRUSH STREET

WARD 01, ITEM 003805

2473 BEAUBIEN STREET
WARD 01, ITEM 003769
LOT 12, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178
LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER
37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

2481 BEAUBIEN STREET
WARD 01, ITEM 003768
LOT 13, OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178
LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER
37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

2487 BEAUBIEN STREET
WARD 01, ITEM 003767
LOT 14 OF CRANE & WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS 176 & 178
LAMBERT BEAUBIEN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
LIBER 37 OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS.

PARCEL D COMBINED AS-SURVEYED DESCRIPTION

THE NORTH ½ OF LOT 1 AND ALL OF LOT 2, BLOCK B, OF "BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9" ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS. AND ALSO ALL OF LOTS 10 THROUGH 17 OF "CRANE AND WESSON'S PLAT OF THE SUBDIVISION OF OUTLOT NOS. 176 & 178 LAMBERT BEAUBIEN FARM" ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 37, OF DEEDS, PAGE 488, WAYNE COUNTY RECORDS; BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF BRUSH STREET (60 FEET WIDE) AND THE SOUTH LINE OF WINDER STREET (50 FEET WIDE), BEING THE NORTHWEST CORNER OF LOT 2 OF BLOCK B OF "BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9"; THENCE N62°51'26"E 308.65 FEET ALONG THE SOUTH LINE OF WINDER STREET TO THE NORTHEAST CORNER OF LOT 14 OF "CRANE AND WESSON'S PLAT OF THE SUBDIVISION OF OUTLOTS NOS. 176 & 178 LAMBERT BEAUBIEN FARM"; THENCE S27°04'30"E 191.47 FEET ALONG THE WEST LINE OF BEAUBIEN STREET (40 FEET WIDE) TO THE SOUTHEAST CORNER OF LOT 10 ON THE NORTH LINE OF THE FISHER SERVICE DRIVE ; THENCE S62°51'26"W 94.00 FEET ALONG SAID SERVICE DRIVE TO THE SOUTHWEST CORNER OF LOT 10 ON THE EAST LINE OF A PUBLIC ALLEY (12 FEET WIDE); THENCE N27°04'30"W 106.82 FEET ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF PUBLIC ALLEY (12 FEET WIDE); THENCE S62°51'26"W 129.99 FEET ALONG SAID NORTH ALLEY LINE TO THE WEST LINE OF A PUBLIC ALLEY (12 FEET WIDE); THENCE S27°04'30"E 58.95 FEET ALONG SAID WEST ALLEY LINE; THENCE S62°51'27"W 84.66 FEET TO A POINT ON THE EAST LINE OF BRUSH STREET (60 FEET WIDE); THENCE N27°04'30"W 143.60 FEET ALONG SAID EAST LINE OF BRUSH STREET TO THE POINT OF BEGINNING.

EXCEPT: LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING PART OF LOTS 10 AND 11 AND VACATED ALLEY ADJOINING SAID LOT 10 "CRANE AND WESSON'S PLAT OF THE SUBDIVISION OF OUTLOTS NOS. 176 & 178 LAMBERT BEAUBIEN FARM" AS RECORDED IN LIBER 37, PAGE 488 OF DEEDS, WAYNE COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 14 OF THE AFOREMENTIONED "CRANE AND WESSON'S SUBDIVISION"; THENCE S27°04'30"E ALONG THE WESTERLY LINE OF BEAUBIEN STREET, 40 FEET WIDE, 146.47 FEET TO THE POINT OF BEGINNING; THENCE S27°04'30"E CONTINUING ALONG THE WESTERLY LINE OF BEAUBIEN STREET, 45.00 FEET; THENCE S62°51'26"W ALONG THE SOUTHERLY LINE OF SAID LOT 10 OF THE AFOREMENTIONED "CRANE AND WESSON'S SUBDIVISION" 97.00 FEET; THENCE N37°58'55"E 106.98 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 0.945 ACRES MINUS EXCEPTION CONTAINING 0.050 ACRES EQUALS 0.895 ACRES.

Description Correct
Engineer of Surveys

By: 

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



November 02, 2018

HONORABLE CITY COUNCIL

RE: Second Amendment to Sublease - Detroit Windsor Tunnel LLC

The City of Detroit ("City"), by and through the Planning & Development Department ("P&DD"), is hereby requesting the authorization of your Honorable Body to enter into a Second Amendment to Sublease ("Sublease Amendment") with the Detroit Windsor Tunnel LLC ("DWT"), a Michigan limited liability company.

In March 1978, the City and DWT, as successor-in-interest to Detroit & Canada Tunnel Corporation, entered into that certain Tube Lease, whereby the City leases to DWT the portion of the Detroit Windsor Tunnel that is located in Detroit.

In addition, DWT leases from the City, as landlord and successor-in-interest to Ford Motor Properties, Inc., the plaza that serves the Detroit Windsor Tunnel on the Detroit side, as well as some additional property that includes 1303 East Atwater (the "Atwater Parcel"). During the bankruptcy, Syncora acquired an option to purchase the Atwater Parcel from the City. Syncora has exercised its option to purchase the Atwater Parcel, which requires that the Sublease be amended to remove such property.

At this time, P&DD is requesting to amend the Sublease to remove the Atwater Parcel so that it may be transferred pursuant to the bankruptcy. We, therefore, respectfully request your approval of the Sublease Amendment by adopting the attached resolution with a Waiver of Reconsideration.

Respectfully submitted,

Maurice Cox, Director
Planning & Development Department

cc: S. Washington (Mayor's Office)

RESOLUTION

BY COUNCIL MEMBER: _____

WHEREAS, the City of Detroit ("City") and the Detroit Windsor Tunnel LLC ("DTW") are successors-in-interests and parties to that certain Sublease dated March 20, 1978 as amended by that certain First Amendment to Lease (together the "Sublease") that concerns the plaza serving the Detroit Windsor Tunnel on the Detroit side, as well as some additional property;

WHEREAS, 1303 East Atwater (the "Atwater Parcel") is included in such additional property under the Sublease;

WHEREAS, Syncora has an option to acquire the Atwater Parcel pursuant to a bankruptcy settlement involving the City;

WHEREAS, the City and DTW wish to amend the Sublease pursuant to that certain Second Amendment to Sublease ("Second Amendment"), which is attached hereto as Exhibit A, to remove the Atwater Parcel from the Sublease so that the Atwater Parcel may be transferred pursuant to the aforementioned bankruptcy settlement; and now therefore be it

RESOLVED, that Detroit City Council hereby approves the Second Amendment; and be it further

RESOLVED, that the Planning & Development Department Director, or his authorized designee, is hereby authorized to incorporate technical amendments or changes to the Second Amendment (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of property, etc.) in the event that such amendments or changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise during the term of the Sublease; and be it further

RESOLVED, that the Planning & Development Department Director, or his authorized designee, is hereby authorized to execute the Second Amendment, as well as any documents necessary or convenient to remove the Atwater Parcel from the Sublease; and be it further

RESOLVED, that the Second Amendment will be considered confirmed when executed by the Planning & Development Department Director, or his authorized designee, and approved by the Corporation Counsel as to form.

EXHIBIT A

Second Amendment to Sublease

SECOND AMENDMENT TO SUBLEASE

This Second Amendment to Sublease (this "Second Amendment") is made as of this ___ day of _____, 2018 by and between the **CITY OF DETROIT**, a municipality established under the laws of the State of Michigan and having an address of 2 Woodward Avenue, Detroit, Michigan 48226 (the "City"), and **DETROIT WINDSOR TUNNEL LLC**, a Michigan limited liability company having an address of 100 East Jefferson Avenue, Detroit, Michigan 48826 ("DWT").

The circumstances underlying the execution of this Amendment are as follows:

A. The City, as landlord, and DWT, as successor-in-interest to Detroit & Canada Tunnel Corporation, as tenant, are parties to that certain Tube Lease dated March 20, 1978 (the "Tube Lease"), whereby the City leases to DWT the portion of the Detroit Windsor Tunnel that is located in Detroit.

B. Ford Motor Properties, Inc., as sub-landlord, and DWT, as successor-in-interest to Detroit & Canada Tunnel Corporation, as subtenant, were parties to that certain Sublease dated March 20, 1978 (the "Sublease"), whereby the DWT was subleasing the plaza serving the Detroit Windsor Tunnel on the Detroit side, as well as some additional property. The additional property subject to the Sublease includes the property in the City of Detroit, Wayne County, Michigan that is commonly known as 1303 East Atwater and is more particularly described in attached Exhibit A (the "Atwater Parcel"). The Atwater Parcel is sometimes referred to in the Sublease as the "Offsite Inspection Area".

C. At the time of the Sublease and for some years thereafter, the Atwater Parcel was used by DWT as an off-site truck inspection facility supporting the operations of the Detroit Windsor Tunnel. However, it has not been used in connection with the operations of the Detroit Windsor Tunnel for a number of years, but rather it is intended to be delivered for uses unrelated to the Detroit Windsor Tunnel.

D. The parties wish to confirm that the Atwater Parcel should be removed from the Sublease.

NOW THEREFORE, the parties agree as follows:

1. Amendment. The City and DWT hereby amend the Sublease by adding the following as paragraph 25 of Article XVIII of the Sublease:

"25. Deletion of Off-Site Inspection Area (the Atwater Parcel)

Notwithstanding anything herein to the contrary, the Off-Site Inspection Area is hereby deleted from the definition of "Demised Premises" under this Sublease, and the Atwater Parcel (as described in Exhibit A to this Second Amendment) shall be removed from, and no longer be subject to, the terms and conditions of this Sublease."

2. No Other Effect on Tube Lease or Sublease. Except as the Sublease may be amended in the respects set forth in paragraph 1 above, the Tube Lease and the Sublease, as amended by the First Amendment and this Second Amendment, remain in full force and effect.

3. Miscellaneous.

(a) This Second Agreement shall be construed in accordance with and governed by the laws of the State of Michigan.

(b) This Second Amendment shall be binding upon the parties hereto and their respective successors and assigns.

(c) This Second Amendment may be executed in multiple counterparts and by facsimile or other electronic means, each of which shall constitute an original and all of which shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of the day and year first above written.

CITY OF DETROIT

DETROIT WINDSOR TUNNEL LLC

By: _____

By: _____

Its: _____

Its: _____

<p>Approved by Corporation Counsel pursuant to Sec. 7.5-206 of the 2012 Charter of the City of Detroit</p>	<p>Pursuant to Sec. 18-5-4(b) of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this deed.</p>	<p>Approved by the City Council on ___ / ___ / 2018.</p> <p>Approved by the Mayor on ___ / ___ / 2018.</p>
<p>_____ Corporation Counsel</p>	<p>_____ Finance Director</p>	

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 05000008

Land situated in the City of Detroit in the County of Wayne in the State of MI

Parcel I:

A parcel of land in P.C. 181 and P.C. 7 and 132, East of Rivard Street and North of Atwater Street, in the City of Detroit, Wayne County, Michigan, and being: All of Lot 51 of "Plat of Rivard Farm" in P.C. 181, recorded in Liber 6, Page 52, City of Records, and part of Parcel "B" of "Mullet Farm" in P.C. 7 and 132; more particularly described as: Commencing at the Northeasterly corner of Rivard and Atwater Streets (50 feet wide) and extending North 26 degrees 17 minutes 33 seconds West 148.27 feet along the East property line of Rivard Street to the Southerly line of vacated Guoin Street; thence, North 59 degrees 51 minutes 18 seconds East 227.65 feet along the Southerly line of said Guoin Street; thence, South 26 degrees 17 minutes 33 seconds East 148.38 feet to the Northwesterly line of the Rex Transport properties; thence, South 17 degrees 42 minutes 13 seconds West 28.99 feet along said property line to the Northerly line of Atwater Street; thence, South 65 degrees 29 minutes 01 second West 86.63 feet; thence, South 65 degrees 07 minutes 46 seconds West 0.72 feet to the P.C. line; thence, South 65 degrees 07 minutes 46 seconds West 119.73 feet along the North property line of Atwater Street to the Point of Beginning.

Parcel II:

Part of vacated Guoin Street lying East of Rivard Street and North of Atwater Street being in P.C. 181 and P.C. 7 and 132, City of Detroit, Wayne County, Michigan, said part being more particularly described as: Beginning at a point North 26 degrees 17 minutes 33 seconds West 148.27 feet from the Northeast corner of Rivard Street and Atwater Street (50 feet wide) along the Easterly line of Rivard Street; thence, from the Point of Beginning North 26 degrees 17 minutes 33 seconds West 26.73 feet; thence North 65 degrees 07 minutes 46 seconds East 227.21 feet; thence, South 26 degrees 17 minutes 33 seconds East 5.80 feet; thence, South 59 degrees 51 minutes 18 seconds West 227.65 feet along the Southerly line of Guoin Street to the Point of Beginning.

Assessed as:

Part of Private Claims 181, 7, and 132, including Lot 51, Plat of Rivard Farm, Liber 6, Page 52 City Records, and part of Parcel B of Mullett Farm, Liber 290, Page 498 of Deeds, all described as beginning at the Northeast corner of Atwater and Rivard Streets, both 50 feet wide; thence North 26 degrees 17 minutes 33 seconds West along said East line 175 feet; thence North 65 degrees 07 minutes 46 seconds East 227.21 feet; thence South 26 degrees 17 minutes 33 seconds East 154.18 feet; thence South 17 degrees 42 minutes 13 seconds West 28.99 feet to the North line of Atwater Street; thence South 65 degrees 29 minutes 01 seconds West along said North line 86.63 feet; thence continuing along said North line South 65 degrees 07 minutes 46 seconds West 120.45 feet to the point of beginning.

Client Reference: 1303 E Atwater St, Detroit, MI 48207



October 8, 2018

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

Honorable City Council:

Re: Real Property at 8707, 8713, 8717 and 8727 Fenkell, Detroit, MI 48238

The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Nyric and Erica Rodgers (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having the street addresses of 8707, 8713, 8717 and 8727 Fenkell, Detroit, MI 48238 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated August 6, 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 Two Thousand and 00/100 Dollars (**\$2,000.00**) (the “**Purchase Price**”).

Offeror, intends to use the property for an expansion of their adjacent day care center. The proposed use is by-right use within the designated B2 zoning 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



BY COUNCIL MEMBER _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from **Nyric and Erica Rodgers (“Offeror”)** requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having the street addresses of at 8707, 8713, 8717 and 8727 Fenkell, Detroit, MI 48238, (the “**Property**”) described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated August 6, 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 for an expansion of their adjacent child care facility. The proposed use is by-right use within the designated B2 zoning 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 **Two Thousand and 00/100 Dollars (\$2,000.00)**; 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 Hundred and no/100ths Dollars (\$100.00)** 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 Twenty and no/100ths Dollars (\$120.00)** 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

SOUTH FENKELL EAST 20 FEET OF LOT 193 LEYS SUB L15 P71 PLATS, WCR 16/255 20 x 100

SOUTH FENKELL W 10 FEET OF LOT 193 AND LOT 192 LEYS SUB L15 PAGE 71 PLATS,
WCR 16/255 40 x 100

SOUTH FENKELL LOT 191 LEYS SUB L15 P71 PLATS, WCR 16/255 30x100

SOUTH FENKELL LOT 190 LEYS SUB L15 P71 PLATS, WCR 16/255 30 x 100

Commonly known as: 8707, 8713, 8717, AND 8727 FENKELL

Parcel ID Item No. 16006996., 16006997., 16006998., AND 16006999.


Description Correct
Engineer of Surveys

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



CITY CLERK NOV 2 AM 9:40

MEMORANDUM

TO: Lawrence Garcia, Corporation Counsel
FROM: Hon. Scott Benson, City Council District 3 

CC: Hon. Janice Winfrey, City Clerk
Hon. James Tate, Chair, Planning and Economic Development
Donald Rencher, Director, HRD
David Whitaker, LPD
Maurice Cox, P&DD
Charity Dean, Director, CRIO
Kevin Johnson, Director, DEGC
Tom Lewand
John Hill, CFO
Arthur Jemison, Infrastructure Group Executive
Stephanie Washington, City Council Liaison

VIA: Hon. Brenda Jones, City Council President

DATE: 1 Nov 2018

RE: REAL ESTATE DEVELOPMENT ORDINANCE

As the real estate market continues to improve in the City of Detroit it is incumbent upon City leadership to ensure that longtime residents/real estate professionals have access to the same development opportunities as large real estate firms. It is my belief the City of Detroit should encourage the growth of a robust real estate development community from the ranks of our own local residents. To achieve this end I am requesting the Law Department draft an ordinance that requires Detroit headquartered businesses be included in all development projects, which request the use of development incentives, as equity owners and developer fee recipients. Please find attached Washington D.C.'s ordinance that requires this type of participation in real estate development deals by its residents.

If you have any questions please do not hesitate to contact my office at, 313-224-1198

SRB



Equity

Code of the District of Columbia

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- ↪ [Part D, Programs for Certified Business Enterprises](#)
- ↪ [Subpart 2, Requirements of programs](#)
- ↪ § 2-218.49a. Equity and development participation.

Previous

[§ 2-218.49, Other procedures and programs](#)

Next

[§ 2-218.50, Special requirements for government corporations. \[Repealed\]](#)

Publication Information

Current through Mar. 6, 2018

Last codified D.C. Law:

Law 22-66 effective Mar. 6, 2018

Last codified Emergency Law:

Act 21-354 effective Mar. 23, 2016

Last codified Federal Law:

Public Law approved May 5, 2017

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We cannot respond to questions regarding the law.

Section References

This section is referenced in § ~~2-218.75~~.

Effect of Amendments

D.C. Law 18-141 rewrote subsec. (a); and added subsec. (a-1).

D.C. Law 18-257, in subsec. (a-1)(3), substituted "in lieu of the unmet equity participation requirement. Any fee collected in accordance with this provision shall be deposited into the Small Business Micro Loan Fund established by § ~~2-218.75~~(b)." for "in lieu of the unmet equity participation requirement."; added subsec. (a-1)(4)(C); and, in subsec. (a-1)(5), substituted "Department of Small and Local Business Development" for "Office of the Deputy Mayor for Planning and Economic Development".

The 2014 amendment by D.C. Law 20-108 rewrote the section.

Emergency Legislation

For temporary (90 day) addition of section, see § 2132(f) of Fiscal Year 2007 Budget Support Emergency Act of 2006 (D.C. Act 16-477, August 8, 2006, 53 DCR 7068).

For temporary (90 day) addition of section, see § 2132(f) of Fiscal Year 2007 Budget Support Congressional Review Emergency Act of 2006 (D.C. Act 16-499, October 23, 2006, 53 DCR 8845).

For temporary (90 day) addition of section, see § 2132(f) of Fiscal Year 2007 Budget Support Congressional Review Emergency Act of 2007 (D.C. Act 17-1, January 16, 2007, 54 DCR 1165).

For temporary (90 day) amendment of section, see § 2(a) of Alternative Equity Payment Allocation Emergency Amendment Act of 2010 (D.C. Act 18-589, October 20, 2010, 57 DCR 10143).

For temporary (90 day) amendment of section, see § 2(a) of Alternative Equity Payment Allocation Congressional Review Emergency Amendment Act of 2011 (D.C. Act 19-1, February 2, 2011, 58 DCR 1236).

For temporary (90 days) repeal of D.C. Law 20-108, § 4(c), see § 7005 of the Fiscal Year 2015 Budget Support Emergency Act of 2014 (D.C. Act 20-377, July 14, 2014, 61 DCR 7598, 20 STAT 3696).

For temporary (90 days) repeal of D.C. Law 20-108, § 4(c), see § 7005 of the Fiscal Year 2015 Budget Support Congressional Review Emergency Act of 2014 (D.C. Act 20-449, October 10, 2014, 61 DCR 10915, 20 STAT 4188).

For temporary (90 days) repeal of D.C. Law 20-108, § 4(c), see § 7005 of the Fiscal Year 2015 Budget Support Second Congressional Review Emergency Act of 2014 (D.C. Act 20-566, January 9, 2015, 62 DCR 884, 21 STAT 541).

Editor's Notes

Applicability of D.C. Law 20-108: Section 4(a) of D.C. Law 20-108 provided that applications pending as of June 10, 2014, shall not be subject to the provisions of the act.

Section 4(b) of D.C. Law 20-108 (b) provided that, except as provided in § ~~2-218.46~~(f), contracts existing or pending as of June 10, 2014, shall not be affected by the provisions of the act.