

Referrals
1-28-20

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

13

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

January 10, 2020

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

Re: Request for a Public Hearing to Establish an Obsolete Property Rehabilitation District on behalf of Harper Investment V LLC in the area of 8631 W. Vernor Hwy, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #927).

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of Harper Investment V 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 assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, said notice is 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 establishing an Obsolete Property Rehabilitation District. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Julie Schneider
Deputy Director

DR/ml

cc: S. Washington, Mayor's Office
M. Cox, P&DD
D. Rencher, HRD
M. Langston, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 146 of 2000 ("the Act") this City Council may adopt a resolution which approves the application of an Obsolete Property Rehabilitation District within the boundaries of the City of Detroit; and

WHEREAS, **Harper Investment V LLC** has filed an application for an Obsolete Property Rehabilitation District whose boundaries are particularly described in the map and legal description attached hereto; and

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

NOW THEREFORE BE IT

RESOLVED, that on the _____, 2020 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.

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, June 7, 2019

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.

RECREATION DEPARTMENT

927 *Harper Investment LLC V/VI, request for the establishment of an Obsolete Property Rehabilitation District at (8631 W. Vernor Hwy) under P.A. 146 of 2000.*

January 15, 2020

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

RE: **(Correction) Request for the Establishment of an Obsolete Property Rehabilitation District at 8631 W. Vernor Hwy**

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation Development District for the property located at **8631 W. Vernor Hwy** and described on Attachment A.

Harper Investment V LLC, along with Harper Investment VI LLC, is a real estate holding company that includes the current property plus two others (8529 & 8535 W. Vernor Hwy – Petition #926). This letter goes with another request by Harper Investment VI LLC for an OPRA at the other two properties mentioned. The company seeks to renovate and refurbish obsolete properties in the Southwest Detroit Springwells Village area. I have reached out to the Southwest Detroit Business Association in order to receive their input on current needs of the community. The property is zoned B4 for commercial usage. The vision is to provide jobs and affordable housing to the community and reduce blight.

The rehabilitation of the facility would not be undertaken without the receipt of a tax exemption as current funding is 100% out of pocket. Property acquisition totaling \$300,000, in addition to environmental inspections, surveyors, cleanup costs, and costs related to building security totaling approximately \$20,000 have been paid out of personal funds which are limited. The tax relief is absolutely necessary, and the funds abated will be allocated to rehabilitation and development of the property located at 8631 W. Vernor.

The initial rehabilitation phase of the project will consist of 2396 sq. ft. retail on ground floor and three 800 sq. ft. residential units on the second floor. Phase II of the project will consist of adding additional floors and residential units at an estimated cost of \$300/sq. ft. The timeline for the project is 2 years. The total investment for the project is \$1,500,000.00.

We are requesting the full 12 years available from the OPRA.

The benefits of the project to the City of Detroit are the creation of jobs and affordable housing in the Springwells Village area. The elimination of blight would also be beneficial to Detroit.

CITY CLERK 2020 JAN 15 PM 2:13

The social and financial ramifications of blight to the city are obvious; not to mention the perpetuation of negative images of Detroit. Photos of the property prior to cleanup have been provided.

The short term ripple effect would be to eliminate blight and its immediate ramifications such as crime and declining property values for local residents and businesses that own homes and property. The long term ripple effect would be revitalization of the area which would attract more jobs and positive traffic in the community. City property taxes are current.

Other requests for public assistance include applying for the Motor City Match and Motor City Restore Program. In addition to Southwest Detroit Business Association I have also reached out to LISC Invest Detroit, to explore other available funding.

This project is eligible for PA 146 of 2000 as shown here:

MCL 125.2783 Sec. 3. (1) A qualified local governmental unit, by resolution of its legislative body, may establish 1 or more obsolete property rehabilitation districts that may consist of 1 or more parcels or tracts of land or a portion of a parcel or tract 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 either of the following:

(a) Obsolete property in an area characterized by obsolete commercial property or commercial housing property.

(b) Commercial property that is obsolete property that was owned by a qualified local governmental unit on the effective date of this act, and subsequently conveyed to a private owner

I am very excited about my project in Southwest Detroit Springwells Village. I am honored to be an investor in an area of Detroit with so much potential. Vision, patience, hard work, and determination will ultimately reveal the inherent beauty these obsolete buildings possess.

Respectfully submitted,


Derrick K. Harper, MD

Harper Investment V LLC, President

cc: K. Bridges, DEGC
K. Jackson, DEGC
M. Langston, HRD
A. McLeod, HRD

Attachment A:

- 1. 8529, 8535, 8631 built in 1926, 1947, and 1925 respectively. Previous uses respectively; boutique, salon, Dr.'s office.**
- 2. Upstairs for 8529 and 8631 will be loft style residential dwellings. 8535 and the downstairs of 8529 and 8631 will be white boxed for commercial use. Fixed building equipment will include deck style washer and dryers and kitchen appliances for residential units and commercial fixed equipment will depend on the needs of the leasing businesses.**
- 3. Project timeline is 3 years.**
- 4. See included Alta/ACSM Land title Survey for Maps and Legal description**

Attachment B:

Properties were closed on 1/18 at Chirco Title Agency, Inc. of St. Clair Shores, MI. and prior taxes were brought current. Closing documents can be provided.

8631 W VERNOR 48209 (Property Address)

Parcel Number: 20004240.

**Property Owner:** HARPER INVESTMENT V LLC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1925 - # of Buildings: 1
 - Total Sq.Ft.: 4,992
- > Assessed Value: \$22,900 | Taxable Value: \$19,410
- > Property Tax Information found

Item 1 of 4

3 Images / 1 Sketch

Owner and Taxpayer Information**Owner**

HARPER INVESTMENT V LLC
13365 VICTORIA AVE.
HUNTINGTON WOODS, MI
48070

Taxpayer

SEE OWNER INFORMATION

Legal Description

S VERNOR HIGHWAY 18 CROSMANS SUB L16 P93 PLATS, WCR 20/183 26.81 X 100

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date **Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$184.08	\$184.08	01/14/2019	\$0.00
2018	Summer	\$1,995.42	\$1,995.42	08/08/2018	\$0.00
2017	Winter	\$834.85	\$859.84	01/15/2018	(\$24.99)
2017	Summer	\$2,225.64	\$2,225.64	01/15/2018	\$0.00

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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LIFEBOAT	
6	Steel Light
5	Pump Pisto
4	Light Pisto
3	Hydrox
2	Chemical
1	White Vahle
0	Wet
001	Liberty Medal Hotel
002	Cann. Bush
P/L	Praying Lion
1	Starch Life
2	Fresh Life
3	Water Line
4	Starch Life
5	Sandy Line
6	Gen Line

For details on any of these items, contact the publisher or contact the publisher's representative in your area. For more information, contact the publisher's representative in your area.

1. A group of students of physics is to construct 20 m of optical bench.
2. A student is asked to draw a ray diagram for a lens and to determine its focal length.
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[illegible]

A black and white photograph of a map of the San Francisco Peninsula. The map shows the coastline, major roads, and various landmarks. A red circle is drawn around a specific location on the map, which is identified by a label 'A' pointing to it. The label 'A' is located in the bottom right corner of the map area. The map is oriented with North at the top.

SEARCH AND SEIZURE INFORMATION
Zarling and Saback Information was obtained from the Municipal Official, it is the responsibility of the client to insure that this information is correct.

Minimum Lot Area:
(7,060 Sq. Ft.)

Front Yard Setback: (20 feet)
Side Yard Setback: (Formulas)
Rear Yard Setback: (20 feet)
Maximum Building Height
(35 Feet)

UNIT 3: SERVICES
1- Water Service is Provided
City of Detroit
D.P.W.
2- Electrical Service is
Provided By
DTE Energy
3- Gas Service is Provided
By DTE Energy.

UTILITY INFORMATION — Utility information was obtained from the Municipality and field observation. No guarantee can be made to the completeness or exactness of these records.

NOTE:
3- WORKING DAYS
BEFORE YOU DIG
CALL MHS DIG
1-800-482-7171

ALTA/ACSM LAND TITLE CERTIFICATION

ALTA/ACSM LAND TITLE CERTIFICATION

Effective Date: October 31, 2017

Commitment No. C-148715

Effective Date: October 31, 2017 Consumer No. 44-00067

Property Description: (BESS W. Vernon Hwy)
Lots 23 and 26 of CHORNAK'S SUBDIVISION,
City of Detroit, Wayne County, Michigan, as
recorded by 1st Book 16, page 282 of the
Public Records of Wayne County, Michigan.

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The Frisco National Title Insurance Company, Frisco, Texas, is an agency for Frisco National Title Insurance Company, Dallas, Texas.

This is to certify that this copy of the deed and the survey on which it is based were made in accordance with the 2012 Insurance Underwriting Manual for ALTA/2012 Laid Title Survey, jointly published and designed by ALTA and the American Land Title Association, Inc., 1200 19th St., N.W., 12th Fl., P.O. Box 1000, Washington, D.C. 20044-1000, on January 1, 2012.

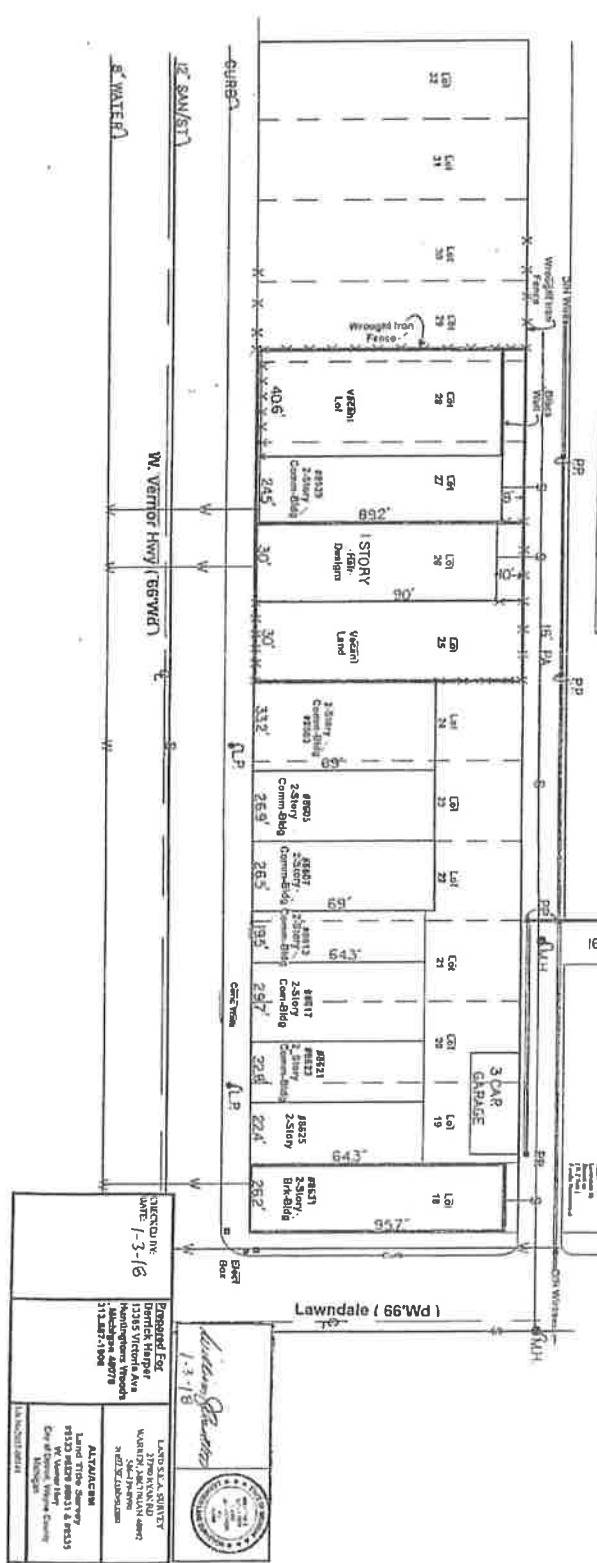
Office of Title Insurance, Dallas, Texas, 2012

This is the only full-time role at PAU, and the salary on section 5 is listed needs to be maintained until the 2016 Maximum Standard Official Employment for ALTA/AC/CS Land Use Survey, Junior position and assigned by ALTA and AC/CS, and various parts 1, 2, 4, 6, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 83

County Records.

Property Description (US25 and US25-7C; Vermonter Hwy.)

Lots 27 and 28 of CROSBYMAN'S SUBDIVISION,
City of Detroit, Wayne County, Michigan, as
Recorded in Liber 14, Page 23 of Plats,
Wayne County Records.



2019-06-07

927

927 *Petition of Harper Investment LLC
V/V/I, request for the establishment of
an Obsolete Property Rehabilitation
District at (8631 W. Vernor Hwy)
under P.A. 146 of 2000.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPARTMENT

RECREATION 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

July 9, 2019

Maurice Cox, Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

Re: **Obsolete Property Rehabilitation District – Harper Investment LLC V/VI LLC**
Property Address: 8631 W. Vernor
Parcel Number: 20004240.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **8631 W. Vernor** in the **Springwells Village** area in the City of Detroit.

The rationale for creating Obsolete Property Rehabilitation Districts under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

Harper Investment LLC V/VI LLC intends to renovate and refurbish the 2-story retail building at 8631 W. Vernor consisting of 4,992 square feet of building area, built in 1925, on .061 acres of land into retail on the ground floor and three 800 square foot apartments on the second floor.

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation also includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.

A field investigation indicated that the proposed Obsolete Property Rehabilitation District located at **8631 W. Vernor** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P A 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

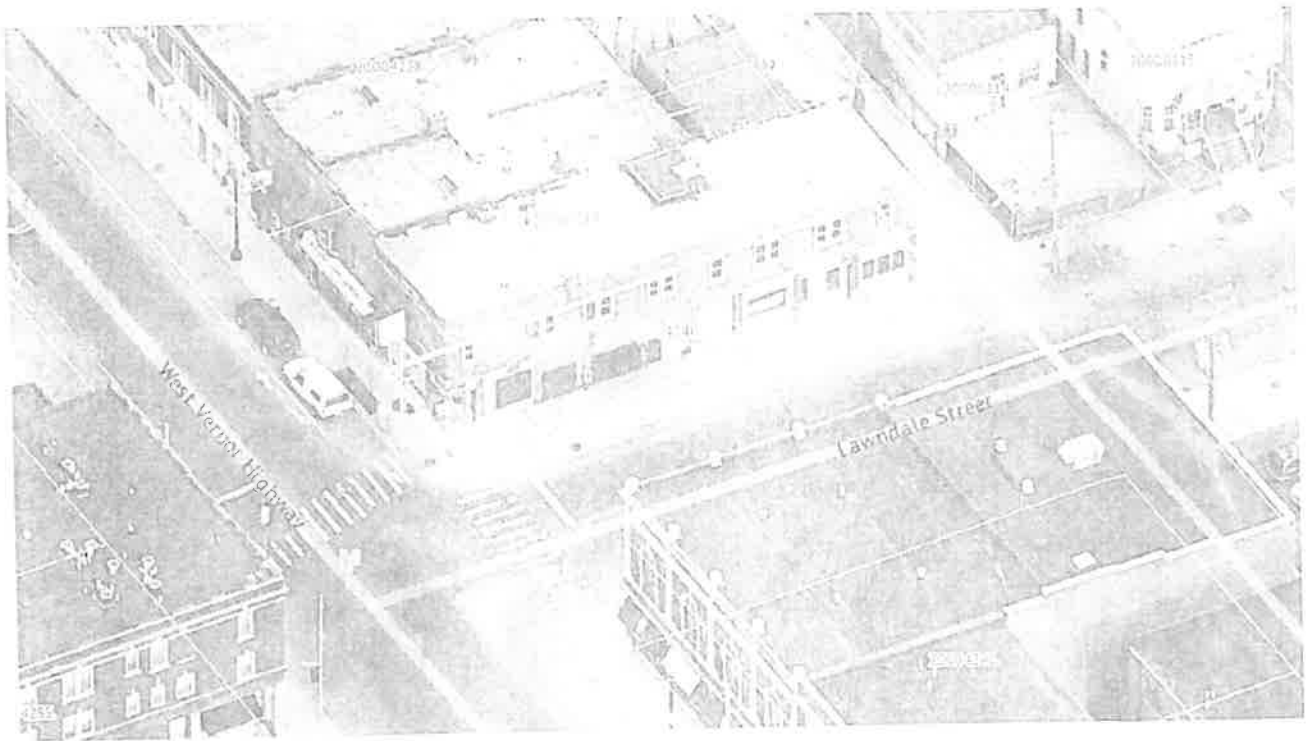
mmp



Obsolete Property Rehabilitation District
Harper Investment LLC V/VI LLC
Page 2

Property Address: 8631 W. Vernor
Parcel Number: 20004240
Property Owner: Harper Investment LLC V LLC
Legal Description: S VERNOR HIGHWAY 18 CROSMANS SUB L16 P98 PLATS, WCR 20/183 26.81 X 100

The legal description matches the OPRA district request.





CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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

TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 8631 W. Vernor Highway
DATE: June 13, 2019
CC: Maurice Cox, Director, Planning and Development
Kevin Schronce, Central Region, Planning and Development

In order to ensure that the **creation** of an **Obsolete Property District** is in conformance 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 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner of this project is Harper Investment LLC V/VI

Location and Project Proposal: 8631 W. Vernor Highway; Project seeks to renovate and refurbish properties for 2396 sq. feet of retail on the ground floor, three 800 sq. ft residential units on the second floor

Master Plan Interpretation

The subject site area is designated **Neighborhood Commercial (CN)**. Neighborhood Commercial Districts generally consist of a large collection of contiguous storefronts along a street or streets. This commercial type is pedestrian oriented with wide sidewalks and landscaping. Parking should be on the street, in structures (with ground floor retail), at the rear of commercial establishments or in concentrated nodes at the periphery of the area. In addition to commercial uses, Neighborhood Commercial areas may also include institutional uses such as libraries and post offices.

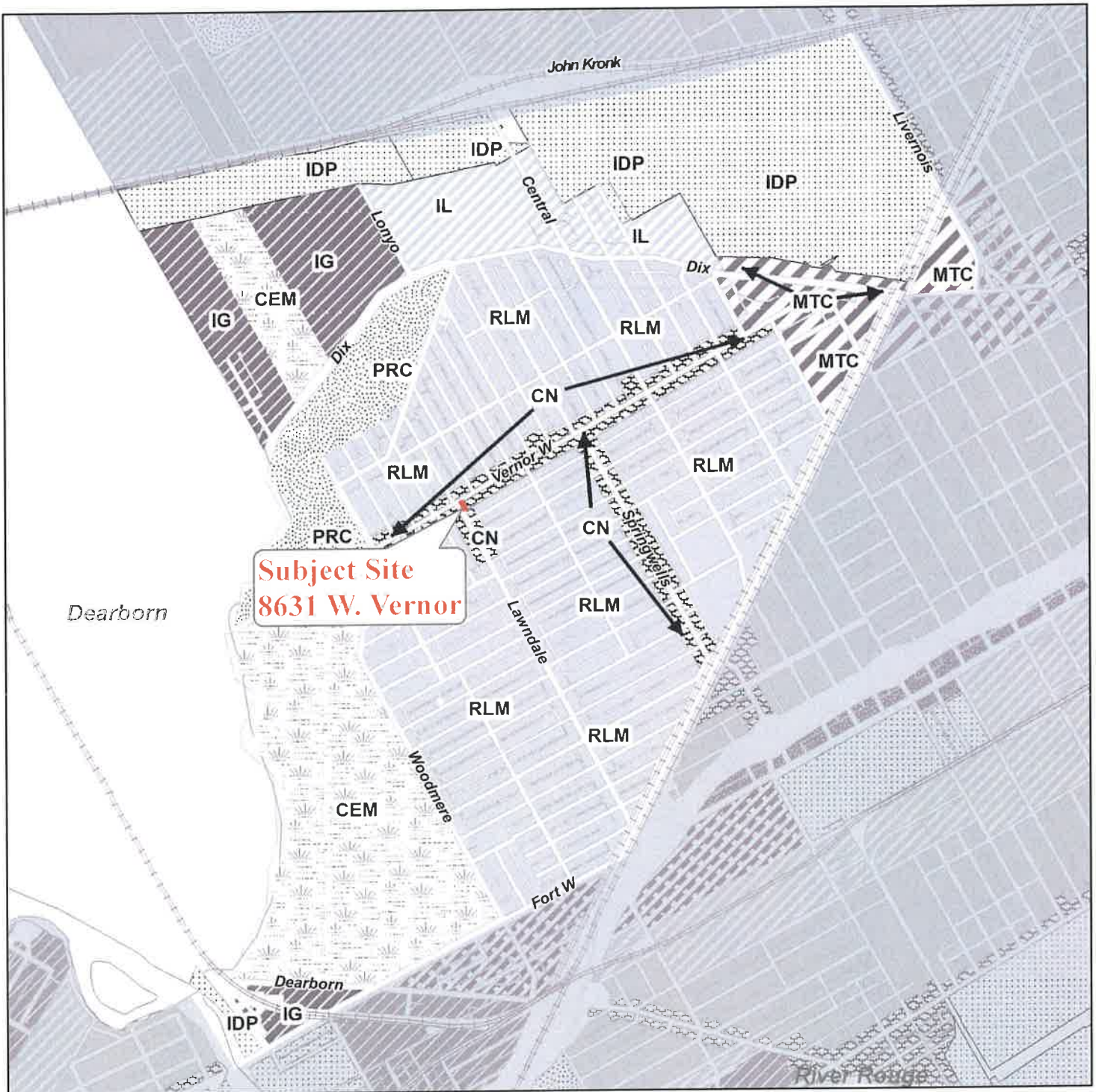
The following policies of the Springwells describe the following recommendations, applicable to the physical development of this project:

- Policy 3.1: Develop neighborhood commercial nodes along Vernor and Springwells with a compatible mix of locally serving, small-scale business and medium density housing

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

Attachments

Future General Land Use Map: Neighborhood Cluster 5; Insert Neighborhood; Map 5-5B



Map 5-5B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 5 Springwells



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



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WWW.DETROITMI.GOV

January 15, 2020

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

Re: Request for Public Hearing to Approve an Obsolete Property Rehabilitation Certificate on behalf of 603 Edsel Ford LLC in the area of 5918 St. Antoine Street, Detroit, Michigan, in accordance with Public Act 146 of 2000 (related to Petition #954).

Honorable City Council:

The Housing and Revitalization Department and Finance Departments have reviewed the application of **603 Edsel Ford 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.

Public Act 146 of 2000 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with Section 8 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

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

Respectfully submitted,

Donald Rencher
Director

DR/ah

cc: S. Washington, Mayor's Office
K. Trudeau, P&DD
D. Rencher, HRD
A. Hill, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 146 of 2000 ("the Act") this City Council may adopt resolution which approves the application of an Obsolete Property Rehabilitation Certificate within the boundaries of the City of Detroit; and

WHEREAS, 603 Edsel Ford LLC has made application for an Obsolete Property Rehabilitation Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

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

NOW THEREFORE BE IT

RESOLVED, that on the _____, ____ 2020 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.



CITY OF DETROIT
OFFICE OF THE 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

August 22, 2019

Maurice Cox, Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: **Obsolete Property Rehabilitation Certificate – 603 Edsel Ford LLC**
Property Address: 5918 St. Antoine Street (aka 603 East Edsel Ford Drive)
Parcel Number: 03001687.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation certificate application for the property located at **5918 St. Antoine Street** in the **Milwaukee Junction** area in the City of Detroit.

The rationale for granting Obsolete Property Rehabilitation certificates under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The proposed project by **603 Edsel Ford LLC** is to renovate the three-story, 15,053 square foot, apartment building with a garden level basement built in 1912 on .198 acres of land located at 5918 St. Antoine into 24 residential units. Rehabilitation will include gutting the building, building repairs, new windows, new roof, new mechanical, plumbing and electrical systems, and energy efficient heating, cooling and ventilation systems along with new apartment fixtures. An ADA lift and fire suppression/alarm system may be included if deemed required.

The 2019 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
03001687.	5918 St. Antoine	\$ 69,300	\$ 20,153	\$ 55,000	\$ 15,994

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition.

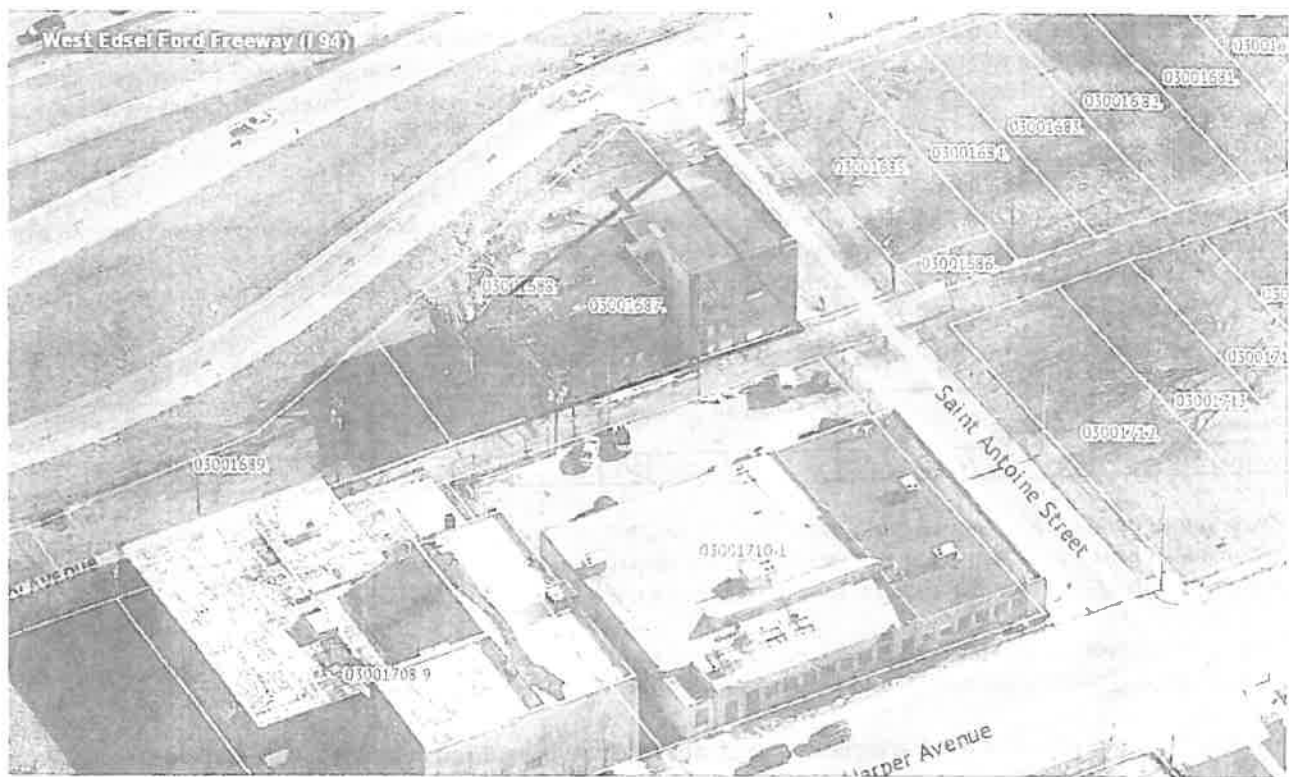
The property located in the **Milwaukee Junction** district is expected to increase commercial activity in the area, create employment, increase the number of residents in the community and revitalize an urban area.

A field investigation indicated that the property located at **5918 St. Antoine Street (aka 603 East Edsel Ford Drive)** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp





CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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

TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 5918 St. Antoine
DATE: August 19, 2019
CC: Maurice Cox, Director, Planning and Development
Kevin Schronce, Central Region, Planning and Development

In order to ensure that the issuance of a **certificate** for an **Obsolete Property District** is in conformance 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 146 of 2000 (section 125.2784), the Planning and Development Department submits the following interpretation. The Petitioner of this project is 603 Edsel Ford LLC.

Location and Project Proposal: 5918 St. Antoine; The subject site is currently occupied by a three-story residential apartment building plus a basement garden level constructed in 1912. The proposed project seek to rehabilitate the current building into 24 residential apartment units to be upgraded with modern floor plans and finishes. The project will include approximately 16,675 square feet of living spaces, divided into 7 one-bedroom units and 17 two-bedroom units. A minimum of 20% of the unit (2 one-bedroom units and 3 two-bedrooms) will be priced to meet affordable unit requirements for 80% of the Area Median Income (AMI).

Master Plan Interpretation:

The subject site area is designated **Mixed Residential - Industrial (MRI)**. Mixed Residential Industrial areas offer live-work opportunities for artists and trades people to create a lively mixture of residential, commercial, light industrial and/or entertainment opportunities. This designation is especially appropriate for historically industrial areas that may be suited to loft conversion.

The following Master Plan goals and/or policies of the Middle Woodward neighborhood describe the following recommendations to support/advise project:

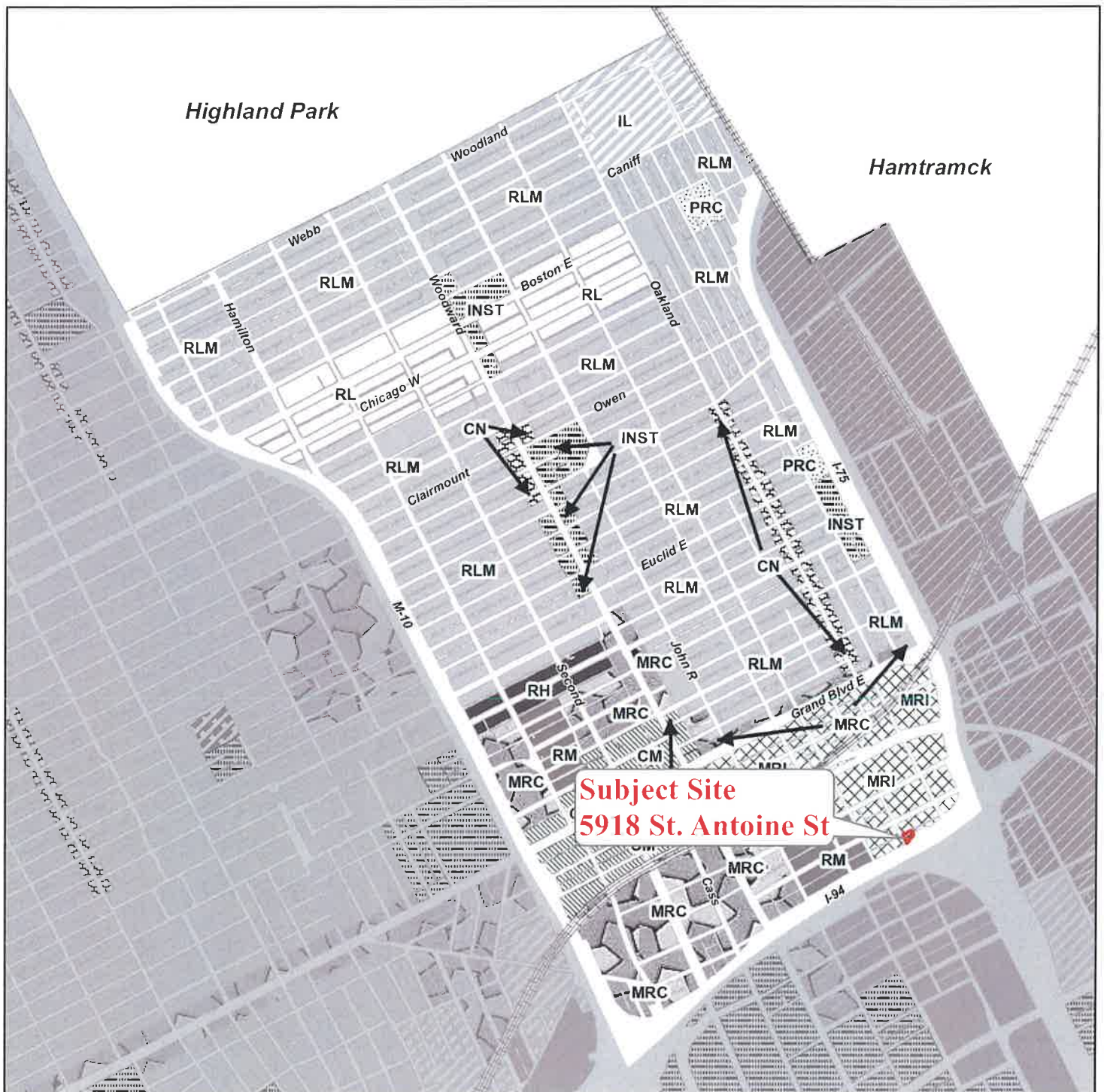
- Goal 3 – Increase residential density

The subject site is currently zoned M3 and this zoning district does not permit residential land-uses as a matter of right. Residential units are only permitted as a conditional land use if it is a loft-conversion or a residential use combined in structure with permitted commercial uses. A rezoning may be necessary, with that said, the proposed use does conform to the Master Plan in that it will rehabilitate an existing residential structure and strengthen availability of residential opportunities in the area.

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

Attachments

Future General Land Use Map: Neighborhood Cluster 4, Middle Woodward; Map 4-7B



Map 4-7B

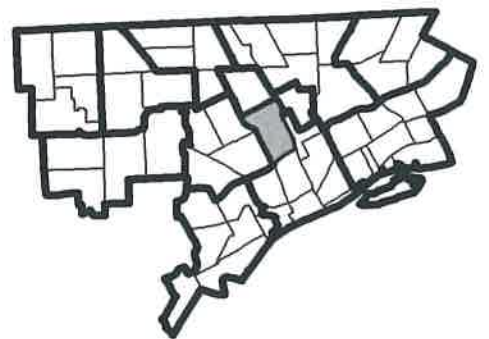
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Middle Woodward



Future Land Use

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



Janice M. Winfrey
City Clerk

City of Detroit

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

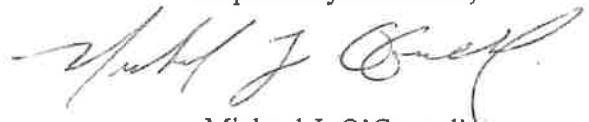
August 22, 2019

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

Re: 603 Edsel Ford, LLC

Please find attached an application for Obsolete Property Rehabilitation Exemption Certificate for Property located at 5918 St. Antoine (aka 603 Edsel Ford Drive), Detroit, MI 48202. **(RELATED TO PETITION #954)**

Respectfully submitted,



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

Application for Obsolete Property Rehabilitation Exemption Certificate

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

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

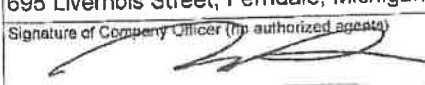
Applicant (Company) Name (applicant must be the OWNER of the facility) 603 Edsel Ford, LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 695 Livernois Street, Ferndale, Michigan 48220		
Location of obsolete facility (No. and street, City, State, ZIP Code) 5918 St. Antoine (aka 603 East Edsel Ford Drive), Detroit, Michigan 48202		
City, Township, Village (indicate which) City of Detroit		County Wayne
Date of Commencement of Rehabilitation (mm/dd/yyyy) 09/01/2019	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/31/2020 12/31/2020	School District where facility is located (include school code) Detroit
Estimated Cost of Rehabilitation \$2,750,000.00	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply): <input checked="" type="checkbox"/> Increase Commercial activity <input checked="" type="checkbox"/> Create employment <input checked="" type="checkbox"/> Retain employment <input type="checkbox"/> Prevent a loss of employment <input checked="" type="checkbox"/> Revitalize urban areas <input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated		
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>0</u>		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input checked="" type="checkbox"/>		

APPLICANT'S CERTIFICATION

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

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

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

Name of Company Officer (no authorized agents) Michael Rivait	Telephone Number (248) 670-2011	Fax Number
Mailing Address 695 Livernois Street, Ferndale, Michigan 48220	Email Address michael@rivaitdesignbuild.com	
Signature of Company Officer (no authorized agents) 	Title Managing Partner	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

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

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

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

PART 1: ACTION TAKEN

Action Date: _____		
<input type="checkbox"/>	Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)	
<input type="checkbox"/>	Denied	
Date District Established	LUCI Code	School Code

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

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

PART 3: ASSESSOR RECOMMENDATIONS

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

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

PART 4: CLERK CERTIFICATION

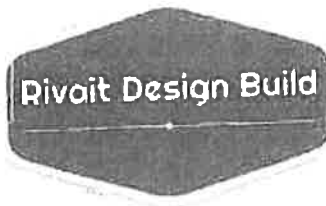
The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

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

Mail completed application and attachments to: Michigan Department of Treasury
State Tax Commission
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call 517-335-7491.

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



July 18, 2019

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

RE: Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA) Certificate at 5918 St. Antoine Street (also identified as 603 East Edsel Ford Drive), Detroit, Michigan 48202 for 603 Edsel Ford, LLC

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation Certificate (OPRC) for the property located at 5918 St. Antoine Street (603 East Edsel Ford Drive), Detroit, Michigan 48202, which is referred to herein as the "Property" and described on Attachment A. The Property will be rehabilitated by the petitioner and current owner, 603 Edsel Ford, LLC.

Company and Project Synopsis

603 Edsel Ford, LLC (the "Developer") was founded in 2017. Michael Rivait, Managing Partner of 603 Edsel Ford, LLC and owner of Rivait Design + Build Group (the general contractor (GC)) has been investing in southeast Michigan since 1985 and is well-versed in real estate, building and contracting, and development. In nearly 35 years, Rivait Design + Build has built over 200 energy efficient homes and residential projects, before expanding to include additional construction and development of senior living condos and apartment buildings. With demonstrated experience in building and rehabilitating residential properties in southeast Michigan, the Developer is poised to successfully rehabilitate this historic building.

The proposed project contains one parcel and is located at 5918 St. Antoine Street (alternately identified as 603 East Edsel Ford Drive). The proposed project is bounded by Hastings Street to the north, the property line to the east, East Edsel Ford Drive to the south, and St. Antoine Street to the west. The project is located in the North Midtown neighborhood of Detroit with the Q-line located approximately one-half mile to the southwest to provide transportation alternatives. The property is occupied by a three-story residential apartment building plus a basement garden level constructed in 1912. The total building area is 21,120 square feet, including 16,675 in rentable square feet. The building is currently uninhabitable, with roof leaks, no windows, and no operating utilities.

The proposed project will entail the rehabilitation of the current building into 24 residential apartment units. Each unit will include modern floorplans and finishes.

***Request for Establishment of an Obsolete Property Rehabilitation Certificate at
5918 St. Antoine Street (603 East Edsel Ford Drive), Detroit MI 48201
for 603 Edsel Ford, LLC***

As part of the rehabilitation, the building will be gutted to receive new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems, new energy efficient windows and doors, kitchen and bathroom cabinetry, appliances, and fixtures, and repairs to the building structure as needed. The structure will be brought up to current code as applicable.

The Necessity for Tax Relief

Substantial investment is necessary to rehabilitate the area into a viable, long-term development. Additionally, the property currently contains a dilapidated and deteriorating building that will require repair and selective demolition with the property rehabilitation. The overall internal rate of return for the proposed development will be extremely low without the receipt of the Obsolete Property Rehabilitation Certificate, and therefore, the development would not be possible without it.

The costs associated with the rehabilitation require multiple capital sources including equity contributed by 603 Edsel Ford, LLC members, as well as an interim construction loan, and upon completion, a long-term loan product. In order to secure this financing and future tenants, the operating costs of the proposed renovations and redevelopment of the project need to be kept as low as possible (including property taxes).

The proposed Development included within the request will result in approximately 100 construction jobs and one full-time equivalent (FTE) job associated with the ongoing management and maintenance for the proposed residential development.

PA 146 Request

A 12-year abatement is being requested.

Economic Advantages of the Rehabilitation

Upon completion, the Development will return an obsolete property to productive use and will increase residential density in an area characterized by vacant land and disinvestment. Activation of this property will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the St. Antoine Street and Harper Avenue corridors, and the surrounding neighborhoods and provide spinoff consumer spending in an area of Midtown and New Center that is currently left out of redevelopment planning.

The granting of the OPRA tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. On a short-term basis approximately 100 construction jobs will be created. Rivait Design + Build Group (the GC) is experienced and has lined-up Detroit-based contractors through their years of experience. In addition, the Developer has reached out to the Skilled Trades Taskforce in order to ensure Detroit-based contractors benefit from the development.

Upon successful redevelopment, the proposed redevelopment associated with the Development will create approximately one full-time equivalent (FTE) jobs related to the management and maintenance of the property. This new job, along with the new residents living at the development, will generate increased income taxes for the City of Detroit.

*Request for Establishment of an Obsolete Property Rehabilitation Certificate at
5918 St. Antoine Street (603 East Edsel Ford Drive), Detroit MI 48201
for 603 Edsel Ford, LLC*

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

Closing

603 Edsel Ford, LLC is a compassionate group of professionals with a proven track record and experience in multi-family investments in Southeast Michigan and the City of Detroit.

Members of the Development team have reached out to Midtown Inc., members of the Midtown community, and neighboring property owners regarding the new ownership and anticipated improvements and garnered significantly positive feedback.

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

Respectfully Submitted,



Michael Rivait
Managing Partner
603 Edsel Ford, LLC
michael@rivaitdesignbuild.com
(248) 670-2011

Attachment A: Detailed Project Description
Attachment B: Parcel Map
Attachment C: Incentive Information Chart
Attachment D: Support Letters

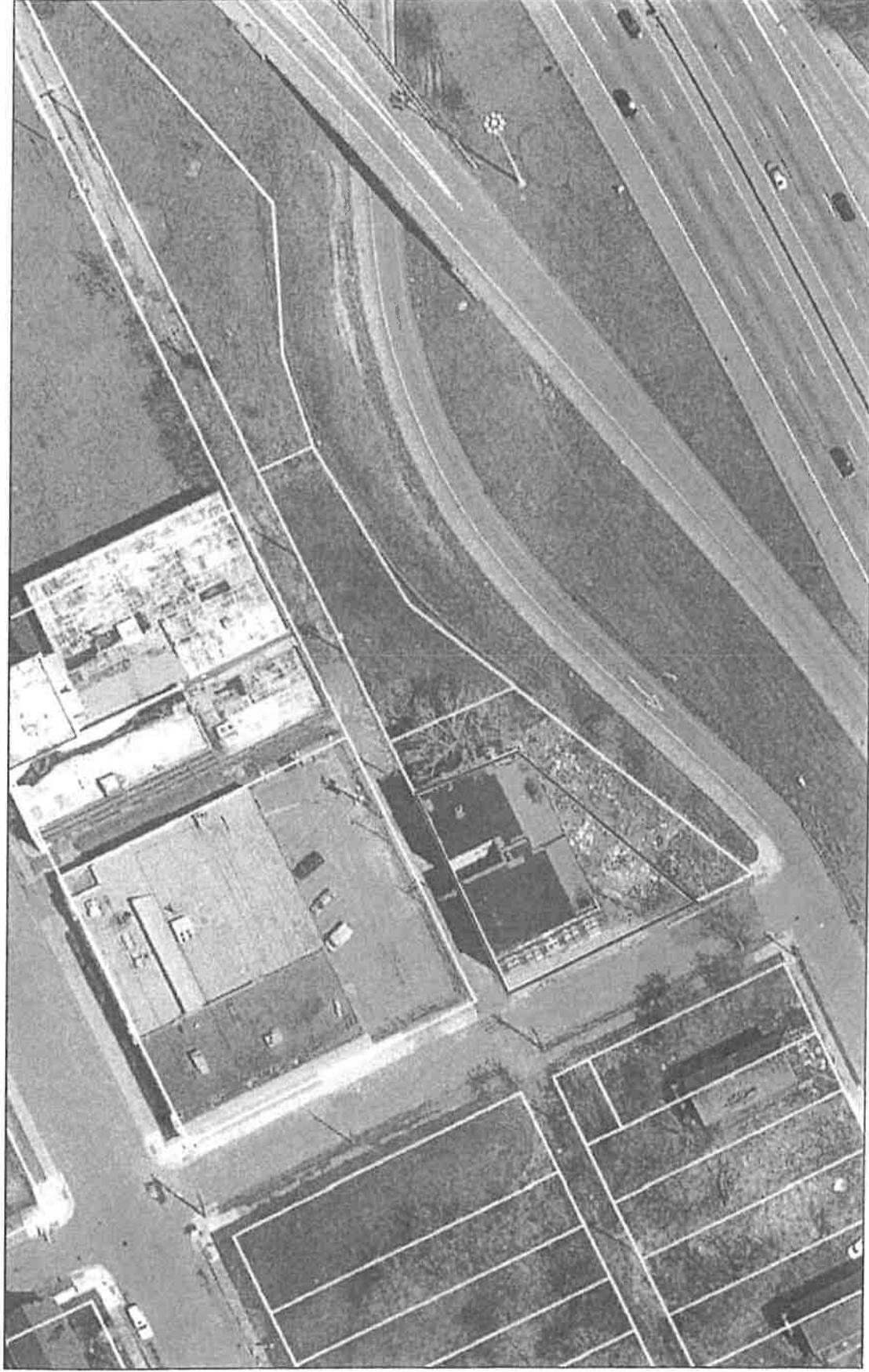
Attachment A



Attachment B

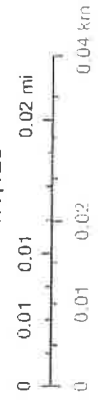


603 E Edsel Ford



March 19, 2019

1:1,128



Sources: Esri, HERE, Garmin, Mapbox, Mapbox P Corp., GEBCO, USGS

Attachment C



City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Multi-family residential	PA 146 – OPRA	\$3.1 Million	District 5

Jobs Available						
Construction				Post Construction		
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor
		80	20			1
						1

1. What is the plan for hiring Detroiters?

The developer has been rehabbing properties in the City of Detroit for the last 3 years and I have met many Detroit resident workers and skilled trades that I will be hiring to complete this project. In addition, the development team has reached out to the Skilled Trades Taskforce to ensure Detroit workers benefit from 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.

It is anticipated that 1 full-time equivalent (FTE) permanent jobs associated with the management and maintenance aspects of the proposed development.

The developer will be hiring skilled and non-skilled labor for all of the rehab and construction which would include roofers, framers, electricians, plumbers, heating, window installation, insulators, drywallers, painters, finish carpenters, cabinets installers, flooring, clean up, security.

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

No, the building is not habitable, however there was a homeless veteran, Mike, that was living in the building at the time of purchase. Mike was not receiving his benefits because of all the paper work, etc. that made it very difficult for him to get his business in order. The development team was able to find him a senior home in Oxford that dealt with his type of circumstance. When offered this solution, Mike was very apprehensive about leaving the building - he wanted to stay there to try and help. The developer finally convinced him to move to this new environment and that he needed to have a warm bed, running water and electricity. He was very thin in need of new dentures and hygiene. It has been a year now and he is now doing great! The developer was able to help get his finances in place with Veteran's Affairs, Mike has put on some weight, and he has new dentures ordered and on the way. The developer does keep in touch with Mike, and he has always been thankful for the help provided to him.

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

Midtown Detroit, Inc. has noted significant disinvestment of this area of the neighborhood and is very supportive of the project plans to bring new housing units to Midtown as is aims to jump-start new investment for this neighborhood.

The developer has reached out to the office of Ms. Mary Sheffield, their local Council Member for District 5, to discuss the project plans and obtain support for the project.

5. When is construction slated to begin?
Fall of 2019.

6. What is the expected completion date of construction?
By December of 2020.

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

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



Attachment D





March 21, 2019

Sarah Pavelko
Director of Real Estate
Detroit Economic Growth Corporation
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 603 Edsel Ford

Dear Ms. Pavelko,

On behalf of Midtown Detroit, Inc. (MDI), I would like to express our support for the proposed redevelopment of the apartment building located at 603 Edsel Ford.

This project will rehabilitate an apartment building, originally built in 1912. This brick building is structurally sound but will require a full renovation, including a new roof, windows, and mechanicals for the building. Once completed, this renovation will add 24 new units with hardwood floors, tiled bathrooms, custom cabinets, granite countertops, and other high-end finishes. The addition of these units will provide more rental options for a neighborhood facing 98% occupancy.

MDI understands that the developer is pursuing an OPRA tax exemption for this project. This OPRA will provide valuable financial assistance to support the completion of a project, which will be a much-needed benefit to the surrounding neighborhood. The new affordable units being provided close to a major bus and streetcar line will also add additional benefit.

The overall reactivation of this site will build upon revitalization efforts taking place in the Midtown and New Center neighborhoods and will continue to push the City of Detroit forward. It is for this reason that MDI is pleased to offer its full support for this project. Should you have any questions, please feel free to contact me at 313.420.6000.

Sincerely,

A handwritten signature in dark ink, appearing to read "Susan T. Mosey".

Susan T. Mosey
Executive Director



Housing and Revitalization
Department

15

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

01/13/2020

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

Re: Request for a Public Hearing to Establish an Obsolete Property Rehabilitation District on behalf of HARPER INVESTMENT VI LLC in the area of 8529,8535 W. VERNOR HWY Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 926).

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **HARPER INVESTMENT VI 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 assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, said notice is 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 establishing an Obsolete Property Rehabilitation District. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
HRD Director

DR/(AM)

cc: S. Washington, Mayor's Office
K. Trudeau, P&DD
Donald Rencher, HRD
A. McLeod, HRD

BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 146 of 2000 ("the Act") this City Council may adopt a resolution which approves the application of an Obsolete Property Rehabilitation District within the boundaries of the City of Detroit; and

WHEREAS, HARPER INVESTMENT VI LLC filed an application for an Obsolete Property Rehabilitation District whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which 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 _____, 2020 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.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, June 7, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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

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

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPARTMENT

926 *Harper Investment LLC V/VI, request for the establisgment of an Obsolete Property Rehabilitation District at (8529 & 8535 W. Vernor Hwy) under P.A. 146 of 2000.*

January 15, 2020

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

RE: (Correction) Request for the Establishment of an Obsolete Property Rehabilitation District at 8529 and 8535 W. Vernor Hwy

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation Development District for the property located at **8529 and 8535 W. Vernor Hwy** and described on Attachment A.

Harper Investment VI LLC, along with Harper Investment V LLC, is a real estate holding company, which include the current properties plus another (8631 W. Vernor Hwy – Petition #927). This letter goes with another request by Harper Investment V LLC for an OPRA at the other property mentioned. The company seeks to renovate and refurbish obsolete properties in the Southwest Detroit Springwells Village area. I have reached out to the Southwest Detroit Business Association in order to receive their input on current needs of the community. The property is zoned B4 for commercial usage. The vision is to provide jobs and affordable housing to the community and reduce blight.

The rehabilitation of the facility would not be undertaken without the receipt of a tax exemption as current funding is 100% out of pocket. Property acquisition totaling \$300,000, in addition to environmental inspections, surveyors, cleanup costs, and costs related to building security totaling approximately \$20,000 have been paid out of personal funds which are limited. The tax relief is absolutely necessary, and the funds abated will be allocated to rehabilitation and development of the properties located at 8529 and 8535 W. Vernor.

The initial rehabilitation phase of the project will consist of 1127 sq. ft. retail on the ground floor of 8529 W. Vernor, with the second floor being rehabilitated for residential use, and 2850 sq. ft. of retail at 8535 W. Vernor. Phase II of the project will consist of adding additional floors and residential units at an estimated cost of \$300/sq. ft. The timeline for the project is 2 years. The total investment for the project is approximately \$1,500,000.00.

We are requesting the full 12 years available from the OPRA.

The benefits of the project to the City of Detroit are the creation of jobs and affordable housing in the Springwells Village area. The elimination of blight would also be beneficial to Detroit. The social and financial ramifications of blight to the city are obvious; not to mention the perpetuation of negative images of Detroit. Photos of the property prior to cleanup have been provided.

The short term ripple effect would be to eliminate blight and its immediate ramifications such as crime and declining property values for local residents and businesses that own homes and property. The long term ripple effect would be revitalization of the area which would attract more jobs and positive traffic in the community. City property taxes are current.

Other requests for public assistance include applying for the Motor City Match and Motor City Restore Program. In addition to Southwest Detroit Business Association I have also reached out to LISC Invest Detroit, to explore other available funding.

This project is eligible for PA 146 of 2000 as shown here:

MCL 125.2783 Sec. 3. (1) A qualified local governmental unit, by resolution of its legislative body, may establish 1 or more obsolete property rehabilitation districts that may consist of 1 or more parcels or tracts of land or a portion of a parcel or tract 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 either of the following:

(a) Obsolete property in an area characterized by obsolete commercial property or commercial housing property.

(b) Commercial property that is obsolete property that was owned by a qualified local governmental unit on the effective date of this act, and subsequently conveyed to a private owner

I am very excited about my project in Southwest Detroit Springwells Village. I am honored to be an investor in an area of Detroit with so much potential. Vision, patience, hard work, and determination will ultimately reveal the inherent beauty these obsolete buildings possess.

Respectfully submitted,



Derrick K. Harper, MD

Harper Investment VI LLC, President

cc: K. Bridges, DEGC
K. Jackson, DEGC
M. Langston, HRD
A. McLeod, HRD

Attachment A:

1. 8529, 8535, 8631 built in 1926, 1947, and 1925 respectively. Previous uses respectively; boutique, salon, Dr.'s office.
2. Upstairs for 8529 and 8631 will be loft style residential dwellings. 8535 and the downstairs of 8529 and 8631 will be white boxed for commercial use. Fixed building equipment will include deck style washer and dryers and kitchen appliances for residential units and commercial fixed equipment will depend on the needs of the leasing businesses.
3. Project timeline is 3 years.
4. See included Alta/ACSM Land title Survey for Maps and Legal description

Attachment B:

Properties were closed on 1/18 at Chirco Title Agency, Inc. of St. Clair Shores, MI. and prior taxes were brought current. Closing documents can be provided.

Attachment A

**8535 W VERNOR - 20004235-6 - S W VERNOR 26 & 25CROSMANS SUB L16 P93 PLATS, WCR
20/183 60 X 100**

**8529 W VERNOR - 20004234. - S VERNOR HIGHWAY 27 CROSMANS SUB L16 P93 PLATS,
WCR 20/183 30 X 100**

8529 W VERNOR 48209 (Property Address)

Parcel Number: 20004234.



Item 1 of 4 2 Images / 2 Sketches

Property Owner: HARPER INVESTMENT VI LLC**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1926 - # of Buildings: 2
 - Total Sq Ft: 2,898
- > Assessed Value: \$48,300 | Taxable Value: \$46,047
- > Property Tax Information found

Owner and Taxpayer Information**Owner**

HARPER INVESTMENT VI LLC
13365 VICTORIA AVE
HUNTINGTON WOODS, MI
48070

Taxpayer

SEE OWNER INFORMATION

Legal Description

S VERNOR HIGHWAY 27 CROSMANS SUB L16 P93 PLATS, WCR 20/183 30 X 100

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property

Enter a Payment Date **Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$436.73	\$436.73	01/14/2019	\$0.00
2018	Summer	\$4,882.71	\$4,882.71	01/14/2019	\$0.00
2017	Winter	\$926.03	\$926.03	01/31/2018	\$0.00
2017	Summer	\$4,937.29	\$4,937.29	01/31/2018	\$0.00

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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8535 W VERNOR 48209 (Property Address)

Parcel Number: 20004235-6



Item 1 of 3

2 Images / 1 Sketch

Property Owner: HARPER INVESTMENT VI LLC**Summary Information**

> Commercial/Industrial Building Summary

Yr Built: 1947

of Buildings: 1

- Total Sq Ft.: 2,850

> Assessed Value: \$13,100 | Taxable Value: \$12,362

> Property Tax Information found

Owner and Taxpayer Information

Owner

HARPER INVESTMENT VI LLC
13365 VICTORIA AVE
HUNTINGTON WOODS, MI
48070

Taxpayer

SEE OWNER INFORMATION

Legal Description

S W VERNOR 26 & 25CROSMANS SUB L16 P93 PLATS, WCR 20/183 60 X 100

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date 2/7/2019

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2018	Winter	\$117.22	\$117.22	01/14/2019	\$0.00
2018	Summer	\$1,280.75	\$1,280.75	08/10/2018	\$0.00
2017	Winter	\$844.11	\$844.11	01/31/2018	\$0.00
2017	Summer	\$1,426.00	\$1,426.00	01/31/2018	\$0.00

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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2019-06-07

926

926 *Petition of Harper Investment LLC
V/VL, request for the establisgmont of
an Obsolete Property Rehabilitation
District at (8529 & 8535 W. Vernor
Hwy) under P.A. 146 of 2000.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT
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

October 1, 2019

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

Re: **Obsolete Property Rehabilitation District – Harper Investment LLC V/VI LLC**
Property Address: 8529 and 8535 W. Vernor
Parcel Number: 20004234. and 20004235-6

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **8529 and 8535 W. Vernor** in the **Springwells Village** area in the City of Detroit.

The rationale for creating Obsolete Property Rehabilitation Districts under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

Harper Investment LLC V/VI LLC intends to renovate and refurbish the retail/apartment 2-story building at 8529 W. Vernor consisting of 2,898 square feet of building area, built in 1926, on .069 acres of land and the retail 1-story building at 8535 W. Vernor consisting of 2,850 square feet of building area, built in 1947, on .138 acres of land. The developer plans involve retail on the first floors and two 550 square foot loft style apartments on the second floor.

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation also includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.

A field investigation indicated that the proposed Obsolete Property Rehabilitation District located at **8529 and 8535 W. Vernor** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Obsolete Property Rehabilitation District

Harper Investment LLC V/VI LLC

Page 2

Property Address: 8529 W. Vernor

Parcel Number: 20004234.

Property Owner: **Harper Investment LLC VI LLC**

Legal Description: S VERNOR HIGHWAY 27 CROSMANS SUB L16 P93 PLATS, WCR 20/183 30 X 100

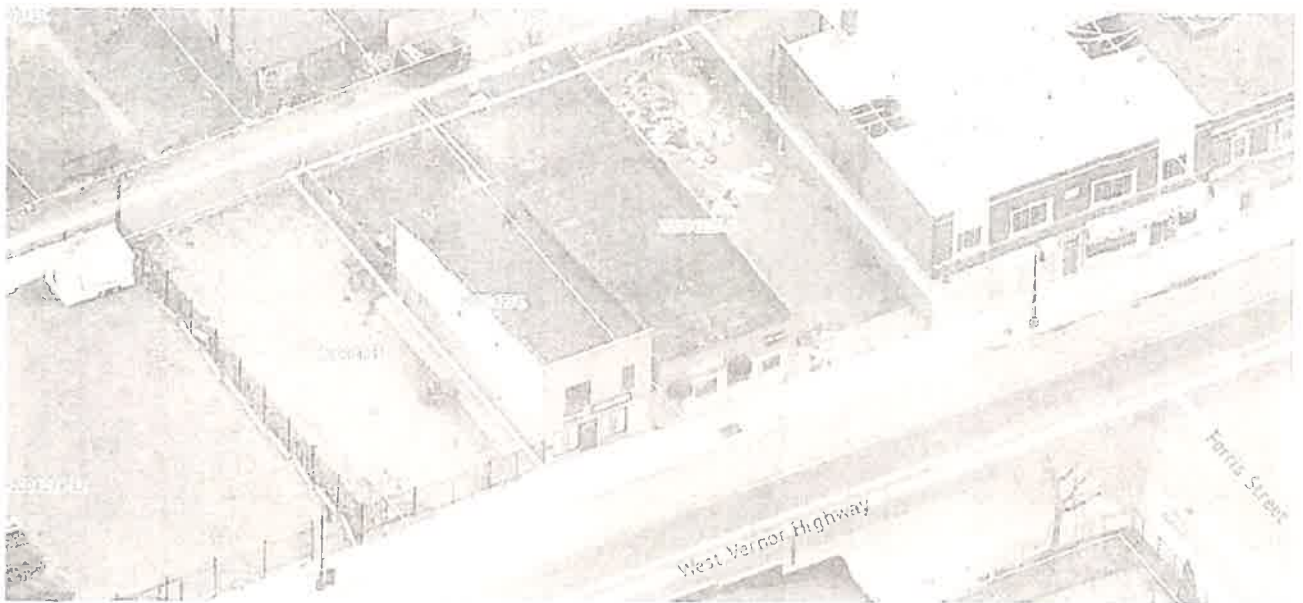
Property Address: 8535 W. Vernor

Parcel Number: 20004235-6.

Property Owner: **Harper Investment LLC VI LLC**

Legal Description: S W VERNOR 26 & 25 CROSMANS SUB L16 P93 PLATS, WCR 20/183 60 X 100

The legal description matches the OPRA district request.





CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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

TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 8529 W. Vernor Highway and 8535 W. Vernor Highway
DATE: June 13, 2019
CC: Maurice Cox, Director, Planning and Development
Kevin Schronce, Central Region, Planning and Development

In order to ensure that the **creation** of an **Obsolete Property District** is in conformance 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 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner of this project is Harper Investment LLC V/VI

Location and Project Proposal: 8529 W. Vernor Highway; 8535 W. Vernor Highway; Project seeks to renovate and refurbish properties with 1127 sq. ft of retail on the ground floor, 1127 sq. ft residential on the second floor. Plans for the second floor residential will be two 550 sq. ft loft style apartments.

Master Plan Interpretation

The subject site area is designated **Neighborhood Commercial (CN)**. Neighborhood Commercial Districts generally consist of a large collection of contiguous storefronts along a street or streets. This commercial type is pedestrian oriented with wide sidewalks and landscaping. Parking should be on the street, in structures (with ground floor retail), at the rear of commercial establishments or in concentrated nodes at the periphery of the area. In addition to commercial uses, Neighborhood Commercial areas may also include institutional uses such as libraries and post offices.

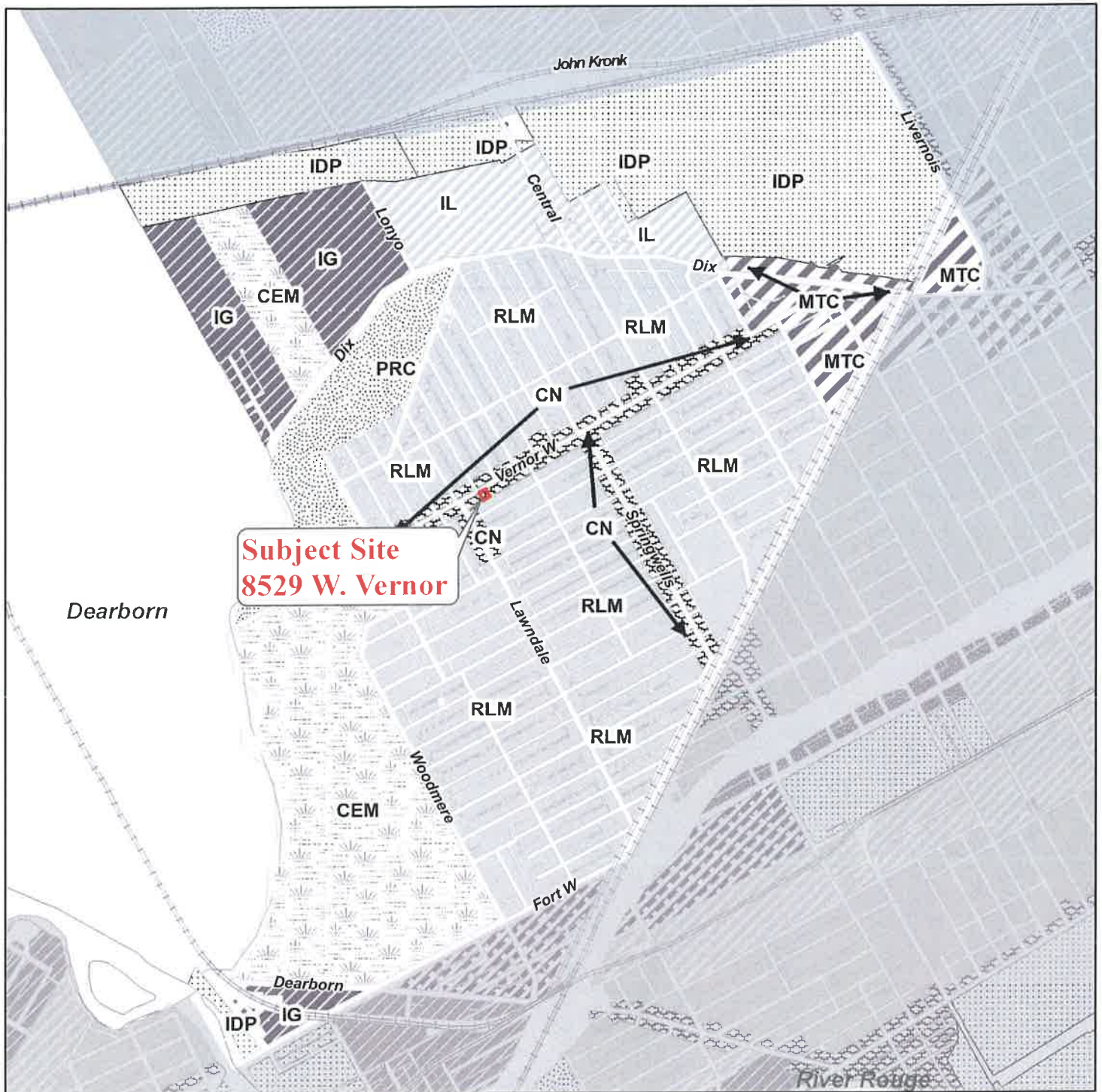
The following policies of the Springwells describe the following recommendations, applicable to the physical development of this project:

- Policy 3.1: Develop neighborhood commercial nodes along Vernor and Springwells with a compatible mix of locally serving, small-scale business and medium density housing

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

Attachments

Future General Land Use Map: Neighborhood Cluster 5; Insert Neighborhood; Map 5-5B



Map 5-5B

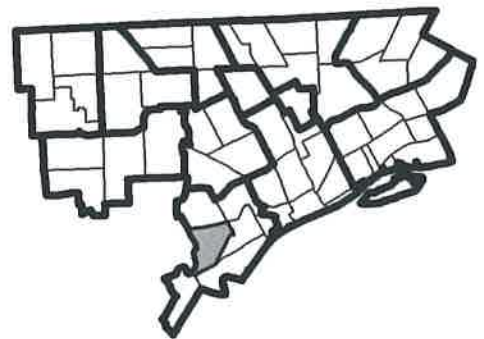
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 5 Springwells



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

1b

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January 16, 2020

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

**RE: Property Sale / Land Swap
261 Chandler, Detroit, MI / 286 E. Euclid, Detroit, MI**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Everard Findlay ("Purchaser"), to purchase certain City-owned real property at 261 Chandler (the "Sales Property") in exchange from certain real property that he owns at 286 E Euclid ("Acquisition Property"). The Acquisition Property is a vacant lot that used to contain a single-family home that was demolished in 2018. The Purchaser wishes to swap the vacant lot for a City-owned structure that can be renovated and used as a rental property.

The Purchaser proposes to renovate the Sales Property for use as residential rental unit. Currently, the Sales Property is within an R3 zoning district (Low Density Residential District). The Purchaser's proposed use of the Sales Property is consistent with the allowable uses for which the Sales 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 Sales Property by the City to Purchaser in exchange for the Acquisition Property.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2020 JAN 17 4:59:49

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves the sale of certain real property at 261 Chandler, Detroit, MI (the "Sales Property"), as more particularly described in the attached Exhibit A incorporated herein, to Everard Findlay ("Purchaser") in exchange for the City's receipt of certain real property that Purchaser owns at 286 E. Euclid, Detroit, MI (the "Acquisition Property"), as more particularly described in the attached Exhibit B incorporated herein; 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 Sales Property to Purchaser consistent with this resolution; and be it further

RESOLVED, that the Buildings, Safety Engineering, and Environmental Department ("BSEED") has reviewed the environmental conditions of the Acquisition Property, which is vacant land that used to contain a single-family home. Based on the aforementioned review, and in accordance with Chapter 2, Article 6 of the Detroit City Code: (1) the City Council finds that the Acquisition Property has received appropriate environmental inquiry in accordance with the review referred to above; (2) the environmental inquiry has shown that past use of the Acquisition Property for the period investigated has been for residential purposes and that the Acquisition Property does not pose an adverse environmental impact, therefore the Acquisition Property is not considered a facility; and (3) the City Council finds and declares that the preservation of the promotion of the public health, safety, welfare or good outweighs the cost of the environmental inquiry and therefore waives the requirement that the seller bear the cost of the environmental inquiry; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to accept a quit claim deed to the Acquisition Property from the Purchaser; 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 deeds (including but not limited to corrections to or confirmations of legal descriptions of the Sales Property and/or Acquisition Property, 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 Sales Property and/or acceptance of the Acquisition Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it further

RESOLVED, that the quit claim deed for transfer of the Sales Property 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 Exhibits A and B)

EXHIBIT A

LEGAL DESCRIPTION

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

N CHANDLER LOT 82 CHANDLER AVE SUB L13, P96, PLATS, W C R 1/106 50 X 125

a/k/a 261 Chandler
Tax Parcel ID 01002280.

EXHIBIT B

LEGAL DESCRIPTION OF ACQUISITION PROPERTY

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

S EUCLID LOT 34 LOWES L8 P26 PLATS, W C R 1/110 30 X 120

a/k/a 286 E. Euclid
Tax Parcel ID 01002512.



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

17

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January 16, 2020

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

**RE: Property Sale
3962 Beniteau**

Honorable City Council:

The City of Detroit, Planning and Development Department ("P&DD") has received an offer from Kelvin McCray ("Purchaser") to purchase certain real property at 3962 Beniteau (the "Property") for the purchase price of Five Hundred and 00/100 Dollars (\$500.00). The Property is a vacant single-family home currently owned by the Detroit Land Bank Authority ("DLBA"). The City has agreed to acquire the Property from the DLBA to sell to Purchaser.

The Purchaser proposes to renovate the Property for use as residential rental unit. Currently, the Property is within an R2 zoning district (Two-Family Residential District). 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, or his authorized designee, to: 1) acquire the Property from the DLBA and 2) 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,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2020 JAN 17 AM 9:49

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that the Buildings, Safety Engineering, and Environmental Department ("BSEED") has reviewed the environmental condition of certain real property at 3962 Beniteau (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, which is a vacant single-family home site. Based on the aforementioned review, and in accordance with Chapter 2, Article 6 of the Detroit City Code: (1) the City Council finds that the Property has received appropriate environmental inquiry in accordance with the review referred to above; (2) the environmental inquiry has shown that past use of the Property for the period investigated has been for residential purposes and that the Property does not pose an adverse environmental impact, therefore the Property is not considered a facility; and (3) the City Council finds and declares that the preservation of the promotion of the public health, safety, welfare or good outweighs the cost of the environmental inquiry and therefore waives the requirement that the seller bear the cost of the environmental inquiry; and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD"), or his authorized designee, is authorized to accept a quit claim deed to the Property from the Detroit Land Bank Authority; and be it further

RESOLVED, that Detroit City Council hereby approves the sale of the Property to Kelvin McCray ("Purchaser") for the purchase price of Five Hundred and 00/100 Dollars (\$500.00); and be it further

RESOLVED, that the P&DD Director, 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 Purchaser 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 deeds (including but not limited to corrections to or confirmations of legal descriptions of the Property, 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 acceptance and/or conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it further

RESOLVED, that the quit claim deed for transfer of the Property 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 BENITEAU N 15 FT OF LOT 43 AND LOT 42 LIEBERMANS HOMEDALE SUB L28 P75
PLATS, W C R 21/537 45 X 140

a/k/a 3962 Beniteau
Tax Parcel ID 21043261.



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

18

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DETROIT, MICHIGAN 48226
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WWW.DETROITMI.GOV

January 14, 2020

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

RE: Property Sale
908 Clay and 7658 Oakland, Detroit, MI 48209

Honorable City Council:


The City of Detroit, Planning and Development Department ("P&DD") has received an offer from The Ansonia Company LLC, a Michigan Limited Liability Company (the "Purchaser"), to purchase certain City-owned real property at 908 Clay and 7658 Oakland, Detroit, MI (the "Properties") for the purchase price of Thirty Six Thousand Three Hundred Sixty and 00/100 Dollars (\$36,360.00).

The Purchaser intends to construct a mixed use building, with commercial/retail space on both the Oakland and Clay frontages, and one to three floors of residential units above the retail spaces. A 36 month timeline is anticipated for the completion of the project. The Properties consist of adjacent vacant land measuring approximately 12600 square feet in total and are zoned B4 (General Business District).

As per section 50-9-110 of the City of Detroit zoning ordinance, the Purchaser's intended use of the properties as a mixed use commercial space with residential units is not permitted by right and requires conditional use approval. The Purchaser shall apply for and obtain conditional use approval for the development prior to the closing and consummation of this sale.

We, therefore, request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee, to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Properties by the City to The Ansonia Company LLC, a Michigan Limited Liability Company.

Respectfully submitted,


Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2020 JAN 21 PM 3:49

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 908 Clay and 7658 Oakland, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to The Ansonia Company LLC, a Michigan Limited Liability Company (the "Purchaser"), for the purchase price of Thirty Six Thousand Three Hundred Sixty and 00/100 Dollars (\$36,360.00); and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD), or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Properties to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) One Thousand Eight Hundred Eighteen and 00/100 Dollars (\$1,818.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Three Hundred and 00/100 Dollars (\$300.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her 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:

Parcel 1

S CLAY LOTS 45-46-47 STANDISHS SUB L8 P19 PLATS, W C R 5/141 88 X 110

a/k/a 908 Clay
Tax Parcel ID 05002590

Parcel 2

E OAKLAND N 1 FT LOTS 49.48 ^{and lot} STANDISHS SUB L8 P19 PA-TS, W C R 5/141 24 X 122

a/k/a 7658 Oakland
Tax Parcel ID 05004688

41 C

Description Correct
Engineer of Surveys

By: 

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

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F