

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**



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

41

January 11, 2019

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

RE: Request for Public Hearing for Petition #593 to establish a Commercial Rehabilitation District for 28 Associates, LLC in the area of 25 West Elizabeth and 2047 Woodward, Detroit, Michigan, in accordance with Public Act 210 of 2005.

Honorable City Council:

The Housing and Revitalization Department has reviewed the request of **28 Associates, LLC** to establish a Commercial Rehabilitation District, and find that it satisfies the criteria set forth by Public Act 210 of 2005 and that it would be consistent with the development and economic goals of the Master Plan.

Per Public Act 210 of 2005, prior to acting upon the resolution to approve a district, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, **said notice to be made not less than 10 days or more than 30 days** prior to your Honorable Body's adoption of said resolution.

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

Respectfully submitted,

Kelly R. Vickers
Associate Director

KV/vf

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

CITY CLERK 2019 JAN 11 PM 3:29



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 210 of 2005 (“the Act”) this City Council may adopt resolution which approves the request to establish a Commercial Rehabilitation District within the boundaries of the City of Detroit; and

WHEREAS, 28 Associates, LLC, has requested that a Commercial Rehabilitation District be established as particularly described in the legal description and illustrated in the map attached hereto; and

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

NOW THEREFORE BE IT

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

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

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, November 28, 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.

LAW DEPARTMENT LEGISLATIVE POLICY DIVISION
HOUSING AND REVITALIZATION FINANCE DEPARTMENT

593 *28 Associates LLC, request to establish a Commercial Rehabilitation District for the properties located at 25 West Elizabeth and 2047 Woodward pursuant to Public Act 210 of 2005.*



Dykema Gossett PLLC
39577 Woodward Avenue
Suite 300
Bloomfield Hills, MI 48304

WWW.DYKEMA.COM

Tel: (248) 203-0700

Fax: (248) 203-0763

Adam M. Fishkind

Direct Dial: (248) 203-0749

Direct Fax: (855) 236-1204

Email: AFishkind@dykema.com

October 31, 2018

Mayor Mike Duggan
City of Detroit
2 Woodward Avenue, Suite 1126
Detroit, Michigan 48226

Re: Request for Creation of a Commercial Rehabilitation District Pursuant to Michigan
Public Act 210 of 2005


Dear Mayor Duggan:

Our firm represents Chemical Bank in connection with the proposed rehabilitation and development of a new consolidated Chemical Bank headquarters at the property commonly known as 25 West Elizabeth Street and 2047 Woodward Avenue, Detroit, Michigan. In connection with the project, our client wishes to submit a request that the City Council establish a commercial rehabilitation district at this location; and since our client has not yet closed on the acquisition of this property, at Chemical Bank's request, the current owner of the property, 28 Associates, LLC, is required, and has agreed, to submit the enclosed Act 210 request to assist Chemical Bank with its proposed project.

If you have any questions, please contact me.

Sincerely,

DYKEMA GOSSETT PLLC



Adam M. Fishkind

Enclosure

California | Illinois | Michigan | Minnesota | Texas | Washington, D.C.

4842-7793-7017.2
115031\000003

TY CLERK 27 NOV 2018 10:02

**28 ASSOCIATES LLC
333 W. Fort Street, Suite 1350
Detroit, Michigan 48226**

October 30, 2018

Mayor Mike Duggan
City of Detroit
2 Woodward Avenue, Suite 1126
Detroit, Michigan 48226

RE: Request for Creation of a Commercial Rehabilitation District Pursuant to Michigan Public Act 210 of 2005

Dear Mayor Duggan:

In addition to sending this request to you, we intend to file it with the Clerk of the City of Detroit (the "City").

Pursuant to Michigan Public Act 210 of 2005, as amended ("Act 210"), We request that the City Council establish a Commercial Rehabilitation District (the "District") for the parcels of property known commonly as 25 West Elizabeth Street and 2047 Woodward Avenue, Detroit, Michigan (the "Property"), as outlined in the property survey attached as Exhibit A-1 and as further described in the legal description attached as Exhibit A-2.

Pursuant to Act 210, we are submitting this request on behalf of and as an authorized representative of 28 Associates LLC, the current owner of one hundred percent (100%) of the state equalized value of the Property.

Assuming the District is created, and upon acquisition of the Property and assumption of responsibility for any property tax liability, Chemical Bank or its affiliate or lessee will complete and submit an Application for Commercial Rehabilitation Exemption Certificate on Michigan Treasury Form 4057.

The Property if a "qualified facility" as defined in Act 210 and otherwise qualifies for the creation of an Act 210 Commercial Rehabilitation District, because it consists of 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 commercial property" (as "commercial property" is also as defined in Act 210).

It is requested that the City of Detroit City Council take action as soon as possible to establish the District. As you know, upon acquisition of the Property, Chemical Bank plans to rehabilitate

Mayor Mike Duggan
October 30, 2018
Page 2

it and develop a new consolidated headquarters, contributing a significant amount of capital investment, and bringing a significant number of existing and new jobs to the City.

This rehabilitation has not commenced at the time of the filing of this request.

It is also requested that the City Council authorize and direct the provision of such notices, as well as to hold such public hearings, all as required by Act 210 for the creation of the proposed District.

Please let me know if you require any additional materials to complete this request.

Sincerely,

28 ASSOCIATES LLC, a Michigan
limited liability corporation

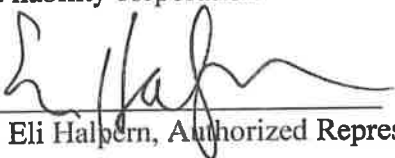
By: 
Eli Halpern, Authorized Representative

EXHIBIT A-1
PROPERTY SURVEY

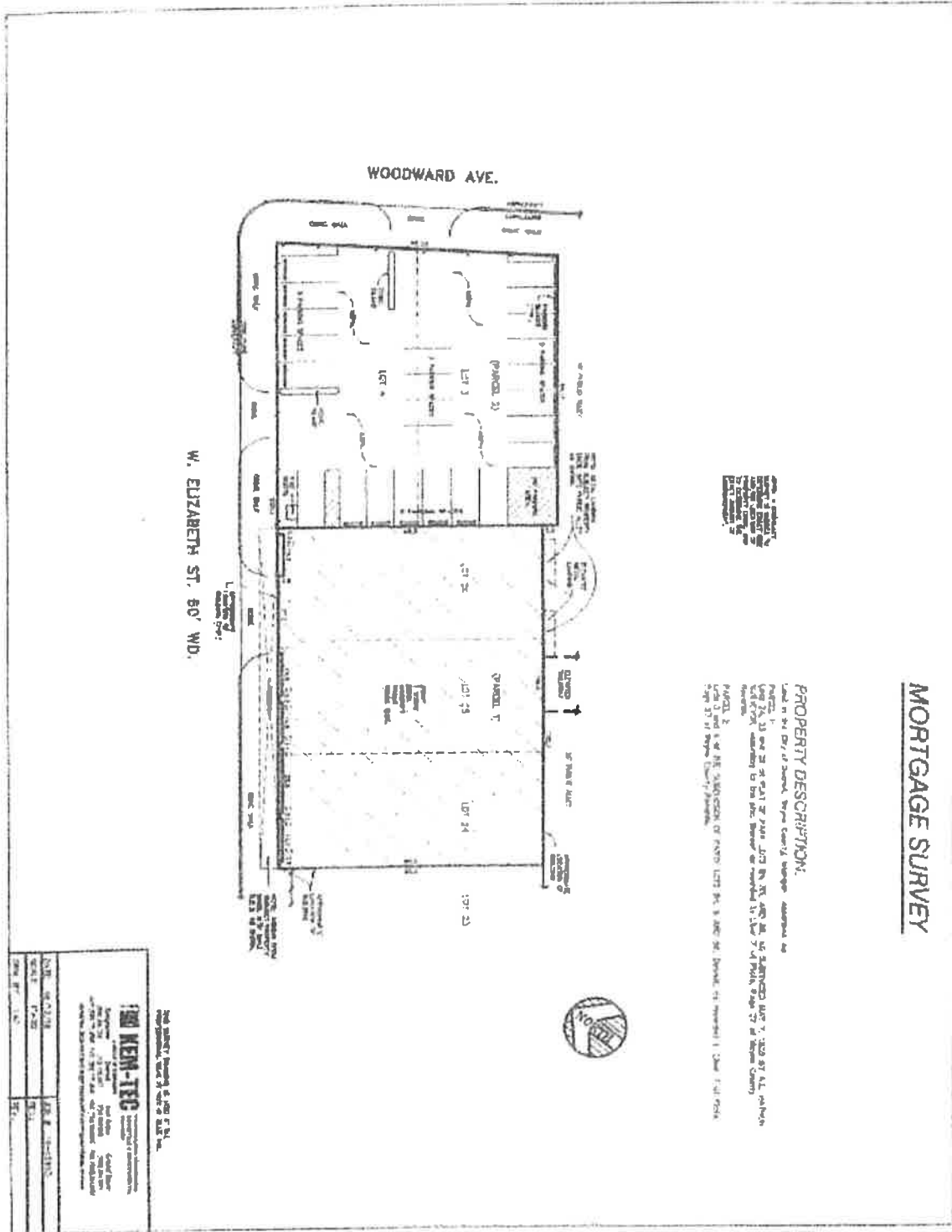


EXHIBIT A-2

**LEGAL DESCRIPTION OF THE 25 WEST ELIZABETH AND
2047 WOODWARD AVENUE PROPERTY**

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

Parcel 1:

Lots 24, 25 and 26 of Plat of Park Lots 84, 85 and 86, as subdivided May 7, 1835 by A.E. Hathon, Surveyor, as recorded in Liber 7 City Records, Page 27, Wayne County Records.

Parcel 2:

Lots 3 and 4 of the Subdivision of Park Lots 84, 85 and 86, Detroit, as recorded in Liber 7 City Records, Page 27, Wayne County Records.

Tax Parcel No.: 000389, Ward 02



November 21, 2018

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

RE: Request for the Establishment of a Commercial Rehabilitation District for 25 West Elizabeth Street and 2047 Woodward Avenue, Detroit, Michigan 48201 for Chemical Bank

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation District (District) pursuant to Michigan Public Act 210 of 2005 (Act 210) for 25 West Elizabeth Street and 2047 Woodward Avenue, Detroit, Michigan 48201. The parcels are located on the southwest corner of the intersection of West Elizabeth Street and Woodward Avenue, which is referred to herein as the "Property" and further described in Attachment A. Chemical Bank intends to purchase the property and pursue a Commercial Rehabilitation Certificate upon closing on the property, with proposed plans to redevelop the property into its new corporate headquarters.

Company Synopsis

Chemical Bank has been headquartered in Midland, Michigan since its founding in 1917 until its recent move to a temporary location on W. Fort Street in Detroit. Beginning with just three employees, Chemical Bank has grown to over 3,300 employees with 212 branches located through Michigan, northern Indiana, and northeastern Ohio. The bank has provided stability and growth for customers and communities, even during the Great Depression when it was only the second bank in Michigan to pay all depositors in full, and during the last economic recession where it helped play a key role in the State's recovery efforts. When Chemical Bank merged with Talmer Bank and Trust in 2016, they nearly doubled in size and became Michigan's largest headquartered bank, now with over \$20 billion in assets.

Chemical Bank focuses on making a meaningful difference in the communities they serve by providing financial resources and solutions for their customers. Previous and on-going efforts include providing small business lending and promoting affordable housing in low-income and minority neighborhoods. In Detroit, Chemical Bank has contributed and pledged nearly \$8 Million to local organizations who make a difference in the City of Detroit. Chemical Bank is anticipating to pledge an additional \$5 million toward the City's Strategic Neighborhood Fund 2.0 as well.

In the Marygrove Neighborhood, just south of Marygrove College, Chemical Bank launched the Marygrove Renovation Project to assist Detroit homeowners with home renovation grants and partnered with a local non-profit to development move-in ready homes in the neighborhood. These efforts help to stabilize the neighborhood by improving property values and spurring additional development. In addition, Chemical Bank assisted in the creation of the Detroit Home Mortgage program, designed to enable banks to lend to qualifying homebuyers when a discrepancy exists between the actual cost of a home and, often, a lower appraised value. Chemical Bank also provides various other special lending programs within the City that ensure a path towards home ownership and rehabilitation in Detroit.

***Request for Establishment of an Commercial Rehabilitation District at
25 West Elizabeth Street and 2047 Woodward Avenue, Detroit, Michigan 48201 for
Chemical Bank***

Project Synopsis

The proposed District is located in Downtown Detroit, Wayne County on the southwest corner of Woodward Avenue and Elizabeth Street. The Property consists of two parcels of approximately 0.46 acres containing a ten-story 118,000 square foot office building with a parking garage and a surface parking lot. The Property is directly south of the iconic Fillmore Detroit at 2115 Woodward Avenue. The Property is also within walking distance to many of the City's amenities, including Comerica Park, Ford Field, and Little Caesars Arena, the Detroit Opera House, Grand Circus and Campus Martius Park, and the Detroit Athletic Club.

The current building at the Property was constructed in 1951. Despite being functionally adequate at the time of initial construction, the building is obsolete in functionality. The building lacks modern electrical, mechanical, plumbing, and technological systems. In addition, floor plans and the overall building design does not support modern space planning or functionality of space for today's demand. The building materials are also in poor condition, with water damage, disrepair, and damage to the ceilings and walls observed throughout the building.

Chemical Bank will demolish the current ten-story building in order to facilitate construction of a 20-story office building to become their headquarters. The new headquarters will include ground-level commercial space, ten-stories of parking space, and nine-stories of Class-A office space. Chemical Bank will occupy seven stories with the remaining two stories leased to other office tenants.

The Property is located in Downtown Detroit, and is encompassed within the Entertainment District and the Downtown Business Improvement Zone (BIZ). Since creation of the BIZ in 2014, popularity of Downtown Detroit has grown, with more amenities to provide safety and security, cleanliness and maintenance, and much needed infrastructure planning to improve mobility, all with the goal of drawing businesses, talent, and residents to downtown Detroit.

This investment will redevelop an underutilized and obsolete property in the heart of Downtown complimenting and enhancing the redevelopment occurring in the Entertainment District by bringing in new day-time density and the sought after professional talent to the district. The project will also supply additional parking for local entertainment and sporting events within the Downtown. Additional information on the project is included in Attachment A.

The Necessity for Tax Relief

Substantial investment is necessary to demolish the existing obsolete building and construct viable and useable office space. Due to the vertical density and parking requirements, the development project would not be possible without the receipt of a commercial rehabilitation exemption certificate.

In order to secure Chemical Bank as the flagship tenant for the development, the operating costs of the proposed redevelopment of the District needs to be kept as low as possible (including the amount of payable property taxes).

PA 210 Request

This application documents the request for the establishment of a District. A 10-year tax abatement certificate pursuant to PA 210 will also be requested.

**Request for Establishment of an Commercial Rehabilitation District at
25 West Elizabeth Street and 2047 Woodward Avenue, Detroit, Michigan 48201 for
Chemical Bank**

Economic Advantages of the Rehabilitation

The project will increase day-time density, investment, and foot traffic to the entertainment center of Downtown.

The granting of the District will not result in any fewer taxes to the City of Detroit in the short-term or long-term. Upon successful redevelopment, the project will generate increased income taxes, aid in the retention of skilled, local talent and fill a need for additional office and commercial tenant spaces. The project will encourage continued redevelopment and improvements in the surrounding area.

Chemical Bank is experienced in employing Detroit residents on our projects and will utilize the D2D program and a Skilled Trades Task Force to ensure Detroit-based contractors and workers benefit from the redevelopment. On a short term basis, approximately 380 temporary construction jobs will be created during demolition and new construction activities. The proposed redevelopment associated with the new headquarters will relocate 300 existing jobs and is anticipated to create an additional 200 jobs over the next five years in the City of Detroit. As a result of this investment in the City of Detroit, Chemical Bank anticipates creating 100-200 additional jobs throughout the State of Michigan. Upon completion, there will be spin-off jobs associated with the facilities and maintenance of the property.

On a long-term basis, following expiration of the 10-year abatement the new building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

Closing

Chemical Bank has been a Michigan-headquartered bank for its entire 100+ year history. The move of its headquarters to Detroit illustrates Chemical Bank's ongoing commitment to Michigan, to Detroit, and to in-state stability and growth. At the same time Chemical Bank will continue to enhance all the communities it serves. The redevelopment of 25 West Elizabeth Street and 2047 Woodward Avenue promotes the redevelopment efforts underway in Downtown Detroit. Chemical Bank is looking forward to pursuing this redevelopment and continuing investing in Downtown Detroit.

Respectfully submitted,



Chemical Bank

Sean O'Brien

Attachments:

Attachment A: Detailed Project Description

Attachment B: Parcel Map

Attachment C: Incentive Information Chart

Attachment D: Support Letters

Attachment A

General Description



The proposed Commercial Rehabilitation District is located in Downtown Detroit, Wayne County on the southwest corner of Woodward Avenue and Elizabeth Street. The Property consists of two parcels of approximately 0.46 acres containing a ten-story 118,000 square foot office building with a parking garage and a surface parking lot. The Property is directly south of the iconic Fillmore Detroit at 2115 Woodward Avenue. The Property is also within walking distance to many of

the City's amenities, including Comerica Park, Ford Field, and Little Caesars Arena, the Detroit Opera House, Grand Circus and Campus Martius Park, and the Detroit Athletic Club.

The Property is located in Downtown Detroit, and is encompassed within the Entertainment District and the Downtown Business Improvement Zone (BIZ). Since creation of the BIZ in 2014, popularity of Downtown Detroit has grown, with more amenities to provide safety and security, cleanliness and maintenance, and much needed infrastructure planning to improve mobility, all with the goal of drawing businesses, talent, and residents to downtown Detroit.



General Description of Proposed Use

The current building at the Property was constructed in 1951. Despite being functionally adequate at the time of initial construction, the building is obsolete in functionality. The building lacks modern electrical, mechanical, plumbing, and technological systems. In addition, floor plans and the overall building design does not support modern space planning or functionality of space for today's demand. The building materials are also in poor condition, with water damage, disrepair, and damage to the ceilings and walls observed throughout the building.



Chemical Bank will demolish the current ten-story building in order to facilitate construction of their new headquarters. The new headquarters will be approximately 20-stories tall and will include ground-level retail space with ten-stories of parking and nine office stories. Chemical Bank will occupy seven stories with the remaining two stories leased to other office tenants.

The ground level of the building will include approximately 7,500 square feet of commercial space along Elizabeth Street and Woodward Avenue, in addition to the building lobby and entrance to the parking ramp. Above the commercial component will be the parking ramp housed within ten stories and nine stories of office atop. Each floor of office space contains nearly 21,000 gross square feet while the top two floors provide outdoor terraces that overlook Woodward Avenue and Comerica Park to the east.

Spurring off the successful entertainment district developments, this redevelopment will create a place making opportunity at a major thoroughfare and district of the City. The centralized location within the downtown core will allow for increased ridership of the existing public transit systems and the property will also include bike racks and electric vehicle charging stations within the parking structure levels.

Nature and Extent of the Rehabilitation

The current building has sustained significant deferred maintenance and lacks in functional use due to office size and underutilized spaces. The building has been determine to be beyond its useful life and not suitable for reuse. Successful redevelopment will require abatement of hazardous materials and demolition of the building to facilitate redevelopment of competitive, useful office space in the City.

The new building will utilize current and upcoming building technologies for long-term functionality. Included in the construction will be modern lighting, electrical supply, and data systems to meet today's office and retail needs, as well as energy efficient HVAC systems that keep comfortable working conditions in all areas of the building. Structural column placement and the overall building design is expected to support maximum utility and modern space demands.

The design of the building will utilize the latest sustainable technology to promote energy efficiency through the implementation of highly efficient mechanical, electrical and plumbing systems as well as LED lighting and glazing systems. The office floor plans will feature open layouts with raised floors that will allow for maximum efficiency and flexibility to create modern office spaces that meet the demand of today's technological and space planning needs. The open floor plans will also allow for vast amounts of natural daylighting. Wherever possible the design team for the project will be sourcing and specifying local materials to be used in the construction of the building.

The proposed new building will cover nearly the entire majority of the property. The building will meet and/or exceed building code requirements.

Chemical Bank intends to apply for a 10 year real property tax abatement under the provisions of a PA 210 Commercial Rehabilitation tax abatement. The remaining sources of funds for the project are through Brownfield tax increment financing (TIF), and Owner Equity. Hard-cost investment is estimated at \$71-72 million dollars.

Descriptive List of the Fixed Building Equipment/Renovations

Demolition and new construction for the project include;

- Full Building Demolition
- Upgraded parking structure
- New Mechanical; plumbing and HVAC
- New, efficient and upgraded electrical; electrical work and communications
- Energy Efficient windows, curtain walls, and exterior doors
- Modern elevators
- Interior build-outs
- Interior doors/frames/hardware
- Finishes; drywall and steel studs/insulation, hard tile, flooring, painting
- Specialties; fire extinguishers, toilet accessories, appliances
- Modern fire protection systems
- Improved thermal and moisture protection

Time Schedule

Demolition activities are anticipated to commence in May 2019. Completion of construction activities is anticipated in December 2021.



Statement of Economic Advantages

The newly constructed office tower will solidify Chemical Bank's presence in Detroit as the headquarters for Michigan's largest home-state bank. The proposed development is Chemical Bank's commitment in action to the city of Detroit and to the State of Michigan that it is fully invested in its economic stability and future. It will also create immense spin-off spending in the downtown, create new jobs in the heart of Detroit, and create spin-off jobs through facilities maintenance.

The granting of the 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 property and income taxes. Furthermore, the project will attract, retain and curate the local job market, harness a talented workforce pool, increase daytime density, and strengthen security.

On a short term basis approximately 380 construction jobs will be created during demolition and construction activities. The proposed redevelopment associated with the new headquarters will relocate 300 existing jobs and create an additional 200 jobs over the next five years. Chemical Bank anticipates creating 100-200 additional jobs throughout Michigan. In addition, future office tenants are anticipated to create additional spin-off jobs in the City. The development team will present at D2D meetings and skilled trades task force meetings to garner opportunities to employ Detroit residents.

Chemical Bank remains committed to providing opportunities for Detroiters. Chemical Bank has proposed providing of \$155 million dollars in the City of Detroit through the Strategic Neighborhoods Investment Fund (SNIF) through redevelopment efforts, mortgage lending, and commercial lending. The fund will be used to develop non-traditional lending and investment programs to help bolster neighborhood investment and commercial real estate development. By partnering with local organizations such as Invest Detroit and Capital Impact as well as the City's Planning & Development and Housing & Revitalization Departments, Chemical will be able to prioritize targeted neighborhoods and develop effective lending, investment and grant programs to meet each neighborhood's specific needs. In addition to strengthening neighborhoods for residents, this will also benefit and provide resources to local non-profits, City of Detroit employees, and the full-time educators and support state within the Detroit Public School Community District program.

The increase in banking and tenant based jobs within the building will increase City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters.

On a long-term basis, following expiration of the 10-year abatement the building will deliver a significant increase in tax revenue.



Legal Descriptions

25 West Elizabeth Street: Parcel: 02000389

S ELIZABETH 26-25-24 PLAT PT PARK LOTS L7 P27 CITY RECORDS, W C R 2/71 120 X 90

2047 Woodward Avenue: Parcel: 02001865

W WOODWARD 4-3 PLAT PT PARK LOTS L7 P27 CITY RECORDS, W C R 2/71 95.22 X
97.14A

Attachment B

Parcel Map



July 10, 2018

1:1,128



SEMCOG, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFIC, NRCana

Attachment C

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Mixed-Use – Office/Retail	Commercial Rehabilitation / Tax Abatement / Brownfield Plan	\$71-72mm Hard Cost Investment	Downtown – Central Business District

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
9		371		200	50		

1. What is the plan for hiring Detroiters?

The development team will present at a D2D session following determination of the bid needs and procedures to obtain Detroit-based contractors for this project. The development team plans to also present at a Skilled Trades Task Force, to assist in connecting with additional Detroiters for the project.

The development team is committed to the City of Detroit. Chemical Bank focuses on making a meaningful difference in the communities they serve by providing the financial resources and solutions for vibrant communities. Previous and on-going efforts include providing small business lending and promoting affordable housing specifically in low-income and minority communities. In Detroit, Chemical Bank has contributed and/or pledged nearly \$13 Million to local organizations who make a difference in the City. In the Bagley Neighborhood, just north of Marygrove College, Chemical Bank helped to launch the Marygrove Renovation.

Chemical Bank will work closely with DEGC to ensure job opportunities are created for Detroit residents and that they will be included in the planning processes of the project.

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

In the short-term, approximately 275 construction jobs are anticipated to be created. The proposed redevelopment associated with the new headquarters will relocate 300 existing jobs and is anticipated to create an additional 200 jobs in the city of Detroit over the next five years. Chemical Bank anticipates creating 100-200 additional jobs throughout Michigan.

The Construction jobs will consist of;

- Abatement – Asbestos workers
- Demolition - Laborers
- Civil Work – Teamsters, Operators, Laborers
- Architectural/Interior Buildouts – Laborers, Carpenters, Cement Masons, Bricklayers, Glaziers, Iron Workers, Roofers, Painters, Tile Setters
- Elevators – Elevator Constructors
- Fire Protection – Pipe Fitters
- Mechanical – Pipe Fitters, Sheet Metal Workers

- Plumbing - Plumbers
- Electrical – Electricians

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

This development is not anticipated to cause any relocation as existing tenants have plans to establish leases in the adjacent building once current leases expire. The creation of 300 new positions in the City will likely result in the retention of or creation of new residents.

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

Yes. We have discussed with the DEGC the need to participate in their D2D program. The Developer is working to set a time to present to both D2D and the Skilled Trades Task Force to ensure Detroit-based contractors and workers benefit from the project. Support letters have also been received by nearby businesses such as the Detroit Theater District Business Association, NAACP, Michigan Chronicle, and City Market.

5. When is construction slated to begin?

May 2019

6. What is the expected completion date of construction?

December 2021

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

Attachment D



November 14, 2018

Ms. Jennifer Ross
City of Detroit
Historic District Commission

Re: 25 W. Elizabeth Street Annex Building and Chemical Bank Mixed Use project

Dear Jennifer:

On behalf of the Detroit Theatre District Association and the Grand Circus Park Conservancy, please accept this letter of support for the proposed Chemical Bank Mixed Use project which also involves the removal of the Elizabeth Street Annex building to allow the new construction. The Elizabeth Street Annex building (25 W. Elizabeth Street), a 1950 addition to the historic 1922 Grand Park Centre building (28 W. Adams Street), is a deterrent to the major improvement program of the Chemical Bank Mixed Use building (2047 Woodward Avenue) that will be of substantial benefit to the community.

The Chemical Bank project solidifies a density of development adjacent to our Theatre District's northern edge which extends the substance of the Grand Circus Park Historic District. The stabilization of the Grand Centre Building through the transfer of the mechanical and electrical systems in the Chemical Bank project, will allow this major high occupancy facility to continue its contributions to the Park district.

For the foregoing reasons, I strongly support the proposed Chemical Bank Mixed Use project.

Sincerely

A handwritten signature in cursive script that reads "David M. Di Rita".

David M. Di Rita

President -Detroit Theatre District Business Association
Board Member - Grand Circus Park Conservancy



October 29th, 2018

Mr. Marcell R. Todd Jr.
Director
City of Detroit,
City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, MI 48226

Mr. Todd,

When I heard of a major bank like Chemical Bank choosing downtown Detroit as its new home, I was extremely elated. I would like to express my full support for Chemical Bank's proposed new headquarters located at 2047 Woodward Avenue in the Foxtown neighborhood. The decision to move Chemical Bank's headquarters to Detroit and its subsequent development is a significant and historic moment for the economy in the City of Detroit.

I believe Chemical Bank's attention to the unique needs of Detroit's Citizens and Stakeholders will prove to be an invaluable asset that will serve all Detroiters. With its ability to offer financial literacy and educational services, commercial and personal development opportunities, and an increasing number of jobs in Downtown Detroit.

Chemical Bank's commitment to the City of Detroit illustrated through the development of its Headquarters will continue to lift Detroit towards even more success. The Development will also offer additional retail, commercial, and residential space, offering more economic advantages to its neighbors. As a neighboring business owner we appreciate the inclusion of the community in the planning process and are excited to see the economic and community benefits of the new Chemical Bank Headquarters. I remain;

Sincerely Yours,

Paul Kado
Managing Partner, City Market

575 Brush St. Detroit, MI 48226 Tel:313-222-0000



October 31, 2018

To the City of Detroit City Planning Commission:

Real Times Media/The Michigan Chronicle is in full support of Chemical Bank's proposed development for its new Detroit headquarters located at 2047 Woodward Avenue, Detroit, Michigan.

The move of Chemical Bank's headquarters to Detroit and its subsequent development is an added value to Detroit's economy, growth and future progress. With the hundreds of new jobs and employees moving to Detroit through the potential development, it continues to help enhance Detroit's attractiveness to businesses and people across the globe.

Chemical's new development also opens the doors for new jobs, financial literacy and education as well as small business, commercial and personal development opportunities. Its ongoing dedication to the city of Detroit – exemplified in its move and the development - will be an asset to this community. We also believe Chemical Bank has an awareness, understanding and respect for Detroit's diversity and will create an infrastructure that embraces the needs of Detroit citizens, businesses and partners.

As a neighboring business/property owner, we appreciate the inclusion of the community in the planning processes and are excited to see the economic and community benefits of the new Chemical Bank Detroit headquarters.

Respectfully,

Hiram E. Jackson
President and CEO



8220 Second Avenue – Detroit, Michigan 48202 – (313) 871-2087 phone – (313) 871-7745 fax

Rev. Dr. Wendell Anthony,
President
Kamilia K. Landrum,
Deputy Executive Director

October 31, 2018

City of Detroit
City Planning Commission
2 Woodward Ave, #202
Detroit, MI 48226

To Whom It May Concern:

Please receive this letter in eager anticipation of the new development of Chemical Bank's Headquarters, in the city of Detroit. The city of Detroit is on a grand economic journey to rebuild not only downtown but hopefully our neighborhoods as well. Chemical Bank's commitment to the city of Detroit would include its national headquarters and also retail, commercial, and residential space. It will offer even more economic advantage to the citizens of Detroit.

The Chemical Bank organization has made more than just an economic development initiative in our city. We remain optimistic about the bank's commitment to offer educational services, financial literacy, and to increase job opportunities in our city. Chemical Bank and its leadership have a track record of being community sensitive and involved with neighborhood revitalization, as well as youth educational scholarship and support. There are unlimited possibilities of having a bank that is not only concerned about product but is also very clearly concerned about people.

Chemical Bank and its proposed new headquarters, located at 2047 Woodward Ave., serves as a signal to companies and businesses standing at the brink of *whether or not to invest in the city of Detroit*. Hopefully this new entity presenting such a unique opportunity to the city and its people will lead to even enhanced development from the riverfront to Eight Mile Road. We are in full support of Chemical Bank and what this opportunity represents. We are pleased for the city of Detroit and its people for the increased opportunities in the area of economic and community benefits in order to make a significant difference. If you need any further information, I am only too pleased to provide the same. I may be reached at (313) 347-2820 or revwendellanthony@gmail.com.

Yours for Our City,

Rev. Dr. Wendell Anthony

2018-11-28

593

593 *Petition of 28 Associates LLC, request to establish a Commercial Rehabilitation District for the properties located at 25 West Elizabeth and 2047 Woodward pursuant to Public Act 210 of 2005.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LAW DEPARTMENT LEGISLATIVE POLICY DIVISION
HOUSING AND REVITALIZATION FINANCE
DEPARTMENT



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

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

December 5, 2018

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

RE: Commercial Rehabilitation District – **28 Associates LLC**
25 West Elizabeth and 2047 Woodward
Parcels Number: 02000389. and 02001865.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation District located at 25 West Elizabeth and 2047 Woodward in the **Downtown area**.

The rationale for creating Commercial Rehabilitation Districts 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 commercial and former industrial property where the primary purpose and use is the operation of a commercial business enterprise or multifamily residential use. Commercial property also includes facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise.

The district, as proposed by the **28 Associates LLC**, consists of an 11 story office building/parking garage with 118,800 total floor area built in 1951 on .248 acres of land and a parking lot on .212 acres of land. Chemical Bank intends to purchase the property and proposes to redevelop the property into its new corporate headquarters. The building is outdated, in poor condition with water damage and disrepair, and does not support modern space planning or functionality of space for today's demand. Chemical Bank plans on demolishing the current building in order to facilitate construction of a 20 story office building to become their headquarters with ground floor commercial space, ten stories of parking spaces, and nine stories of Class-A office space. Chemical Bank will occupy 7 stories with the remaining 2 stories leased to others.

This area meets the criteria set forth under PA 210 of 2005, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Commercial rehabilitation district" or "district" means an area not less than 3 acres in size of a qualified local governmental unit established as provided in section 3. However, if the commercial rehabilitation district is located in a downtown or business area or contains a qualified retail food establishment as determined by the legislative body of the qualified local governmental unit, the district may be less than 3 acres in size. The local government unit may establish by resolution a district that contains 1 or more parcels or tracts of land if at the time the resolution is adopted the parcel or tract of land or portion of a parcel or tract of land within the district is a qualified facility.

A field investigation and application review indicated that the proposed Commercial Rehabilitation District located **Downtown in the City of Detroit** is eligible as it pertains to the Commercial Rehabilitation Act under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors
mmp



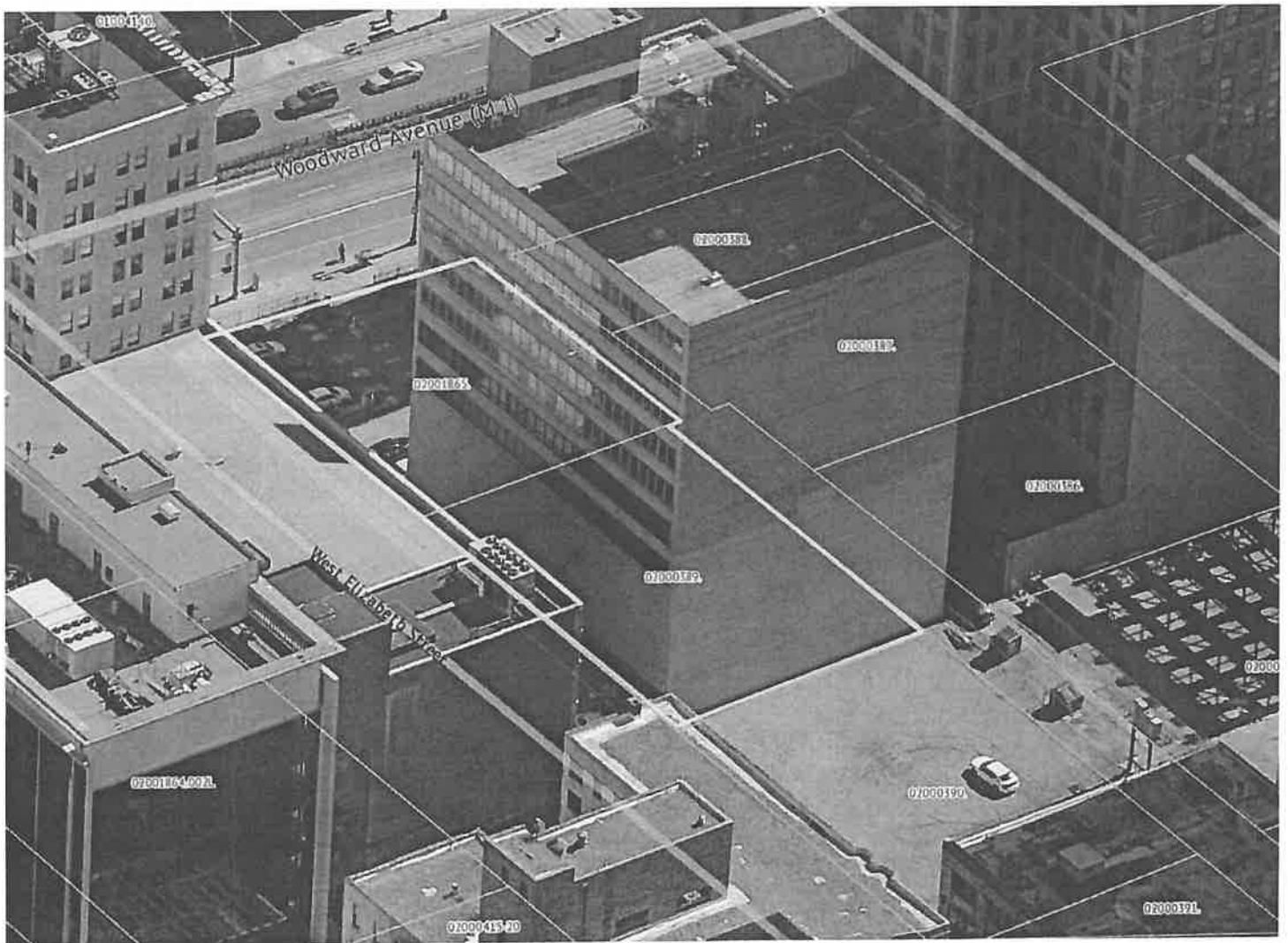
CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
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Commercial Rehabilitation District
25 West Elizabeth and 2047 Woodward
Page 2

Property Address: 25 W ELIZABETH
Parcel Number: 02000389.
Property Owner: 28 ASSOCIATES LLC
Legal Description: S ELIZABETH 26-25-24 PLAT PT PARK LOTS L7 P27 CITY RECORDS, W C R 2/71 120 X 90

Property Address: 2047 WOODWARD AVE
Parcel Number: 02001865.
Property Owner: 28 ASSOCIATES LLC
Legal Description: W WOODWARD 4-3 PLAT PT PARK LOTS L7 P27 CITY RECORDS, W C R 2/71 95.22 X 97.14A





TO: Veronica Farley, Housing and Revitalization Department
FROM: Esther Yang, Planning & Development Department
RE: Master Plan Interpretation for Commercial Rehabilitation District at 2047 Woodward
DATE: January 10, 2019
CC: Maurice Cox, Director

In order to ensure that **establishment** of a **Commercial Rehabilitation District** is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.843), the Planning and Development Department's Planning Division submits the following interpretation.

Petitioner: 28 Associates LLC

Project Location: 2047 Woodward; 25 W. Elizabeth

Project Description: Chemical Bank seeks to consolidate its headquarters on this property. The proposed District consists of two parcels of approximately 0.46 acres containing a 10-story, 118,000 square foot office with a parking garage and a surface parking lot. Chemical Bank will demolish the current 10-story building in order to facilitate construction of a 20-story office building to become their headquarters. The new headquarters will include ground-level commercial space, ten-stories of parking space, and non-stories of Class-A office space. Chemical Bank will occupy seven stories with the remaining two stories lease to other office tenants.

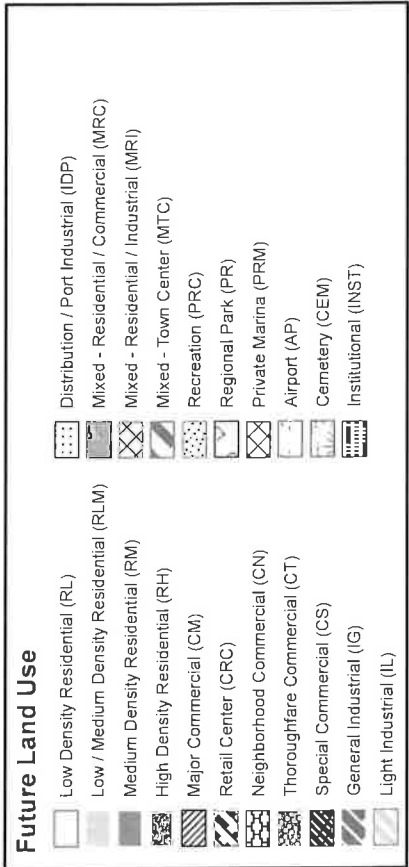
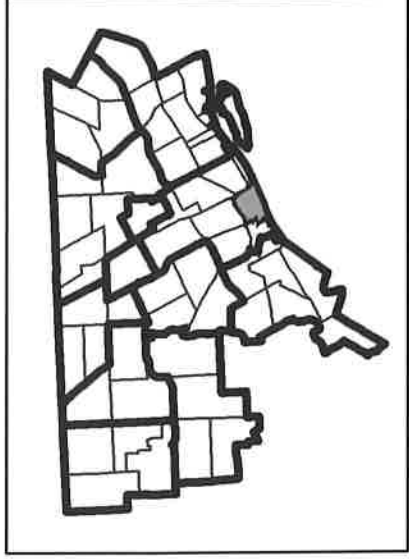
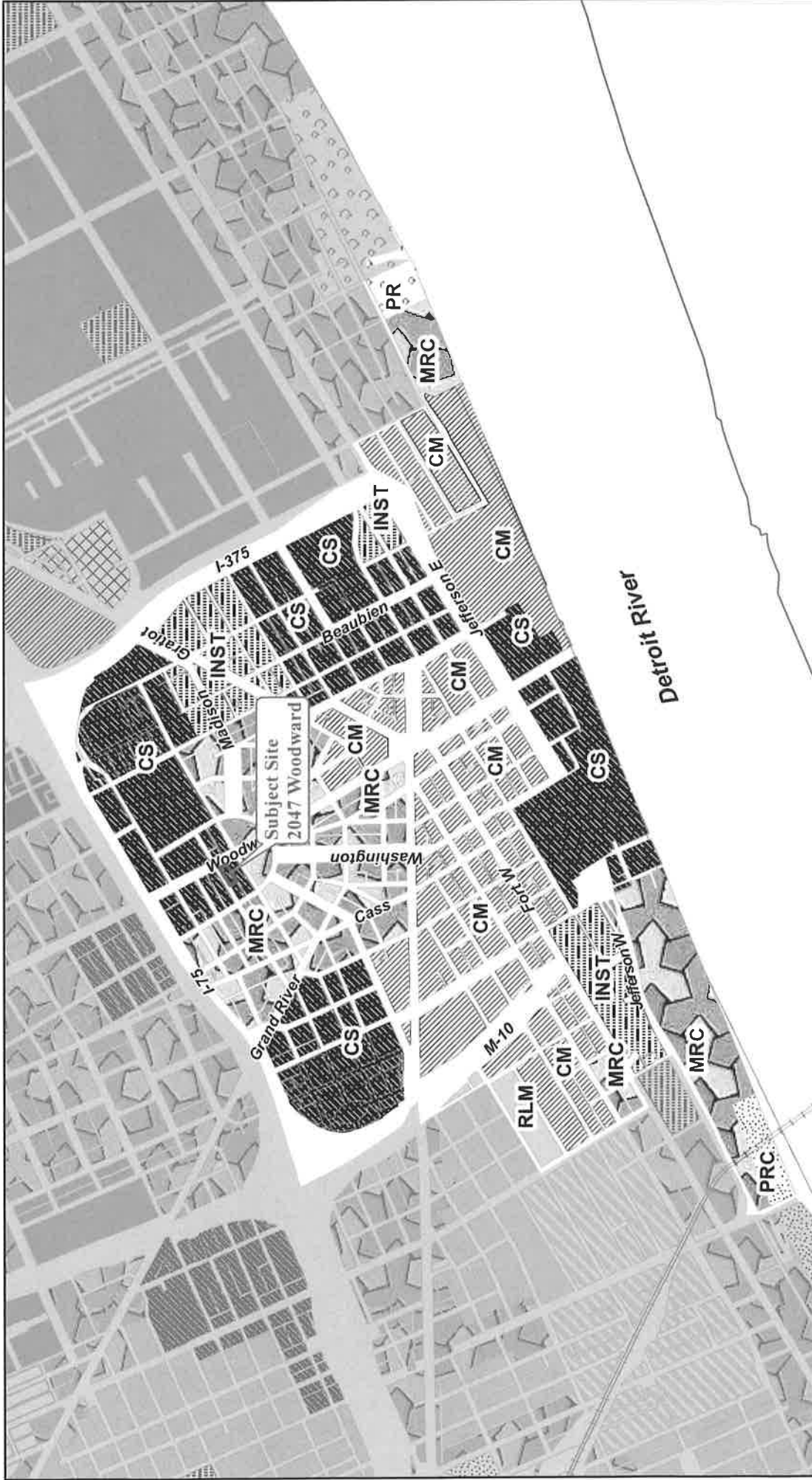
Master Plan Interpretation

The Master Plan Future General Land Use designation is Special Commercial. Special Commercial areas attract people from the City, region and State. These areas may include sport stadia, convention centers, casinos, or compatible uses such as theatres, nightclubs, bars and restaurants. Areas should be accessible to mass transit routes and automobile parking on the street or in structures, Ground level activity should be pedestrian oriented. Ancillary uses may include medium-rise offices, hotels, high density housing, and mixed-use development.

The proposed commercial and office uses will support Special Commercial area. The proposed development conforms to the Future General Land Use Designation of the area.

Attachments

Future General Land Use Map(s): Neighborhood Cluster 4; Central Business District; Map 4-1B



Map 4-1B
City of Detroit
Master Plan of Policies

Neighborhood Cluster 4
Central Business District

LAST NAME	FIRST NAME	PARCEL ID	PROPERTY ADDRESS	CITY	ROR PRICE
Bost	Taneka	1005328	74 E Nevada	Detroit	\$2,039
Bridges	Deanna & Ronald	16030297	15350 Roselawn	Detroit	\$2,535
Downing	Yolaunda	21035753	17852 Rowe	Detroit	\$2,681
Fenderson	Marcus	22057455	19310 Mansfield	Detroit	\$3,730
Holder	Sherlontis	14002528	3810 Whitney	Detroit	\$2,160
Ivory	Michael	21014899	14494 Mayfield	Detroit	\$1,766
Jarrett	Nicole	16014853	8676 Epworth	Detroit	\$1,499
Myles	Taquilla	21010374	14996 Glenfield	Detroit	\$2,770
Reid	Kisha	18006016	10310 Crocusrwn	Detroit	\$4,227
Truelove-Payton	Ladaysha	21007328	12057 Elmdale	Detroit	\$4,066
Tucker	Andre	20014596	3351 Edsel	Detroit	\$3,894
Bennett	James	21030866	18625 Joann	Detroit	\$4,373
Davison	Electra	13014318-9	19428 Caldwell	Detroit	\$4,449
Glass	Latasha	16034297	15481 Ohio	Detroit	\$4,768
Rivera-Rosario	Jose	18013767	7294 McDonald	Detroit	\$1,457
Allen	Darshena	22043000	14642 Terry	Detroit	\$6,242
Wilkerson	Kimesha	21024061	14924 E State Fair	Detroit	\$5,272
Alexander	Semone	9013359	17229 Mackay	Detroit	\$4,042
Dunn	Judith	16041060	14800 Griggs	Detroit	\$1,761
Walker	Natay	21007776	13375 Longview	Detroit	\$3,783

\$67,514



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

USE!

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

42

January 11, 2019

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

RE: Request for Public Hearing regarding the Approval for an Industrial Development District on behalf of MyLocker, LLC in the general area of 1641 Porter, Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition # 571)

The Housing and Revitalization Department has reviewed the application of **MyLocker, LLC** and find that it satisfies the criteria set forth by P.A. 198 of 1974 and would be consistent with development and economic goals of the Master Plan.

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 owners of all real property within the proposed industrial development district at which time those owners and other residents or taxpayers of the local governmental unit shall have a right to appear and be heard.

We request that a Public Hearing be scheduled on the issue of establishing an Industrial Development District. 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 COUNCILMEMBER _____

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended ("PA 198"), this City Council has the authority to establish "Industrial Development Districts" and "Plant Rehabilitation Districts" within the boundaries of the City of Detroit; and

WHEREAS, MyLocker, LLC has filed an application for an Industrial Development District whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, Act 198 requires that prior to the adoption of an Industrial Development District, City Council shall provide an written notice to the owners of all real property within the proposed industrial development district and shall hold a public hearing on the establishment of the industrial development district at which time those owners and other residents or taxpayer of the City of Detroit shall have a right to appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the _____ day of _____, 2018, @ _____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the approval of an Industrial Development District on the property referred to above and more fully described in the application attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the proposed Industrial Development District.



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

DO NOT
USE

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
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January 11, 2019

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1340 Coleman A. Young Municipal Center
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The Housing and Revitalization Department has reviewed the application of **MyLocker, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

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 owners of all real property within the proposed industrial development district at which time those owners and other residents or taxpayers of the local governmental unit shall have a right to appear and be heard.

We request that a Public Hearing be scheduled on the issue of establishing an Industrial Development District. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Kelly R. Vickers
Associate Director

KV/vf

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

01/11/2019 10:00 AM



BY COUNCILMEMBER _____

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended ("PA 198"), this City Council has the authority to establish "Industrial Development Districts" and "Plant Rehabilitation Districts" within the boundaries of the City of Detroit; and

WHEREAS, MyLocker, LLC has filed an application for an Industrial Development District whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, Act 198 requires that prior to the adoption of an Industrial Development District, City Council shall provide an written notice to the owners of all real property within the proposed industrial development district and shall hold a public hearing on the establishment of the industrial development district at which time those owners and other residents or taxpayer of the City of Detroit shall have a right to appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the _____ day of _____, 2018, @ _____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the approval of an Industrial Development District on the property referred to above and more fully described in the application attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the proposed Industrial Development District.

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, November 05, 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.

HOUSING AND REVITALIZATION PLANNING AND DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT

571 *MyLocker Properties, LLC, request to establish an Industrial Facilities
Exemption District at 1641 Porter*



1300 Rosa Parks Boulevard, Detroit, Michigan 48216

October 15, 2018

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

RE: Request for the Establishment of an Industrial Facilities Exemption District at 1641 Porter, Detroit, Mi. 48216

Honorable City Council:

Please accept this letter as a request to establish an Industrial Development District, for the property located at **1641 Porter, Detroit, Mi. 48216** and described on Attachment A.

MyLocker makes this request as it intends to demolish an existing structure on its site to allow for the physical expansion of its production facility due to the level of demand for its services.

MyLocker is a rapidly growing network of e-commerce businesses for print-on-demand customizable sportswear, accessories and home good products. Initially focused on spirit wear and the school market, MyLocker used its technology platform to quickly become an "all markets" B2C seller of customizable clothing. MyLocker developed industry leading software that processes orders from point-of-sale, through manufacturing, to final order shipment, in a paperless and efficient manner. MyLocker has invested in state-of-the-art digital print equipment allowing for higher resolution prints done more quickly. The technology also handles embroidery, and hard goods.

MyLocker currently operates in two of the three contiguous buildings on site. The addresses are 1300 Rosa Parks, 1661 Porter Street and 1641 Porter Street. The 1300 Rosa Parks address consists of office and light production functions. Primary production is housed within the 1661 Porter address. The 1641 address, previously used by tenants, is the target of the expansion project. This project will demolish the existing one-story, fragmented office building and replace it with a two-story structure consisting of 45-foot ceilings and high bay doors on the first floor. The first and second floor will have approximately 51,000 and 55,000 sqft, respectively, plus an approximate 20,000 square foot mezzanine/loft level. The first floor will house a robotic inventory system, inventory and have both receiving and shipping capabilities. The second floor will be reserved for production based on type of product/method of customization.

This project does not entail a transfer/sale of property.

MyLocker has investigated relocating to both Ohio and Reno, Nevada. The latter was recommended by UPS, MyLocker's transportation partner, as the optimal location for potential expansion. Savings on shipping would be roughly \$80,000/month or \$960,000/year based on the 2018 projected sales volume. In addition, west coast delivery times would be reduced by one to two days. Savings would be realized in utility costs, both electric and gas, and taxes, both personal income and property taxes. Another option includes relocating to Denver, Colorado where a competing company, as of 9/13/2018, ceased operations

due to management issues. This unexpected opportunity would allow MyLocker to move in and immediately restart operations.

The Colorado company is in the home goods on demand fulfillment space. The opportunity is synergistic as MyLocker is moving into home goods products. Recently, MyLocker completed the software required to decorate home goods products in an efficient/managed way. Colorado (while viable) is not a first choice for a west coast location, the building lease is expensive, and the equipment is older, however it would save significantly on freight and current demand could be met before the next season without the complication of funding and construction timing.

MyLocker remains desirous of staying in Detroit and seeks to acquire the Colorado company's book of business with the expectation of a successful expansion.

As described above, relocating to a state which allows both a financial and a competitive advantage is attractive. The financial consideration is especially important as MyLocker is currently operating under an aggressive repayment strategy with Chase Bank. Much of MyLocker's debt to Chase is for M&E and for the buyout of a former partner. This debt is short term (due within 4 years) and has monthly installments which escalate reflecting the realistic growth projections for the company. As such, Chase Bank is unable at this time to further extend funding necessary for MyLocker to meet its current market demand. This demand can only be met through physical expansion, which inherently would stimulate the creation of jobs and the local economy. Chase Bank has a 1st lien on the real estate. IDF will take a subordinate position on the real estate for its collateral, as such, IDF will seek to limit its exposure. With MEDC's loan participation program and favorable terms, this is a win/win for all parties. With this strategy, the expansion is addressed but not the additional freight cost incurred by domiciling the company in Detroit. The \$80,000 per month excess cost or \$960,000 per year is based on 2018 operations. Sales will increase with the expansion as will the freight. With the requested r/e tax abatement, the financial impact of staying in Detroit is defrayed and assists in underpinning the company's aggressive growth and debt repayment hurdles.

Total new jobs created -

	Jobs:	<u>Avg. Wkly Wage:</u>
Year 1:	148	\$418
Year 2:	74	\$439
Year 3:	80	\$460

Total New Jobs: 302 jobs over 3 years of anticipated growth with the possibility of an additional 150 jobs.

MyLocker anticipates raising wages by 5% annually to continue to attract the best employees.

MyLocker currently employs 269 employees.

Commitment letters are not currently available as all development efforts are occurring simultaneously. Each of the three funders has been engaged and are currently in stages of documentation collection, underwriting and/or committee approvals.

The exemption is requested for a period of 12 years.

Economic advantages expected from the exemption to the City of Detroit include the following:

- 1) The retention of 269 living wage jobs. In addition, employees have the option to participate in health care, including vision and dental plans. Also, employees are eligible for life insurance and disability plans.
- 2) The creation of an additional 302 jobs over 3 years of projected growth. Total jobs maintained in Detroit totals at a minimum 571 jobs over 3 years with a possibility of up to 721 total jobs.

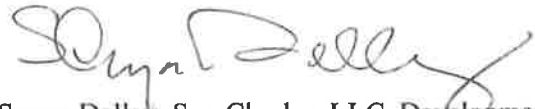
At the prevailing tax rate, taxes in year 13, after the termination of the abatement, will equal \$255,881 vs \$79,078 with no investment. The difference equates to 2.23x or more than double the property tax income to the City of Detroit if MyLocker completes its growth plans in the City of Detroit.

All property taxes are current. No other request for public assistance has been requested.

MyLocker is desirous of staying in the Corktown community.

Respectfully submitted,

MyLocker Properties, LLC



Sonya Delley, Sun Charles, LLC, Development
Consultant

Attachment A: Property Salient Facts; Machinery & Equipment to be purchased;
Time Schedule for Expansion Construction Completion

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

Attachment C: Paid Receipt of Current Taxes

cc: K. Bridges, DEGC

N. Marsh, DEGC

V. Farley, HRD

ATTACHMENT A

Legal description and salient facts of the building:

Legal Description N ABBOTT E 30 FT 86 87 THRU 90
WEST SIDE IND SUB NO 2 L86 P39 & 40
PLATS, W C R 8/193 77,104 SQ FT

In: Corktown, 48216, Census Tract 9853, Council
District 6, Detroit, MI, Wayne County, MI

SALIENT FACTS:

Year Built	1963
Asset Class	Flex Space, Office
Parcel ID	08000179-82
Number of Stories	One
Total Square Footage	77,060
Acres	1.769

NAICS Code: Apparel Accessories and other Apparel Manufacturing - 315990

Additional machinery and equipment to be acquired totals the following per annum:

MyLocker.com LLC
Capital Expenditure Projection

Equipment	2019		2020		2021		2022	
	#	\$	#	\$	#	\$	#	\$
Total Machinery & Equipment		3,820,000		2,280,000		2,280,000		1,420,000



Detroit Parcel Viewer

1641 Porter, Detroit, Mi. 48216

Map layers

Zoning Satellite

Parcel number: 08000179-82

Address	1641 PORTER
Owner	MYLOCKER PROPERTIES LLC
Owner Address	1300 ROSA PARKS BLVD, DETROIT, MI
Last Sale Date	April 1, 2013
Last Sale Price	\$600,000
Taxable Status	TAXABLE
Taxable Value	\$203,400
Land Value	\$123,292
Improved Value	\$246,402
Depth x Frontage	286 x 270 ft
Total Acres	1.769
Zoning	M3 General Industrial District
# of Buildings	3

Property Address: 1641 PORTER

Ad Valorem



2018 CITY OF DETROIT

SUMMER TAX BILL

DEPARTMENT 268301
 CITY OF DETROIT - PROPERTY TAX
 PO BOX 55000
 DETROIT MI 48255-2683

MYLOCKER PROPERTIES-LLC
 1300 ROSA PARKS BLVD
 DETROIT MI 48216

TAXING UNITS	RATE	TAX AMOUNT	IMPORTANT INFORMATION - SEE REVERSE SIDE
STATE EDUCATION	6.0000	773.71	PARCEL # 08000179-82 Bill No. 019693 School District DETROIT PUBLIC SCHOOLS SEV 197,300 Taxable Value 128,952 PRE/MBT% .0000 Prop Class 301-INDUSTRIAL TIF Dist PARTIAL PROPERTY DESCRIPTION FOR COMPLETE PROPERTY DESCRIPTION, SEE ASSESSMENT ROLL AT ASSESSOR'S OFFICE N ABBOTT E 30 FT 86 87 THRU 90 WEST SIDE IND SUB NO 2 L86 P39 & 40 PLATS, W C R 8/193 77,104 SQ FT
GENERAL CITY	19.9520	2,572.85	
DEBT SERVICE	7.0000	902.66	
LIBRARY	4.6307	597.13	
SCHOOL DEBT	13.0000	1,676.37	
SCHOOL OPERATING	18.0000	2,321.13	
W COUNTY TAX	5.6483	728.35	
WC RESA ENH	2.0000	257.90	
INSPECTION FEE	0.0000	100.00	
Total Summer Rate	76.2310		
Summer Taxes		9,830.10	* SUMMER TAXES PAYABLE IN FULL JULY 1, 2018 - AUGUST 31, 2018 WITHOUT INTEREST AND PENALTY. * SUMMER TAXES MAY ALSO BE PAID IN TWO PAYMENTS WITHOUT INTEREST AND PENALTY. 1ST PAYMENT DUE AUGUST 15, 2018 AND 2ND PAYMENT DUE JANUARY 15, 2019.
Summer Special Fees		100.00	
Summer Admin Fee		98.30	
Interest:		148.95	
Penalty:		297.90	
PREV. PAYMENTS			
Total Due		10,475.25	IMPORTANT INFORMATION - SEE REVERSE SIDE

1st Half Payment Due 8/15/2018 5,014.20
 2nd Half Payment Due 1/15/2019 5,014.20

Pay using the DIVDAT mobile app.
 Visit your app store to download for free.



2018 SUMMER PROPERTY TAX - RETURN LOWER PORTION WITH YOUR REMITTANCE

Property Address: 1300 ROSA PARKS BLVD

Ad Valorem



2018 CITY OF DETROIT

SUMMER TAX BILL

DEPARTMENT 268301
 CITY OF DETROIT - PROPERTY TAX
 PO BOX 55000
 DETROIT MI 48255-2683

MYLOCKER PROPERTIES LLC
 1300 ROSA PARKS BLVD
 DETROIT MI 48216

TAXING UNITS	RATE	TAX AMOUNT	IMPORTANT INFORMATION - SEE REVERSE SIDE
STATE EDUCATION	6.0000	2,901.00	PARCEL # 08007399-414 Bill No. 023737 School District DETROIT PUBLIC SCHOOLS SEV 483,500 Taxable Value 483,500 PRE/MBT% .0000 Prop Class 301-INDUSTRIAL TIF Dist PARTIAL PROPERTY DESCRIPTION FOR COMPLETE PROPERTY DESCRIPTION, SEE ASSESSMENT ROLL AT ASSESSOR'S OFFICE E 12TH THAT PT 10 THRU 16 LYG E OF 12TH 120FT WD BETW ABBOTT 50FT WD & PORTER 60FT WD BLK C CABACIER FARM L43 P658 DEEDS, W C R 8/8 32 THRU 43 AND VAC ALLEY & VAC N 5 FT ABBOTT ADJ SUB OF LOT 2 PC27
GENERAL CITY	19.9520	9,646.79	
DEBT SERVICE	7.0000	3,384.50	
LIBRARY	4.6307	2,238.94	
SCHOOL DEBT	13.0000	6,285.50	
SCHOOL OPERATING	18.0000	8,703.00	
W COUNTY TAX	5.6483	2,730.95	
WC RESA ENH	2.0000	967.00	
INSPECTION FEE	0.0000	100.00	
Total Summer Rate	76.2310		
Summer Taxes		36,857.68	* SUMMER TAXES PAYABLE IN FULL JULY 1, 2018 - AUGUST 31, 2018 WITHOUT INTEREST AND PENALTY. * SUMMER TAXES MAY ALSO BE PAID IN TWO PAYMENTS WITHOUT INTEREST AND PENALTY. 1ST PAYMENT DUE AUGUST 15, 2018 AND 2ND PAYMENT DUE JANUARY 15, 2019.
Summer Special Fees		100.00	
Summer Admin Fee		368.57	
Interest:		554.37	
Penalty:		1,108.73	
PREV. PAYMENTS			
Total Due		38,989.35	IMPORTANT INFORMATION - SEE REVERSE SIDE

1st Half Payment Due 8/15/2018 18,663.13
 2nd Half Payment Due 1/15/2019 18,663.12

Pay using the DIVDAT mobile app.
 Visit your app store to download for free.



2018 SUMMER PROPERTY TAX - RETURN LOWER PORTION WITH YOUR REMITTANCE

Property Address: 1654 ABBOTT ST

Ad Valorem



2018 CITY OF DETROIT

SUMMER TAX BILL

DEPARTMENT 268301
 CITY OF DETROIT - PROPERTY TAX
 PO BOX 55000
 DETROIT MI 48255-2683

MYLOCKER PROPERTIES LLC
 1300 ROSA PARKS BLVD
 DETROIT MI 48216

TAXING UNITS	RATE	TAX AMOUNT	IMPORTANT INFORMATION - SEE REVERSE SIDE
STATE EDUCATION	6.0000	22.30	PARCEL # 08000178. Bill No. 019692 School District DETROIT PUBLIC SCHOOLS SEV 11,400 Taxable Value 3,718 PRE/MBT% .0000 Prop Class 201-COMMERCIAL TIF Dist PARTIAL PROPERTY DESCRIPTION FOR COMPLETE PROPERTY DESCRIPTION, SEE ASSESSMENT ROLL AT ASSESSOR'S OFFICE N ABBOTT W 30 FT 86 WEST SIDE IND SUB NO 2 L86 P39 & 40 PLATS, W C R 8/193 8 567 SQ FT
GENERAL CITY	19.9520	74.18	
DEBT SERVICE	7.0000	26.02	
LIBRARY	4.6307	17.21	
SCHOOL DEBT	13.0000	48.33	
SCHOOL OPERATING	18.0000	66.92	
W COUNTY TAX	5.6483	21.00	
WC RESA ENH	2.0000	7.43	
Total Summer Rate	76.2310		
Summer Taxes		283.39	* SUMMER TAXES PAYABLE IN FULL JULY 1, 2018 - AUGUST 31, 2018 WITHOUT INTEREST AND PENALTY. * SUMMER TAXES MAY ALSO BE PAID IN TWO PAYMENTS WITHOUT INTEREST AND PENALTY. 1ST PAYMENT DUE AUGUST 15, 2018 AND 2ND PAYMENT DUE JANUARY 15, 2019.
Summer Special Fees			
Summer Admin Fee		2.83	
Interest:		4.25	
Penalty:		8.50	
PREV. PAYMENTS			
Total Due		298.97	IMPORTANT INFORMATION - SEE REVERSE SIDE

1st Half Payment Due 8/15/2018 143.11
 2nd Half Payment Due 1/15/2019 143.11

Pay using the DIVDAT mobile app.
 Visit your app store to download for free.



2018 SUMMER PROPERTY TAX - RETURN LOWER PORTION WITH YOUR REMITTANCE

Property Address: 1662 ABBOTT ST

Ad Valorem



**2018 CITY OF DETROIT
SUMMER TAX BILL**

DEPARTMENT 268301
CITY OF DETROIT - PROPERTY TAX
PO BOX 55000
DETROIT MI 48255-2683

MYLOCKER PROPERTIES:LLC
1300 ROSA PARKS BLVD
DETROIT MI 48216

TAXING UNITS	RATE	TAX AMOUNT	IMPORTANT INFORMATION - SEE REVERSE SIDE
STATE EDUCATION	6.0000	22.30	PARCEL # 08000177. Bill No. 019691 School District DETROIT PUBLIC SCHOOLS SEV 11,400 Taxable Value 3,718 PRE/MBT% .0000 Prop Class 201-COMMERCIAL TIF Dist PARTIAL PROPERTY DESCRIPTION FOR COMPLETE PROPERTY DESCRIPTION, SEE ASSESSMENT ROLL AT ASSESSOR'S OFFICE N ABBOTT E 30 FT 85 WEST SIDE IND SUB NO 2 L86 P39&40 PLATS, W C R 8/193 8567 SQ FT
GENERAL CITY	19.9520	74.18	
DEBT SERVICE	7.0000	26.02	
LIBRARY	4.6307	17.21	
SCHOOL DEBT	13.0000	48.33	
SCHOOL OPERATING	18.0000	66.92	
W COUNTY TAX	5.6483	21.00	
WC RESA ENH	2.0000	7.43	
Total Summer Rate	76.2310		
Summer Taxes		283.39	* SUMMER TAXES PAYABLE IN FULL JULY 1, 2018 - AUGUST 31, 2018 WITHOUT INTEREST AND PENALTY. * SUMMER TAXES MAY ALSO BE PAID IN TWO PAYMENTS WITHOUT INTEREST AND PENALTY. 1ST PAYMENT DUE AUGUST 15, 2018 AND 2ND PAYMENT DUE JANUARY 15, 2019.
Summer Special Fees			
Summer Admin Fee		2.83	
Interest:		4.25	
Penalty:		8.50	
PREV. PAYMENTS			
Total Due		298.97	IMPORTANT INFORMATION - SEE REVERSE SIDE

1st Half Payment Due 8/15/2018 143.11
2nd Half Payment Due 1/15/2019 143.11

Pay using the DIVDAT mobile app.
Visit your app store to download for free.



2018 SUMMER PROPERTY TAX - RETURN LOWER PORTION WITH YOUR REMITTANCE

WAYNE COUNTY TREASURER
 400 Monroe - 5th Floor
 Detroit MI 48226-2942
 (313) 224-5990



Paul Domke
 1300 Rosa Parks Blvd
 Detroit, MI 48216-1952

Web: treasurer.waynecounty.com
Email: taxinfo@co.wayne.mi.us

D U P L I C A T E
 Conditional Receipt

Note: Payments are accepted as conditional payment of taxes. If denied upon presentation to the bank, taxes will be restored as unpaid without further notice. They will be subject to all interest and penalty charges and will incur an additional \$25.00 fee. To receive a proper receipt evidencing payment of the taxes, please wait 30 days. At that time you may apply for a receipt on line or you may mail a self addressed stamped envelope to our office. To apply for a receipt on line go to <http://treasurer.waynecounty.com>. To apply through the mail, please include a self addressed stamped envelope with the parcel ID written on the back of the envelope. Send the request to WAYNE COUNTY TREASURER 400 Monroe - 5th Floor Detroit MI 48226-2942.

Receipt Number: 010-2018-314000  **Date:** 09/19/18
Bundle: 11125290  **Interest Effective Date:** 09/18/18

Receipt Details:

<u>Municipality - Parcel ID</u>	<u>Tax Year</u>	<u>Paid Tax</u>	<u>Paid Int & Fees</u>	<u>Paid Total</u>	<u>Due Tax</u>	<u>Due Int & Fees</u>	<u>Due Total</u>
01 - 08000179-82 1641 PORTER	2017	\$6,782.67	\$746.10	\$7,528.77	\$0.00	\$0.00	\$0.00
				Total:	\$7,528.77	Through 09/30/18	\$0.00
				Receipt Total:	\$7,528.77		

Summary Information:	
Date Created: 09/19/18 07:38:53 AM	Issued By: 1
Date Printed: 09/24/18 10:02:00 PM	Type: Web

Dear Fellow Taxpayer:
 Thank you for your payment of property taxes. This payment supports Wayne County, your local community, and other government agencies in providing essential government services. Your payment is really greatly appreciated.

Sincerely,



ERIC R. SABREE
 Wayne County Treasurer

WAYNE COUNTY TREASURER
 400 Monroe - 5th Floor
 Detroit MI 48226-2942
 (313) 224-5990



Paul Domke
 1300 Rosa Parks Blvd
 Detroit, MI 48216-1952

Web: treasurer.waynecounty.com
 Email: taxInfo@co.wayne.mi.us

D U P L I C A T E

Conditional Receipt

Note: Payments are accepted as conditional payment of taxes. If denied upon presentation to the bank, taxes will be restored as unpaid without further notice. They will be subject to all interest and penalty charges and will incur an additional \$25.00 fee. To receive a proper receipt evidencing payment of the taxes, please wait 30 days. At that time you may apply for a receipt on line or you may mail a self addressed stamped envelope to our office. To apply for a receipt on line go to <http://treasurer.waynecounty.com>. To apply through the mail, please include a self addressed stamped envelope with the parcel ID written on the back of the envelope. Send the request to WAYNE COUNTY TREASURER 400 Monroe - 5th Floor Detroit MI 48226-2942.

Receipt Number: 010-2018-313995  **Date:** 09/19/18
Bundle: 11125285  **Interest Effective Date:** 09/18/18

Receipt Details:

Municipality - Parcel ID	Tax Year	Paid Tax	Paid Int & Fees	Paid Total	Due Tax	Due Int & Fees	Due Total
01 - 08007399-414 1300 ROSA PARKS BLVD	2017	\$25,281.38	\$2,780.96	\$28,062.34	\$0.00	\$0.00	\$0.00
Total:				\$28,062.34		Through 09/30/18	\$0.00
Receipt Total:				\$28,062.34			

Summary Information:	
Date Created: 09/19/18 07:38:50 AM	Issued By: 1
Date Printed: 09/24/18 10:02:01 PM	Type: Web

Dear Fellow Taxpayer:
 Thank you for your payment of property taxes. This payment supports Wayne County, your local community, and other government agencies in providing essential government services. Your payment is really greatly appreciated.

Sincerely,



ERIC R. SABREE
 Wayne County Treasurer

WAYNE COUNTY TREASURER
 400 Monroe - 5th Floor
 Detroit MI 48226-2942
 (313) 224-5990



Paul Domke
 1300 Rosa Parks Blvd
 Detroit, MI 48216-1952

Web: treasurer.waynecounty.com
Email: taxinfo@co.wayne.mi.us

D U P L I C A T E

Conditional Receipt

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Receipt Number: 010-2018-314006  **Date:** 09/19/18
Bundle: 11125296  **Interest Effective Date:** 09/18/18

Receipt Details:

<u>Municipality - Parcel ID</u>	<u>Tax Year</u>	<u>Paid Tax</u>	<u>Paid Int & Fees</u>	<u>Paid Total</u>	<u>Due Tax</u>	<u>Due Int & Fees</u>	<u>Due Total</u>
01 - 08000178, 1654 ABBOTT ST	2017	\$193.89	\$21.33	\$215.22	\$0.00	\$0.00	\$0.00
Total:				\$215.22		Through 09/30/18	\$0.00
Receipt Total:				\$215.22			

Summary Information:

Date Created: 09/19/18 07:38:56 AM	Issued By: 1
Date Printed: 09/24/18 10:01:57 PM	Type: Web

Dear Fellow Taxpayer:
 Thank you for your payment of property taxes. This payment supports Wayne County, your local community, and other government agencies in providing essential government services. Your payment is really greatly appreciated.

Sincerely,



ERIC R. SABREE
 Wayne County Treasurer

WAYNE COUNTY TREASURER
 400 Monroe - 5th Floor
 Detroit MI 48226-2942
 (313) 224-5990



Paul Domke
 1300 Rosa Parks Blvd
 Detroit, MI 48216-1952

Web: treasurer.waynecounty.com
Email: taxinfo@co.wayne.mi.us

D U P L I C A T E
 Conditional Receipt

Note: Payments are accepted as conditional payment of taxes. If denied upon presentation to the bank, taxes will be restored as unpaid without further notice. They will be subject to all interest and penalty charges and will incur an additional \$25.00 fee. To receive a proper receipt evidencing payment of the taxes, please wait 30 days. At that time you may apply for a receipt on line or you may mail a self addressed stamped envelope to our office. To apply for a receipt on line go to <http://treasurer.waynecounty.com>. To apply through the mail, please include a self addressed stamped envelope with the parcel ID written on the back of the envelope. Send the request to WAYNE COUNTY TREASURER 400 Monroe - 5th Floor Detroit MI 48226-2942.

Receipt Number: 010-2018-314003  **Date:** 09/19/18
Bundle: 11125293  **Interest Effective Date:** 09/18/18

Receipt Details:

<u>Municipality - Parcel ID</u>	<u>Tax Year</u>	<u>Paid Tax</u>	<u>Paid Int & Fees</u>	<u>Paid Total</u>	<u>Due Tax</u>	<u>Due Int & Fees</u>	<u>Due Total</u>
01 - 08000177. 1662 ABBOTT ST	2017	\$193.89	\$21.33	\$215.22	\$0.00	\$0.00	\$0.00
Total:				\$215.22		Through 09/30/18	\$0.00
Receipt Total:				\$215.22			

Summary Information:	
Date Created: 09/19/18 07:38:55 AM	Issued By: 1
Date Printed: 09/24/18 10:01:58 PM	Type: Web

Dear Fellow Taxpayer:
 Thank you for your payment of property taxes. This payment supports Wayne County, your local community, and other government agencies in providing essential government services. Your payment is really greatly appreciated.

Sincerely,



ERIC R. SABREE
 Wayne County Treasurer



**CITY OF DETROIT
DELINQUENT TAX NOTICE**

CITY OF DETROIT- REVENUE COLLECTIONS
2 WOODWARD AVE, ROOM 105
DETROIT, MICHIGAN 48226

STANDARD SYSTEMS DATE: 09/17/2018 09:00:00 AM
SECURITY/ISSUE: 09/17/2018 09:00:00 AM
CITY OF DETROIT TREASURER
08990397.01 Account Ref: 5,158.23
Parcel # 00 08990397.01 48,158.23
Total Due: 5,158.23
TOTAL DUE 09/30/2018 \$5,158.23

Make check payable to: Treasurer, City of Detroit

AMOUNT PAID

5158.23

DETAIL DELQ TAX INFO				
TAX YEAR	BASE TAX	INT DUE	PEN DUE	ADMIN FEE
2017	4,234.02	293.95	587.92	42.34

SUMMARY DELQ TAX INFO			
TAX YEAR	TOTAL DUE BY	TOTAL DUE BY	TOTAL DUE BY
2017	09/30/18 5,158.23	10/31/18 5,221.74	11/30/18 5,285.24

MYLOCKER.COM LLC
1300 ROSA PARKS BLVD
DETROIT MI 48216

PROPERTY INFORMATION

Property Number: 08990397.01
Property Address: 1300 ROSA PARKS BLVD
School Dist: D
LEGAL DESCRIPTION:
PERSONAL PROPERTY IN THE CITY OF DETROIT

MY LOCKER

25868

Treasurer, City of Detroit.			9/17/2018		
Date	Type	Reference	Original Amt.	Balance Due	Discount
9/17/2018	Bill	2018 Pers. Prop.	5,158.23	5,158.23	
				Check Amount	5,158.23

From: No Reply <noreply@payconnexion.com>
Sent: Wednesday, August 15, 2018 3:41 AM
To: domke@mylocker.net
Subject: Payment Confirmation for Essential Services Assessment



Michigan Treasury Online Secure Payments
Powered by JPM Morgan Chase

*** PLEASE DO NOT RESPOND TO THIS EMAIL ***

Your payment submitted on Aug-14-2018 for Essential Services Assessment has now been released for settlement by your financial institution.

Confirmation Number: SMIESA002202119
Confirmation Date (ET): Aug-14-2018 12:05:53 PM
Payer Name: Paul Domke
Amount Due: \$18,536.00

Payment Amount Debited: \$18,536.00
Scheduled Payment Date: Aug-15-2018

Account Nickname: BofA
Bank Routing Number: 072000805
Bank Account Number: XXXXXXXXXXXXXXX9132
Bank Account Type: Checking
Bank Account Category: Business

If you have questions about this payment or need assistance, please call Customer Service at (517) 241-0310.
Thank you for using the Michigan Department of Treasury electronic payment system.

2018-11-05

571

571 *Petition of MyLocker Properties, LLC,
request to establish an Industrial
Facilities Exemption District at 1641
Porter*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

HOUSING AND REVITALIZATION PLANNING AND
DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT

PLANNING AND DEVELOPMENT DEPARTMENT
HOUSING AND REVITALIZATION
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT



TO: Veronica Farley, Housing and Revitalization Department
FROM: Esther Yang, Planning & Development Department
RE: **Master Plan Interpretation for proposed Industrial Development District (IDD) for property located at 1641 Porter**
DATE: December 21, 2018
CC: Maurice Cox, Director

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 198 of 1974 (section 207.554), the Planning and Development Department's Planning Division submits the following interpretation for the establishment of an Industrial Development District (IDD).

Petitioner: My Locker Properties, LLC

Project Location: 1641 Porter

Project Proposal

MyLocker seeks to demolish the existing one-story office building and replace it with a two-story structure. The first and second floor (approximately 51,000 and 55,000 square feet, plus an approximate 20,000 SF mezzanine / loft level. The first floor will house a robotic inventory system, inventory, and have both receiving and shipping capabilities. The second floor will be reserved for production.

Master Plan Interpretation

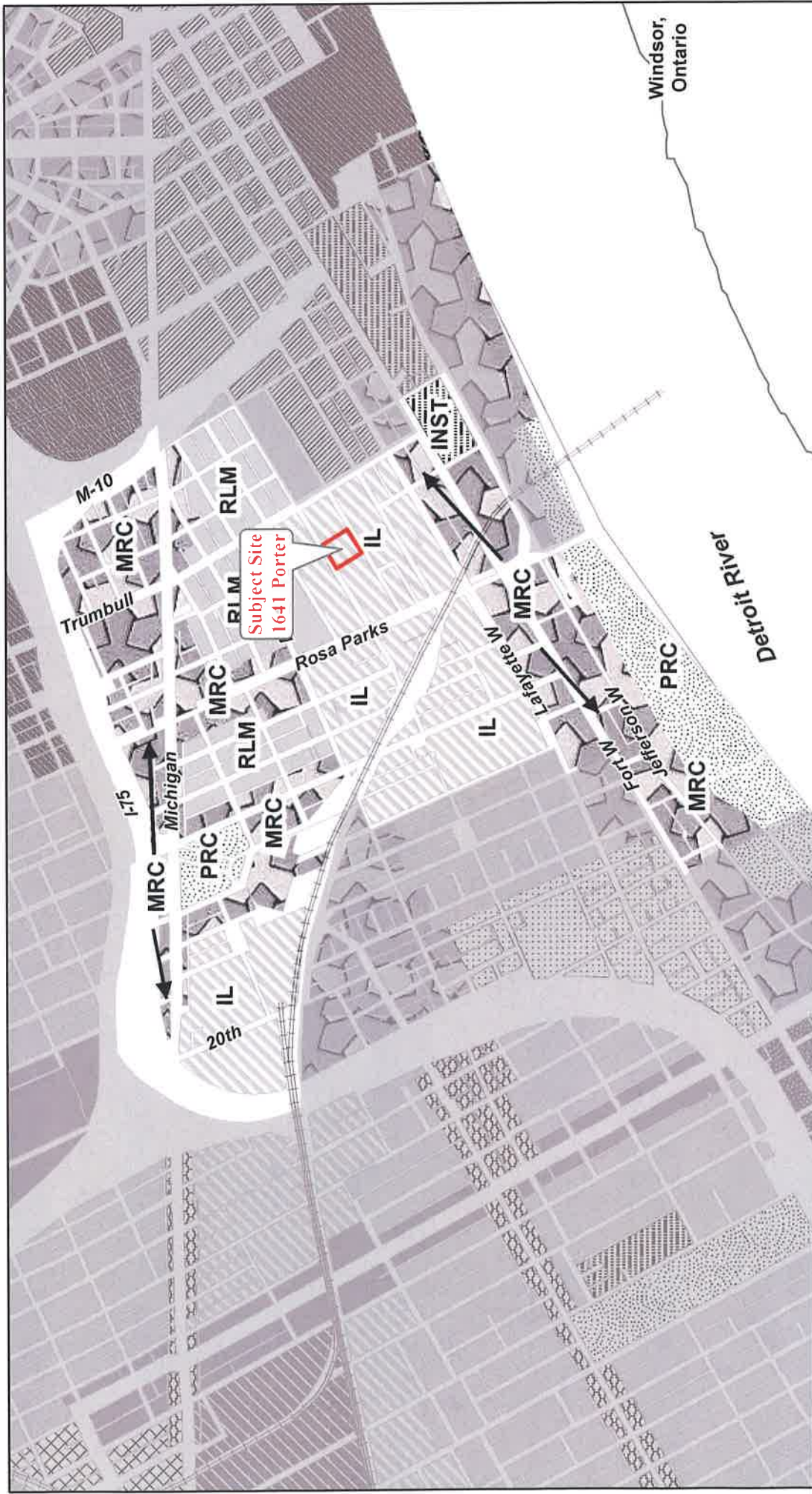
The Master Plan Future General Land Use Designation for the site is Light Industrial (IL). Light Industrial areas should generally consist of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks.

Additionally, the Master Plan of Policies outlines "Increasing the viability of industrial areas" as a goal in Cluster 4 Corktown Neighborhood, seeking to "redevelop under-utilized sites by attracting new and encouraging existing businesses to use the land for expansion or relocation"

The proposed development conforms to the Future General Land Use Designation of the area.

Attachments

Future General Land Use Map(s): Neighborhood Cluster 4; Corktown, Map 4-2B



Map 4-2B

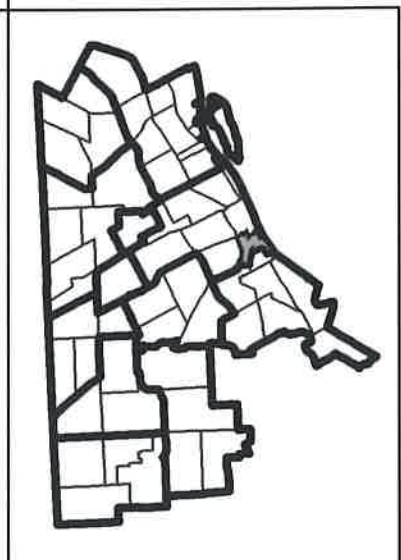
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Corktown



Future Land Use

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





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

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

November 19, 2018

Maurice Cox, Director
Planning & Development Department
2 Woodward Ave, Suite 808
Detroit, MI 48226

Re: *Industrial Development District Request*
MyLocker Properties LLC
Property Address: 1641 Porter
Parcel Number: 08000179-82

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request to establish an Industrial Development District for the property at 1641 Porter in the West Side Industrial District of the City of Detroit.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high tech facilities.

The project consists of demolishing one of the three contiguous buildings on this industrial site and constructing a two-story structure with 51,000 square feet on the first floor and 55,000 square feet on the second floor along with a 20,000 square foot mezzanine/loft level. Proposed plan for the new building includes housing a robotic inventory system, shipping and receiving, production based on type of product/method of customization. The completed project is anticipated to create 302 jobs over 3 years and retain 269 employees.

A field investigation and proposal review indicates that the proposed Industrial Development District is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp

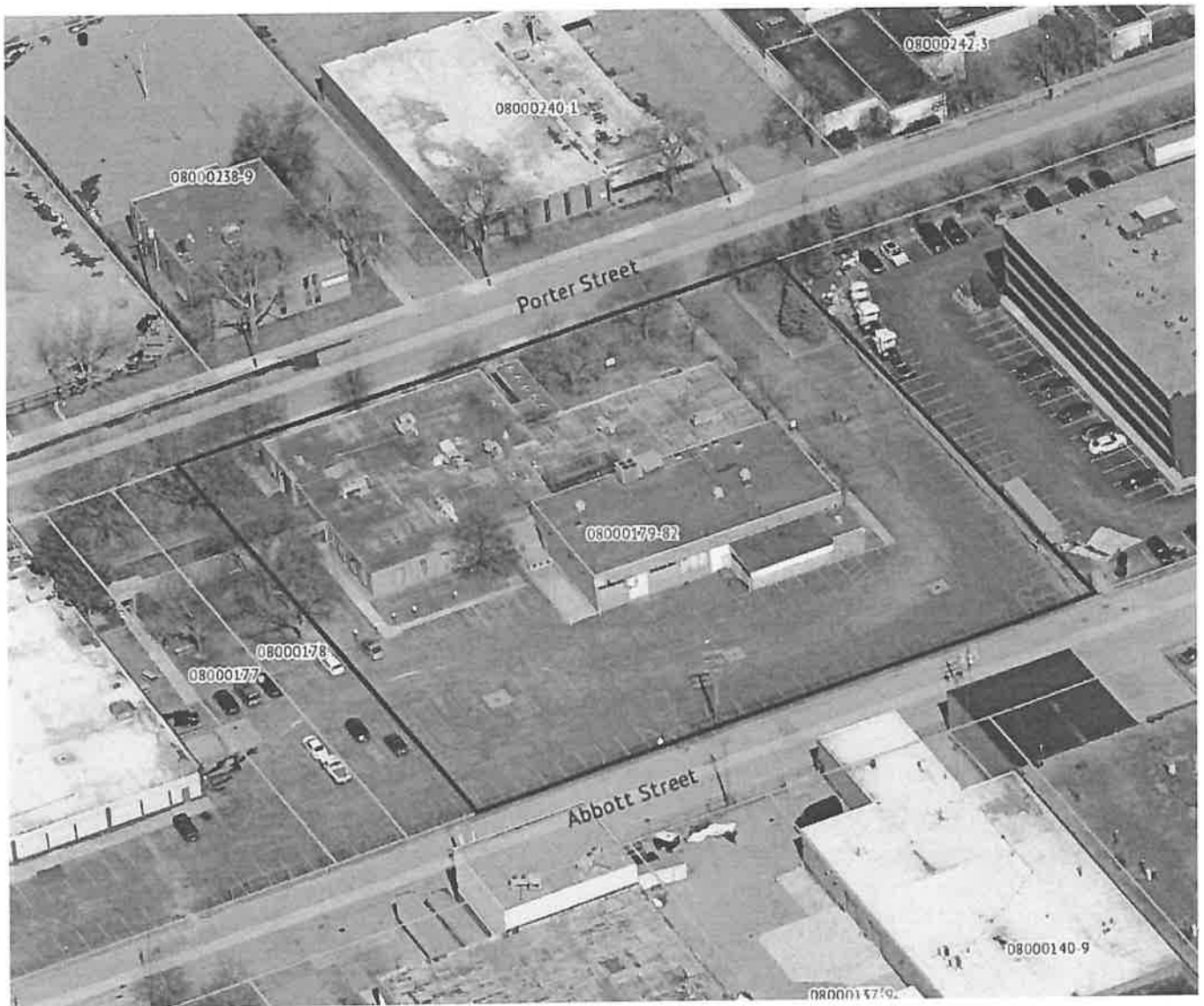


CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

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(313) 224-3011 • TTY:711
(313) 224-9400
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42

MyLocker Properties LLC
Industrial Development District
Page 2



Parcel Number: 08000179-82
Property Address: 1641 Porter
Property Owner: MyLocker Properties LLC
Legal Description: N ABBOTT E 30 FT 86 87 THRU 90 WEST SIDE IND SUB NO 2 L86 P39 & 40 PLATS, W C R 8/193
77,104 SQ FT



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

43

January 11, 2019

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

RE: Request for Public Hearing regarding the Approval for a Plant Rehabilitation District on behalf of 13400 Mount Elliott Street, LLC in the general area of 13400 Mt. Elliott, Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition # 580)

The Housing and Revitalization Department has reviewed the application of **13400 Mount Elliott Street, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

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 owners of all real property within the proposed industrial development district at which time those owners and other residents or taxpayers of the local governmental unit shall have a right to appear and be heard.

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

Respectfully submitted,

Kelly R. Vickers
Associate Director

KV/vf

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



BY COUNCILMEMBER _____

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended ("PA 198"), this City Council has the authority to establish "Industrial Development Districts" and "Plant Rehabilitation Districts" within the boundaries of the City of Detroit; and

WHEREAS, **13400 Mount Elliott Street, LLC** has filed an application for a Plant Rehabilitation District whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, Act 198 requires that prior to the adoption of a Plant Rehabilitation District, City Council shall provide an written notice to the owners of all real property within the proposed industrial development district and shall hold a public hearing on the establishment of the industrial development district at which time those owners and other residents or taxpayer of the City of Detroit shall have a right to appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the _____ day of _____, 2018, @ _____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the approval of a Plant Rehabilitation District on the property referred to above and more fully described in the application attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the proposed Plant Rehabilitation District.

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, November 08, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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

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

PLANNING AND DEVELOPMENT DEPARTMENT LEGISLATIVE POLICY DIVISION
LAW DEPARTMENT FINANCE DEPARTMENT

580 *13400 Mount Elliott Street, LLC, request to establish of a Plant Rehabilitation District for the property located at 13400 Mt. Elliott*

Howard & Howard

law for business

Ann Arbor

Chicago

Detroit

Las Vegas

Los Angeles

Peoria

Direct Dial: 248.723.0311

Regina Goyette Staudacher

Email: GStaudacher@howardandhoward.com

November 7, 2018

Ms. Janice M. Winfrey
City Clerk, City of Detroit
City Clerk's Office
Coleman A. Young Municipal Center 2
Woodward Ave., Suite 200
Detroit, MI 48226

Re: 13400 Mt. Elliott; Tax Parcel Number 15014245

Dear Clerk Winfrey:

Please accept this request for establishment of a plant rehabilitation district, pursuant to MCL 207.554(2). The applicant company is 13400 Mount Elliott Street, LLC, an affiliate entity of Gallagher-Kaiser Corporation, whose address is 13710 Mt. Elliott Street, Hamtramck, MI 48212. This request relates to the property located at 13400 Mt. Elliott; tax parcel number 15014245.

The applicant company ("TAC" or "Company") recently acquired this obsolete property. The building totals 142,110 square feet and was constructed in 1947. Due to its dated and inefficient infrastructure, the building has been sitting idle for years. A small crew of part time employees remained after the factory idled as a safety measure to protect the property from further erosion and deterioration and provide some modest routine facility maintenance.

TAC plans to transform this building from an obsolete, under-utilized structure into a state of the art World Class Steel Fabrication Center of Excellence. TAC will improve both this structure and the surrounding area to create a cohesive campus with its current facility at 13710 Mt. Elliott. Together, these buildings will house its global corporate headquarters. With these improvements, the company plans to add over 300, full-time, high-wage and high-skilled jobs and to use this facility to serve as a training center for highly skilled laborers. The addition of these jobs will add nearly \$20M in payroll annually to the City of Detroit. TAC has already secured support from the Detroit Economic Growth Corporation and the Michigan Economic Development Corporation and is pursuing options with the Michigan Department of Transportation for additional road and infrastructure improvement contiguous with the property.

In order to complete this transformation, TAC plans to invest over \$10M in this building and the surrounding area. The building requires more than \$1M in investment just to restore it to an economically efficient functional condition. In fact, just 8 days ago, the building was broken into, resulting in copper and other precious metals (wire and copper) ransacked from the building. As a result, nearly \$150,000 in unforeseen emergency repair, heating and security costs were necessary to protect the building from additional damage (lack of heat and electrical) and safeguard the premises and the Company's personnel who work in the building adjacent to this property. As part of the Company's plan to develop a new Center of Excellence in Manufacturing HQ in Detroit, this building requires extensive remediation. The remediation plan includes removal of environmental hazards, electrical modifications, gas system modifications, foundation improvements, improvements to ventilation, HVAC replacement, security and safety enhancements including the addition of exits, re-location of walls and office space, complete replacement of IT network, the addition of entrance ramps, parking lot expansion, and general exterior façade improvements. The Company will also add over \$3M of machinery and equipment.

The improvements will begin as of the date of this letter and continue through 2019. TAC plans to begin installing equipment and hiring employees in January 2019. The Company currently employs 255 full-time employees and, at the conclusion of this project, will employ 555 full-time employees.

TAC respectfully requests that you grant a certificate of obsolescence and establish a plant rehabilitation district encompassing the property located at 13400 Mt. Elliott. Should you have any questions regarding the project, please contact our legal representative Regina Staudacher at 248.723.0311. Thank you for your time and consideration of this matter.

Very truly yours,

HOWARD & HOWARD ATTORNEYS PLLC



Regina M. Staudacher

4838-5467-4554

2018-11-08

580

580 *Petition of 13400 Mount Elliott Street, LLC, request to establish of a Plant Rehabilitation District for the property located at 13400 Mt. Elliott*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION
LAW DEPARTMENT FINANCE DEPARTMENT



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

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

January 9, 2019

Maurice Cox, Director
Planning & Development Department
2 Woodward Ave, Suite 808
Detroit, MI 48226

Re: *Plant Rehabilitation District Request – 13400 Mount Elliott Street LLC*
Property Address: 13400 Mt. Elliott
Parcel Number: 15014245.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request to establish Plant Rehabilitation District for the property at 13400 Mt. Elliott in the West Side Industrial District of the City of Detroit.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high tech facilities.

The project consists of restoring the obsolete, under-utilized building into a state of the art world class steel fabrication center. The industrial building is a one-story structure with 142,010 total floor area built in 1947 on 10.208 acres of land that has been sitting idled for years. The completed project is anticipated to create over 300 full-time jobs.

The obsolescence is evident in the lack of modern electrical, plumbing, overhead cranes and mechanical systems as well as the poor condition of the walls, floors, bathrooms and ceilings. The project involves relocating work space and refurbishing the walls and ceiling. The windows and doors are also very old and inefficient by today's standards and asbestos needs to be removed in some areas. In the opinion of the assessor, this property suffers in excess of 50% functional obsolescence.

A field investigation and proposal review indicates that the proposed Plant Rehabilitation District is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



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

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

13400 Mt. Elliott
Property Rehabilitation District
Page 2

Parcel Number: 15014245.
Property Address: 13400 Mt. Elliott
Property Owner: 13400 Mount Elliott Street LLC
Legal Description: E MT ELLIOTT ALL THAT PT OF N W 1/4 OF SEC 16 T 1 S R 12 E DESC AS FOLS : BEG AT A PTE IN E LINE OF MT ELLIOTT AVE 76 FT WD 902.16 FT N'LY ALG SAID LINE FROM E & W 1/4 SEC LINE TH N OD 22M W 194.64 FT N 1D 11M W 707.62 FT ALG SAID E LINE TH N 88D 49M E 389.38 FT TH ON CURVE TO R RAD 370.70 FT CHORD S 56D 02M E 238.57 FT TH S 49D 08M W 33.94 FT TH ON CURVE TO L 29.33 FT RAD 262.39 FT CH N 44D 28M 18S W 29.32 FT TH S OD 42M E 575.60 FT TH S 88D 49M W 187 FT TH S OD 42M E 188.98 FT TH S 88D 49M W 347.54 FT TO PTE OF BEG 15/--- 444,682 SQ FT





TO: Veronica Farley, Housing and Revitalization Department
FROM: Esther Yang, Planning & Development Department
RE: **Master Plan Interpretation for proposed Industrial Development District (IDD) for property located at 13400 Mt. Elliott**
DATE: December 21, 2018
CC: Maurice Cox, Director

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 198 of 1974, Section 207.554(2), the Planning and Development Department's Planning Division submits the following interpretation for the **establishment** of a **Plant Rehabilitation District**.

Petitioner: 13400 Mount Elliott, LLC

Project Location: 13400 Mount Elliott

Project Proposal: Project seeks to rehabilitate an under-utilized, 142,110 square foot structure, built in 1947 into a "Steel Fabrication Center of Excellence." The project seeks to improve the structure and the surrounding area to create a cohesive campus with its current facility at 13710 Mt. Elliott. Together, the applicant's two buildings will serve as their global headquarters.

Master Plan Interpretation

The Master Plan Future General Land Use designation is General Industrial. General Industrial areas should consist of areas for light and heavy industrial uses such as manufacturing, assembly or warehousing. General Industrial areas are characterized as large sites with considerable truck or rail traffic. General industrial areas should have freeway and rail access and be located along a major thoroughfare. Large-scale industrial uses may include producing or assembling components, auto manufacturing, structural steel fabrication, chemical plants, power plants, etc.

The proposed development conforms to the Future General Land Use Designation of the area.

Attachments

Future General Land Use Map(s): Neighborhood Cluster 1; Airport, Map 1-1B



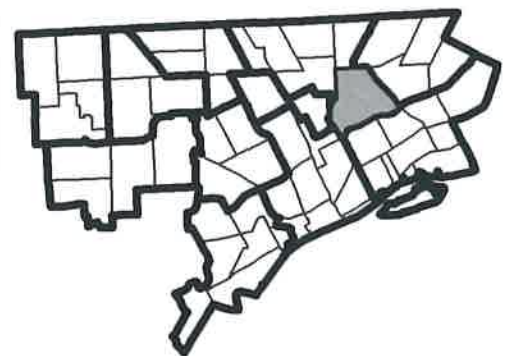
Map 1-1B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 1 Airport



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
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
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44

January 11, 2019

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

RE: Public Hearing on the Establishment of a Neighborhood Enterprise Zone as requested by
Planning and Development Department in the area of Midtown West area of Detroit,
MI in accordance with Public Act 147 of 1992. (Petition #588)

Honorable City Council:

The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the **Midtown West** Neighborhood Enterprise Zone would be consistent with all of the aforementioned.

Public Act 147 of 1992, commonly referred to as the Neighborhood Enterprise Zone (NEZ) Act, in Section 3(1) states “the governing body of a local governmental unit by resolution may designate one (1) or more neighborhood enterprise zones”. Prior to acting upon the resolution establishing an NEZ, 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 proposed NEZ, said notice to be made not later than 45 days prior to your Honorable Body’s passage of a resolution designating an NEZ.

The boundaries of the proposed NEZ are described in Exhibit A (legal description) and illustrated in the map also attached.

We request that a Public Hearing be scheduled on the issue of establishing this NEZ, as required by the NEZ Act.

Respectfully submitted,

Kelly R. Vickers
Associate Director

KV/vf

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



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 147 of the Public Acts of 1992 (“the Act”), this City Council has the authority to establish “Neighborhood Enterprise Zones (NEZs)” within the boundaries of the City of Detroit,

WHEREAS, Planning and Development Department has requested establishment of “**Midtown West**” NEZ whose boundaries are particularly described in Exhibit A (legal description) and illustrated in the map attached hereto; and

WHEREAS, The Act 147 requires that, prior to establishing an NEZ, the City Council shall provide an opportunity for a Public Hearing on such establishment, at which Public Hearing, any representative of a taxing authority levying *ad valorem* taxes within the City, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the _____ day of _____, 2018, at _____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application for establishment of an NEZ within the boundaries described in Exhibit A (legal description) as illustrated in the map attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the NEZ.

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, November 20, 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.

FINANCE DEPARTMENT LAW DEPARTMENT
PLANNING AND DEVELOPMENT DEPARTMENT LEGISLATIVE POLICY DIVISION

588 *City of Detroit Planning and Development Department, request the Establishment of a Neighborhood Enterprise Zone in the Midtown West Area Neighborhood*



November 8, 2018

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

RE: Request for the Establishment of a Neighborhood Enterprise Zone in the Midtown West Area Neighborhood

Dear Honorable City Council:

On behalf of the City of Detroit Planning and Development Department (PDD), please accept this letter as a request to establish a Neighborhood Enterprise Zone for parcels in the Midtown West neighborhood area as described on the map and legal descriptions on Attachment A (the "Property").

PDD is submitting this request for the designation of the "Midtown West Neighborhood Enterprise Zone" to stimulate mixed-use development in the area.

A developer, **PDH Development Group LLC**, intends to acquire the Property from the City and develop the Property to include multiple multifamily facilities, retail, and parking spaces. The project, which will be described further in the developer's upcoming application for a Neighborhood Enterprise Zone certificate with a 15 year duration, will be a substantial investment by the developer that would not otherwise be undertaken without the City's support of incentives, including the property tax reduction that may be approved pursuant to an NEZ Certificate. In addition, the developer intends to request the adoption of a brownfield plan for the reimbursement of brownfield eligible activities.

The NEZ will support the development of currently vacant parcels not being utilized to their highest and best use. The parcels within the proposed NEZ outlined and described on Attachment A are currently zoned as SD2, Special Development District, mixed-use. The developer plans to develop these four parcels in conjunction with the City's investment in new public streets, utilities, and a new public park.

The project will include a variety of community benefits requested by the Neighborhood Advisory Council ("NAC") pursuant to the voluntary community benefits process implemented for this project, including an affordable housing program approved by the

2018-11-08 10:00 AM

NAC that will include deeper levels of affordability than is normally expected by the City (i.e., 2.5% of the rental units @ 80% of AMI, 5% of the rental units @ 60% of AMI and 2.5% of the rental units @ 40% of AMI).

This area qualifies for a Neighborhood Enterprise Zone per statute as follows:

MCL 207.773. Sec. 3. (1): A neighborhood enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities.

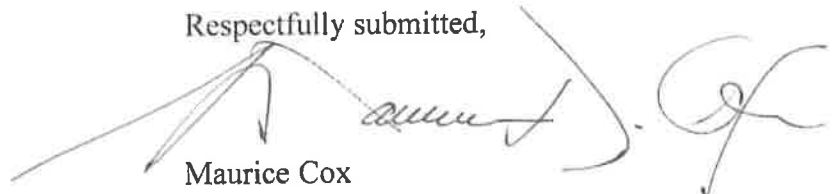
MCL 207.772. Sec. 2. (k): "Qualified downtown revitalization district" means an area located within 1 or more of the following:

- (i) The boundaries of a downtown district as defined in section 1 of 1975 PA 197, MCL 125.1651.
- (ii) The boundaries of a principal shopping district or a business improvement district as defined in section 1 of 1961 PA 120, MCL 125.981.
- (iii) The boundaries of the local governmental unit in an area that is zoned and primarily used for business as determined by the local governmental unit.

Upon completion of the project, the properties within the NEZ will have 10 or more facilities within a "Qualified downtown revitalization district" as required in the act. This area satisfies the requirements of a "Qualified downtown revitalization district" because the area is primarily zoned Special Development District, mixed-use, which includes and is primarily used for business.

Thank you for your consideration of the creation of this Neighborhood Enterprise Zone. If you have any questions regarding this request, please contact Veronica Farley at farleyv@detroitmi.gov or 313-224-4275.

Respectfully submitted,



Maurice Cox
Director, Planning and Development

Appendix A: Site Map and Legal Descriptions

cc: V. Farley, HRD
K. Bridges, DEGC

Attachment A:

- Block 1/Parcel 1: 931 Selden (Tax Parcel ID 04000759.005)
- Block 2/Parcel 2: 831 Selden (Tax Parcel ID 04000759.004)
- Block 3/Parcel 3: 960 Brainard (Tax Parcel ID 04000759.001)
- Block 4/Parcel 4: 830 Brainard (Tax Parcel ID 04000759.003)

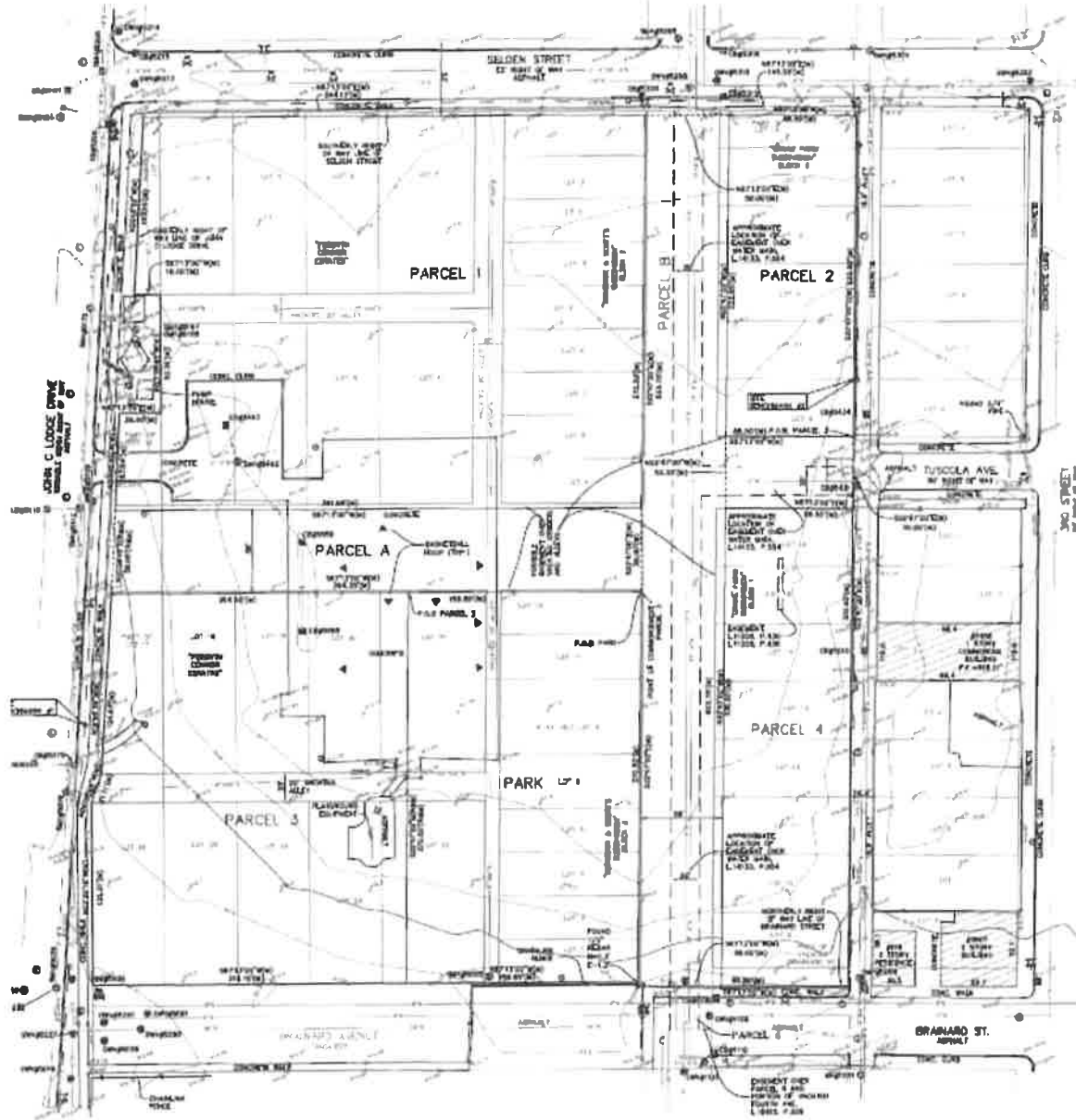


EXHIBIT A

LEGAL DESCRIPTIONS

Property situated in the City of Detroit, County of Wayne and State of Michigan described as follows:

Block 1

PART OF LOTS 3 TO 7, ALL OF LOTS 8 TO 11, PART OF LOT 12, FORSYTH CONNOR ESTATES L1 P219 W C R, PART OF LOTS 1 TO 9 AND THE VAC ALLEYS ADJ, BONSWOR & SCOTT'S SUB BLK 3 L3 P69 W C R, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NE CORNER SD LOT 1 OF BONSWOR & SCOTT'S SUB BLK 3 THENCE S 22D 47M 00SEC E 272.50FT TH S 67D 13M 00SEC W 361.98FT TO A POINT ON THE ELY R O W OF JOHN C LODGE DRIVE (VARIABLE WIDTH R O W) THENCE N 20D 45M 40SEC W 67.54FT THENCE N 67D 13M 00SEC E 29.00FT TO A POINT ON THE ELY LN OF SD LOT 11 FORSYTH CONNOR ESTATES THENCE N 23D 26M 45SEC W 82.01FT TO THE SW CORNER OF SD LOT 4 THENCE S 67D 13M 00SEC W 18.00FT TO A POINT ON THE ELY R O W LN OF SD JOHN C LODGE DRIVE N 20D 15M 52SEC W 123.12FT THENCE N 67D 13M 00SEC E 344.13FT TO THE POB 2.162 AC 94162.814 SQ FT

a/k/a 931 Selden
Tax Parcel ID 04000759.005

Block 2

PART OF LOTS 9 TO 14, CRANE FARM SUB BLK 4 L60 P58 W C R, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SE CORNER OF LOT 9 CRANE FARM SUB BLK 4 THENCE S 67D 13M 00SEC W 88.50FT THENCE N 22D 47M 00SEC W 222.85FT THENCE N 67D 12M 58SEC E 88.50FT TO A POINT ON THE WLY LN OF A 16.9 FEET WD ALLEY THENCE S 22D 47M 00SEC E 222.85FT TO THE POB 0.453 AC 19722.265 SQ FT

a/k/a 831 Selden
Tax Parcel ID 04000759.004

Block 3

PART OF LOTS 17 TO 21 AND PART OF LOTS 22 TO 26, INCLUDING THE 20 FEET WD VAC ALLEY ADJACENT THERETO, FORSYTH CONNOR ESTATES L1 P219 W C R, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING S 67D 13M 00SEC W 159.85FT FROM THE NE CORNER OF LOT 10 BONSWOR & SCOTT'S SUB BLK 2 L3 P69 W C R, THENCE S 22D 47M 00SEC E 270.50FT THENCE S 67D 13M 00SEC W 216.15FT TO A POINT ON THE ELY R O W LN OF JOHN C LODGE DRIVE (VARIABLE WIDTH R O W) THENCE N 23D 30M 18SEC W 126.01FT TO A POINT ON THE NW COR OF SD LOT 26 THENCE N 04D 05M 09SEC W 21.11FT TO A POINT ON THE SLY LN OF SD LOT 17 THENCE N 19D 48M 39SEC W ALG SD ELY R O W LN OF JOHN C LODGE DRIVE 124.67FT THENCE N 67D 13M 00SEC E 204.50FT TO THE POB 1.320 AC 57483.533 SQ FT

a/k/a 960 Brainard
Tax Parcel ID 04000759.001

B S


Block 4

PART OF LOTS 9 TO 16, CRANE FARM SUB BLK 1 L60 P58 W C R, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NE CORNER OF 16 THENCE S 22D 47M 00SEC E ALG THE WLY LN OF A 16.9 FEET WD ALLEY 330.90FT THENCE S 67D 13M 00SEC W 88.50FT THENCE N 22D 47M 00SEC W 330.90FT THENCE N 67D 13M 00SEC E 88.50FT TO THE POB 0.672 AC 29284.663 SQ FT

a/k/a 830 Brainard
Tax Parcel ID 04000759.003

Description Correct
Engineer of Surveys

By:


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

2018-11-20

588

588 *Petition of City of Detroit Planning
and Development Department, request
the Establishment of a Neighborhood
Enterprise Zone in the Midtown West
Area Neighborhood*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

FINANCE DEPARTMENT LAW DEPARTMENT
PLANNING AND DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION



January 9, 2019

Mr. Maurice Cox, Director
Planning & Development Department
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Neighborhood Enterprise Zone – Midtown West Area
Property Address: 931 Selden, 831 Selden, 960 Brainard and 830 Brainard
Parcel ID: 04000759.005, 04000759.004, 04000759.001 and 04000759.003

Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed **Midtown West Area Neighborhood Enterprise Zone**, located at 931 Selden, 831, Selden, 960 Brainard and 830 Brainard, submitted by the **City of Detroit Planning and Development Department** for the neighborhood located in the **Midtown** area of Detroit.

The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

The proposed area consists of a basketball court and playground area on four parcels with a total of 4.592 acres of land. The developer, **PDH Development Group LLC**, intends to acquire the property from the City and develop the property to include multiple multi-family facilities, retail and parking spaces. The current True Cash Value of the proposed area is \$0 and contains approximately 4.592 acres of land. The True Cash Value of this area would be expected to increase due to the new construction of this project.

Per MCL 207.772 Sec 2 (g) "New facility" means 1 or both of the following:

(i) A new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New facility includes a model home or a model condominium unit. New facility includes a new individual condominium unit, in a structure with 1 or more condominium units, that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence. Except as provided in subparagraph (ii), new facility does not include apartments.

(ii) A new structure or a portion of a new structure that meets all of the following: (A) Is rented or leased or is available for rent or lease. (B) Is a mixed use building or located in a mixed use building that contains retail business space on the street level floor. (C) Is located in a qualified downtown revitalization district.

Per MCL 207.773 Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land. A neighborhood



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

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Neighborhood Enterprise Zone
Midtown West Area
Page 2

enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.

Upon review, it has been determined that this proposed district located in the **Midtown area** is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charles Ericson".

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Neighborhood Enterprise Zone
 Midtown West Area
 Page 3

Parcel Number	Property Address	Owner Name	TCV	Acres
04000759.005	931 Selden	City of Detroit-P&DD	\$0	2.159
04000759.004	831 Selden	City of Detroit-P&DD	\$0	0.453
04000759.001	960 Brainard	City of Detroit-P&DD	\$0	0.672
04000759.003	830 Brainard	City of Detroit-P&DD	\$0	1.308
Total				4.592

New parcels numbers above have been created for the site for the 2019 assessment roll. The legal description matches the NEZ district request.





TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone** in Midtown West area
DATE: December 21, 2018
CC: Maurice Cox, Director

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 147 of 1992 (section 207.773), the Planning and Development Department's Planning Division submits the following interpretation for the proposed **establishment of Neighborhood Enterprise Zone (NEZ)**.

Petitioner:
City of Detroit Planning Department

Project Description: Project to include multiple multi-family facilities, retail, and parking. Project seeks to integrate affordable housing units that encourages deeper levels of affordability than is normally expected by the City

Project Location: 901 Selden (A current parcel combination of former addresses 931 Selden, 831 Selden, 960 Brainard, and 830 Brainard)

Interpretation:
The Master Plan Future General Land Use designation of the site is Mixed - Residential / Commercial. These areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes or gateways into the City.

The Master Plan of Policies recognizes concerns in Neighborhood Cluster 4, Lower Woodward, regarding availability of affordable housing. This project proposes land uses that may address these concerns.

The proposed development conforms to the Future General Land Use characteristics of the area.

Attachment
Future General Land Use Map: Master Plan Neighborhood Cluster 4, Lower Woodward, Map #4-5B



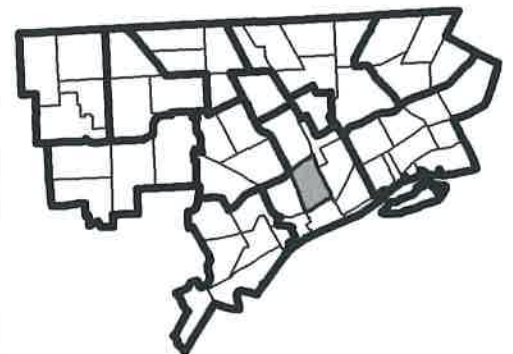
Map 4-5B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Lower 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
PLANNING AND DEVELOPMENT DEPARTMENT

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2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
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(313) 224-1310
WWW.DETROITMI.GOV

45

January 09, 2019

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

**RE: Property Sale
13700 Mt. Elliott, Detroit, MI**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 13700 Mount Elliott Street, LLC (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 13700 Mt. Elliott (the “Property”) for the purchase price of Ten Thousand and 00/100 Dollars (\$10,000.00).

The Purchaser proposes to utilize the Property in conjunction with the manufacturing operations being conducted on its adjacent property to expand business capacity. Currently, the Property is within an M4 zoning district (Intensive Industrial). The Purchaser’s proposed use of the Property is consistent with the allowable uses for which the Property is zoned.

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

Respectfully submitted,



Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 JAN 11 AM 10:49

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves the sale of certain real property at 13700 Mt. Elliott Street, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 13700 Mount Elliott Street, LLC for the purchase price of Ten Thousand and 00/100 Dollars (\$10,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD"), or his authorized designee, is authorized to execute a quit claim deed and such other documents as may be necessary or convenient to effect the transfer of the Property to 13700 Mount Elliott Street, LLC consistent with this resolution; and be it further

RESOLVED, that the P&DD Director, 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 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 P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

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

E MT ELLIOTT THAT PART OF N W 1/4 SEC 16 T 1 S R 12 E DESCRIBED AS BEGINNING AT A POINT IN E LINE MT ELLIOTT AVE 76 FT WIDE 1944.29 FT NLY ALONG SD LINE FROM E & W 1/4 SEC LINE THENCE N 88D 49M E 62.15 FT TH S 70D 11M 42S E 53.59 FT THENCE S 56D 28M 27S E 71.66 FT THENCE N 88D 49M E 161.16 FT THENCE S 01D 11M E 80.0 FT THENCE S 88D 49M W 332.25 FT THENCE N 01D 11M W 139.87 FT ALONG E LINE SD MT ELLIOTT AVE TO P O B 15/--- 34,157 SQ FT

a/k/a 13700 Mt. Elliott
Tax Parcel ID 15014246.



COUNCIL MEMBER AT-LARGE
JANEÉ L. AYERS

Janese Chapman
Historic Designation Advisory Board

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Phone 313-224-4248
Fax 313-224-1787
www.detroitmi.gov/janeeyers

CITY CLERK 2019 JAN 10 PM 4:29

46

VIA: James Tate, Chair
Planning and Economic Development Standing Committee

FROM: Janeé Ayers
Council Member-at-Large

DATE: January 8, 2019

RE: Status of 550 Fort St (Detroit Saturday Night Building)

Please provide a report including information on the historic status, ownership status and demolition plans of the 550 Fort St (Detroit Saturday Night) building.

Thank you for your time and effort,

Janeé Ayers
Detroit City Council

cc: Colleagues
City Clerk

City of Detroit
CITY COUNCIL
COUNCIL PRESIDENT BRENDA JONES

MEMORANDUM

TO: Kevin Johnson, President and CEO
Detroit Economic Growth Corporation

Maurice Cox, Director
Planning and Development Department

FROM: Council President Brenda Jones *BJ*

DATE: January 11, 2019

RE: Tax Incentive Report

Please provide a report regarding the following:

1. Updated list of all tax incentives approved since 2014 including the duration and amount of the tax incentive.
2. Methods used to determine the length of tax incentives.
3. Average length of tax incentives.
4. Feasibility of reducing the maximum length of tax incentives to 6 to 9 years.



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City of Detroit

CITY COUNCIL


MEMORANDUM

GABE LELAND
COUNCIL MEMBER

TO: Mr. Maurice Cox, Director
Planning & Development Department

Mr. Matt Walters
Jobs & Economy Team

THRU: The Honorable Council President, Brenda Jones

FROM: Council Member Gabe Leland 

DATE: January 10, 2019

RE: **Community Outreach for Future Carpentry Trade School site**

The Planning & Development Department is working to re-zone land located in District 7; more specifically property addresses 7501 Webb Street, 7600 Burlingame Street, 10530 Bryden Street, 10461 American Street and 10455 American Street to sell or lease City-owned land to the Council of Carpenters for the purpose of constructing a training and education center.

Please provide an update on your efforts to engage the surrounding community.

Cc: Honorable Detroit City Council Members
Mayor's Office, Stephanie Washington

GL/gal

CITY CLERK 2019 JAN 11 AM 11:45