

A RESOLUTION BY COUNCIL MEMBER

WHEREAS, the Detroit Zoning Ordinance requires that any permit application submitted to the Building and Safety Engineering and Environmental Department related to the Exterior design, location and appearance of work within a the Public Center (PC) District and the Public Center Adjacent/Restricted Central Business ((PCA) District must be reviewed by the City Planning Commission (CPC) and the Planning and Development Department (P&DD); and

WHEREAS, consistent with Sec. 61-3-182 of the Zoning Ordinance, the City Council approves by resolution, any such permit application subsequent to receipt of a report and recommendation from the Planning and Development Department and the City Planning Commission; and

WHEREAS, the Detroit City Council will be on recess July 25, 2016 through September 6, 2016; and

WHEREAS, time sensitive permit requests for work in these districts may be received by the City; and

WHEREAS, it is the desire of the Detroit City Council to facilitate such requests and not unnecessarily delay the issuance of building permits.

NOW THEREFORE BE IT RESOLVED, the Detroit City Council authorizes the Planning and Development Department and the City Planning Commission to jointly review, approve, approve with conditions or deny any permit applications for land zoned PC or PCA submitted between July 25, 2016 and September 6, 2016, and to do so in consultation with other City agencies as may be appropriate.

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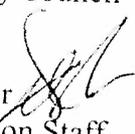
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TO: The Honorable Detroit City Council

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: August 17, 2016

RE: Right of First Refusal on Foreclosure Occupied Homes

The Legislative Policy Division (LPD) is providing a response to the request of Councilwoman Raquel Castañeda-López for a draft resolution urging the Administration to use the City's Right of First Refusal to purchase currently occupied properties foreclosed on by the Wayne County Treasurer. In addition to the draft resolution (attached), LPD submits this memorandum to provide what we believe to be pertinent information relative to the request.

The Wayne County Treasurer (WCT) has the obligation by law to seek forfeiture of real property located in Wayne County where the required taxes have not been paid pursuant to Public Act 206 of 1893, General Property Tax Act, MCLA, 211.78g. The WCT, in carrying out its duties under the General Property Tax Act, has undertaken the foreclosure of properties some of which are occupied residential properties. In proceeding with its statutorily required duties of obtaining title to the foreclosed properties, occupants often remain, or occupy the property after title has been transferred to the County.

There are a number of ways a property foreclosed by the WCT may still be occupied. LPD has identified some of the most common reasons for occupied foreclosed properties¹: The property may be occupied by the owner who failed to pay the taxes resulting in foreclosure; The property may be occupied by family members of the owner, and failed to pay the taxes resulting in

¹ The Detroit Land Bank Authority list a number of ways they have found properties received from WCT occupied and have created an Occupied Properties Buy Back Pilot Program.

foreclosure; The property may be occupied by a renter where the owner failed to pay the taxes resulting in foreclosure; The property may be occupied by a renter who is paying rent to a person who is illegally acting as an owner, and the property taxes are not being paid resulting in foreclosure; and the property may be occupied by a squatter where neither the squatter nor the actual owner has paid the taxes resulting in foreclosure.

While the foreclosure of an occupied property can easily occur, the General Property Tax Act does require the forfeiting governmental entity (WCT) to make actual physical contact with the property to determine whether it is occupied prior to the forfeiture occurring as set forth in MCLA 211.78i(3) which provides in pertinent part:

(3) The foreclosing governmental unit or its authorized representative or authorized agent shall make a personal visit to each parcel of property forfeited to the county treasurer under section 78g to ascertain whether or not the property is occupied.

Because the county is required to make contact with each property and determine whether the property is occupied, it may be possible for the county to prepare a list of the occupied properties that will continue to foreclosure.² A list showing the foreclosed occupied properties may be ascertainable by the City of Detroit (City) which may assist in determining whether to exercise the right to purchase the property from the WCT. The law provides the City a right to purchase the property prior to the County presenting the properties for auction under MCLA 211.78m which holds in pertinent part:

If this state elects not to purchase the property under its right of first refusal, a city, village, or township may purchase for a public purpose any property located within that city, village, or township set forth in the judgment and subject to sale under this section by payment to the foreclosing governmental unit of the minimum bid. If a city, village, or township does not purchase that property, the county in which that property is located may purchase that property under this section by payment to the foreclosing governmental unit of the minimum bid. If property is purchased by a city, village, township, or county under this subsection, the foreclosing governmental unit shall convey the property to the purchasing city, village, township, or county within 30 days.

The statute provides that if the State chooses not to exercise its right of first refusal to acquire the forfeited property, the city where the property is located may purchase the property for a public purpose. It is pursuant to this statute that the City has the opportunity to acquire the property the WCT has implemented foreclosure for delinquent taxes. However, it should be made clear that the City's option to purchase cannot be exercised until the WCT has completed the foreclosure process. In addition, the city has the right to purchase the properties which means the City must

² LPD acknowledges that even if the WCT complies with its obligation to determine if a property is occupied prior to the foreclosure process being completed many changes can occur after the judgment of foreclosure is granted and the auction. This would include people taking occupancy after WCT has conducted its personal visit to the property.

have the financial resources to acquire the properties. This option must occur prior to the WCT placing the properties up for auction.

Properties not sold in auction by the WCT is to be transferred to the city, village or township in which it is located pursuant to MCLA 211.78m(6) which provides in pertinent part:

On or before December 30 immediately succeeding the entry of judgment under section 78k, all property not previously sold by the foreclosing governmental unit under this section shall be transferred to the city, village, or township in which the property is located, except those parcels of property to which the city, village, or township has objected.

Under this subsection, those occupied properties that were not sold in the two auctions held by the WCT are to be transferred to the City. The foreclosed properties that are not sold by the WCT and objected by the City to be transferred, are kept by the WCT pursuant to MCLA 211.78m(7)³ to handle as they deem best. The WCT currently transfers the residential properties the City objects to receiving over to the Detroit Land Bank Authority (DLBA).⁴ The WCT foreclosed commercial properties that were not sold at auction are being transferred to the City without objection.

The DLBA receives the WCT foreclosed residential properties not sold in auction or transferred to the City. The properties transferred to the DLBA may be occupied. The occupation of the properties could have occurred at any time prior to, during, or after the judgment of foreclosure is entered. The DLBA after receiving title to the properties from the WCT, conducts an evaluation on the condition of the property. It is during this time that the DLBA often find the property is occupied. The DLBA has taken steps to address the issue of the foreclosed occupied properties it now owns. The DLBA is running a pilot program designed to provide an opportunity for the occupant who is in possession to acquire the property for \$1,000 under a purchase agreement that requires the occupant to complete a Home Buyer Counseling course along with the following:

- i. To make a monthly payment of \$100 each month, or more if necessary to cover anticipated tax bill, following the Closing to the DLBA or its Agent, for a minimum of twelve months or until the next tax payment is due, if that date is longer than 12 months after the closing (the "Final Payment Date"). These payments will be used by the DLBA or its Agent to pay property taxes on the Home when they become due; and

³ MCLA 211.78m(7) If property not previously sold is not transferred to the city, village, or township in which the property is located under subsection (6), the foreclosing governmental unit shall retain possession of that property.

⁴ Pursuant to the statute, the City must object to receiving the unsold foreclosed properties. The City currently receives the foreclosed commercial properties but rejects the foreclosed residential properties. In addition, the City has transferred its inventory of residential properties that were held by the Planning and Development Department (P&DD) (which were primarily received from prior WCT foreclosures) to the DLBA.

- ii. To maintain the outside of the Home to comply with the Detroit City Code of Ordinances ; and
- iii. To pay the water bill for the Home on time.

Should the City decide to exercise its right of first refusal regarding all occupied properties the WCT will subject to foreclosure, the City will have to pay the minimum bid price for each property. The exercise of the option to purchase is only applicable prior to the properties being placed for sale at auction. Whether the City decided to purchase the foreclosed residential properties or receive the residential properties that did not sale at auction, a project or program similar to that of the DLBA's Occupied Property pilot program would need to be established to assist the occupants in obtaining title and maintaining compliance with the tax laws, housing codes, ordinances and payment of water bills. Failure to address these concerns will most likely result in similar forfeiture actions in the future.

**RESOLUTION URGING THE ADMINISTRATION TO
EXERCISE ITS RIGHT TO PURCHASE OCCUPIED PROPERTIES
UNDER FORECLOSURE BY THE WAYNE COUNTY TREASURER**

- WHEREAS Pursuant to the General Property Tax Act, MCLA 211.78 with regard to delinquent taxes the legislature finds that there exists in this state a continuing need to strengthen and revitalize the economy of this state and its municipalities by encouraging the efficient and expeditious return to productive use of property returned for delinquent taxes; and
- WHEREAS Under MCLA 211.78a(2) "on March 1 in each year, taxes levied in the immediately preceding year that remain unpaid shall be returned as delinquent for collection..."; and
- WHEREAS Pursuant to state law, the Wayne County Treasurer provides notice to the owner of a property that is delinquent in taxes and subject to forfeiture by foreclosure proceedings in which title of the delinquent property will be transferred to the Wayne County Treasurer for purpose of obtaining payment of the delinquent taxes; and
- WHEREAS A number of the properties subject to forfeiture by foreclosure are occupied at the time the title is transferred to the Wayne County Treasurer placing a number of families in jeopardy of not having shelter and endangering the safety and welfare of the occupants; and
- WHEREAS The Wayne County Treasurer is required under MCLA 211. 78i, to make a personal visit to each parcel of property forfeited to the county treasurer under section 78g to ascertain whether or not the property is occupied; and
- WHEREAS The Wayne County Treasurer would be in a position to develop a list of the occupied properties forfeited and present said listing to the City of Detroit (City) for review; and
- WHEREAS The City, pursuant to MCLA 211.78m that states "a city...may purchase for a public purpose any property located within that city... set forth in the judgment and subject to sale under this section by payment to the foreclosing governmental unit of the minimum bid..."; and
- WHEREAS Under the City's right to purchase the occupied property foreclosed by the Wayne County Treasurer, the City can provide an avenue by which the occupants can remain in the property avoiding eviction and additional unoccupied dwellings that dot the City's landscape as well as potentially blighted and unsafe structures;
THEREFORE BE IT
- RESOLVED That this Honorable Body urges the Wayne County Treasurer to provide a list of the foreclosed properties that are occupied to the City of Detroit after receipt of

judgment of forfeiture each year following presentment of this resolution; and BE
IT FURTHER

RESOLVED That this Honorable Body urges the Administration to exercise its right to purchase the occupied properties in which the Wayne County Treasurer has received a judgment of foreclosure in an effort to establish a program, under which the occupants can retain the properties and avoid danger of being without shelter and the creation of unoccupied dwellings with the additional risk of blighted vacant structures and the likelihood of demolition services; BE IT FINALLY

RESOLVED That a copy of this resolution be delivered to the Wayne County Treasurer and the Mayor of the City of Detroit.

Occupied Properties Pilot Buy Back Procedures

I. Objective:

The Occupied Properties Buy Back Pilot ("Pilot") provides an opportunity for an eligible occupant in a Detroit Land Bank Authority (DLBA) owned home the ("Home") to purchase that Home and for the DLBA to test potential policies and procedures for dealing with the occupied properties that it owns. This Pilot allows responsible current occupants to remain in their Homes and help to stabilize their neighborhoods.

II. Eligibility:

Applicants for the Pilot must demonstrate the following:

- The Home is the primary residence of the applicant; and
- The applicant has been certified as having completed a Home Buyer Counseling course given by a Home Buyer Counseling Agency that is approved by the DLBA; and
- The Applicant is eligible for the Pilot if they qualify in any one of the following categories:
 - a. The Applicant was most recent owner of record before the Home was acquired by a public entity; or
 - b. The Applicant is or was the tenant of the most recent owner of record before the Home was acquired by a public entity. A "tenant" for this purpose includes being an occupant of property that was formerly held by a family member of the Applicant; or
 - c. The Applicant is the tenant of someone who claimed to own the property; or
 - d. The Applicant can demonstrate that he or she has made substantial improvements to the property; or
 - e. The Applicant has paid for utilities in the Home for at least 12 months.
- The following Applicants will not be eligible for the Pilot, even if they qualify in one of the categories above:
 - Occupants of Homes that the DLBA determines harbor criminal activity or are disruptive to the peaceful enjoyment of neighbors and stability of the neighborhood;
 - Occupants of a Home that the DLBA determines is an immediate threat to the health or safety of its residents and cannot be remedied by the occupant to meet health and safety requirements within a reasonable time frame; or
 - Any other Applicant that the DLBA deems ineligible for the Pilot in its sole discretion.

III. Property Transfer

- a. If an Applicant qualifies for the Pilot, they will enter into a Development Agreement with the DLBA.
- b. At Closing, the Applicant will pay \$1,000 to the DLBA for the Home and will agree to the following additional conditions in the Development Agreement:

Approved by DLBA board 10/20/2015

- i. To make a monthly payment of \$100 each month, or more if necessary to cover anticipated tax bill, following the Closing to the DLBA or its Agent, for a minimum of twelve months or until the next tax payment is due, if that date is longer than 12 months after the closing (the "Final Payment Date"). These payments will be used by the DLBA or its Agent to pay property taxes on the Home when they become due; and
- ii. To maintain the outside of the Home to comply with the Detroit City Code of Ordinances ; and
- iii. To pay the water bill for the Home on time.
- c. At Closing, the DLBA will deliver the Deed to the Home, made out in the name of the Applicant, to an Escrow Agent. If the Applicant meets all of the conditions of the Development Agreement, then within not less than thirty days after the Final Payment Date, the Escrow Agent will deliver the Deed to the Applicant.
- d. The Deed will be a simple quit claim deed. The DLBA will agree in the Development Agreement to conduct a quiet title action on the Home, if requested to do so by the Applicant, if the Applicant pays the standard DLBA fee for doing so
- e. If the Applicant fails to comply with the terms of the Development Agreement, the DLBA reserves the right to terminate it, reclaim the Deed from the Escrow Agent, and sell the Home.

Approved by DLBA board 10/20/2015

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TO: The Honorable Detroit City Council

FROM: David Whitaker
Legislative Police Division Staff

DATE: August 24, 2016

RE: **LAND USE CONCERNS ON WEST FOREST BETWEEN AVERY AND ROSA PARKS BOULEVARD**

On July 26, 2016, Honorable Council Member Castañeda-López submitted a memorandum requesting the Legislative Policy Division (LPD) to provide written responses to the following questions as it relates to current land use concerns on West Forest between Avery and Rosa Parks Boulevard.

1. How many lots are there on the south side of Forest between Avery and Rosa Parks?

There are exactly six parcels located on the southern frontage of W. Forest between Rosa Parks Boulevard to the west and Avery to the east. The addresses of the properties are as follows:

- 1785 W. Forest
- 1775 W. Forest
- 1761 W. Forest
- 1741 W. Forest
- 1733 W. Forest
- 1725 W. Forest

2. What is the zoning district classification for those lots?

- 1785 W. Forest is currently zoned B4 (General Business District)
- 1775 W. Forest is currently zoned B4 (General Business District)
- 1761 W. Forest has a split zoning classification, where the commercial building is located the land is zoned B4 (General Business District), where the land is largely vacant with the exception of a garage, the zoning is R2 (Two-Family Residential).
- 1741 W. Forest is currently zoned R2 (Two-Family Residential).
- 1733 W. Forest is currently zoned R2 (Two-Family Residential).
- 1725 W. Forest is currently zoned R2 (Two-Family Residential).

2a. Does the current zoning district classification permit truck parking?

Trucking terminals, transfer buildings, truck garages, recreational vehicles storage lots, and open areas for the parking of operable trucks is first permitted in the B6 (General Service District) zoning classification (Sec. 61-9-117(14)).

The R2 zoning classification allows for parking areas on a conditional basis provided that the area is for operable private passenger vehicles.

The following specific standards shall apply for the zoning districts that are specified:

- (a) Districts R1-R2: A parking lot may be allowed when accessory to any non-residential use permitted in the subject district, and where located on a separate zoning lot and not involving any trade, business, profession, or occupation;

The B4 zoning classification allows for parking areas on either a by-right or conditional basis. Parking areas are permitted on a by-right basis if the area is for operable private passenger vehicles, except as restricted by Sec. 61-12-219 of the zoning ordinance

The following specific standards shall apply for the zoning districts that are specified:

- (c) District B4: Commercial parking lots that are located on zoning lots in the B4 District, which abut a designated Gateway Radial Thoroughfare, may be permitted as a Conditional use only. However accessory parking is permitted by right.

A parking lot or parking area shall be deemed "accessory" where: such lot is operated in conjunction with a specific land use; and no fee is charged for parking in the lot or area; and it is located no farther than the maximum distance specified

in Article XIV, Division 1, Subdivision B and Article XIV, Division 1, Subdivision C of the zoning ordinance for said land use.

2b. Does the current zoning district classification permit towing service storage/dispatch?

A "Towing service storage yard" is not permitted in either the R2 or the B4 zoning classification. (Sec. 61-12-61)

"Truck terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of operable trucks" are not permitted land uses within either the R2 or B4 zoning classifications. (Sec. 61-12-63; related to 2a.)

2c. Does the current zoning district classification permit storage of inoperable private passenger vehicles?

The R2 zoning classification allows for parking areas on a conditional basis provided that the area is for operable private passenger vehicles, the storage of inoperable private passenger vehicles would not be permitted.

The B4 zoning classification allows for parking areas on either a by-right or conditional basis. Parking areas are permitted on a by-right basis if the area is for operable private passenger vehicles, except as restricted by Sec. 61-12-219 of the zoning ordinance, the storage of inoperable private passenger vehicles would not be permitted.

3. How long have the lots been zoned the way they are today?

The current zoning ordinance was adopted via Ordinance 171-D in 1963. The current zoning classifications of B4 and R2 on the subject block have remained the same since that time.

4. Have there been any recent rezonings or use variances or hardship relief grants issued recently?

There have been no recent rezonings of any of the subject properties, nor has there been a request for any such rezoning. The Board of Zoning Appeals shows no BZA grants, variances or hardship relief being granted to any of the subject properties.

5. What do BSEED records show as the most recent permits issued for the lots?

BSEED's records show the following as it relates to permitted land uses for each property:

- 1785 W. Forest is permitted as a vacant lot.
- 1775 W. Forest is permitted for Lodge/Private Club established via permit number 11185 issued on 11-1-1915. The subject property is currently scheduled for a conditional land use hearing for a loft conversion.
- 1761 W. Forest is permitted for Office and Plumbing Shop established via permit number 1564 issued on 11-21-1966.
- 1741 W. Forest is permitted as a vacant lot. A wrecking permit was issued on 6-27-1963.
- 1733 W. Forest is permitted as a vacant lot. A wrecking permit was issued on 6-27-1963.
- 1725 W. Forest is identified as vacant land within the city's inventory with no permitted use.

6. Who own(s) the lots?

The owners of record are as follows:

- 1785 W. Forest; Mr. Edward Potas
- 1775 W. Forest; Danish Brotherhood Apartments, LLC.
- 1761 W. Forest; Matthew M & Gregory Tatarian
- 1741 W. Forest; Micron Properties
- 1733 W. Forest; Bimini Properties II Inc
- 1725 W. Forest; the City of Detroit

7. What do DAH records show for violations history of the lots?

1775 W. Forest received a violation for "Failure of owner to remove graffiti or maintain or restore property free of graffiti," which was issued on July 28, 2015 to Danish Brotherhood Apartment.

1761 W. Forest has received 19 violations between May 2006 and July 2016. The most recent violation was issued on July 12, 2016 for "Failure to abate unlawful occupancy of Building, Premises or Structure – Emergency Order – Less than 5 stories." The total judgment balance due is \$1680. The vast majority of the other outstanding violations are in legal collections and being handled by a third-party collections firm. None of the violations issued specifically state storage of inoperable vehicles or operation of tow yard services as the bases of the violation. In 2006 and 2007 violations were issued for "Failure of owner to obtain certificate of compliance."

1741 W. Forest has three violations issued; all in 2016. On March 8, 2016 a violation was issued to Jackson Land Holdings for "Failure of owner of one- or two-family dwelling to comply with an emergency or imminent danger order concerning an unsafe or unsanitary structure or unlawful occupancy." This matter is in legal collections being handled by a third-party collections firm.

On May 6, 2016 and July 12, 2016, respectively, violations were issued to Micron Properties for "Failure to abate unlawful occupancy of Building, Premises or Structure – Emergency Order – Less than 5 stories.

1733 W. Forest has five violations issued; all in 2016. On March 8, 2016 a violation was issued for "Failure of owner of one- or two-family dwelling to comply with an emergency or imminent danger order concerning an unsafe or unsanitary structure or unlawful occupancy." This matter is in legal collections being handled by a third-party collections firm.

On April 13, 2016 and July 12, 2016 violations were issued for "Failure to abate unlawful occupancy of Building, Premises or Structure – Emergency Order – Less than 5 stories." The violation issued on April 13, 2016 is in legal collections being handled by a third-party collections firm.

On April 22, 2016 a violation was issued for "Allowing bulk solid waste to lie or accumulate on or about the premises."

On May 5, 2016 a violation was issued "Violation of time limit for approved containers to remain at curbside – early or late."

7a. Are there any DAH hearing dates pending for blight violations at the lots? If so, when/where?

At this time there are no dates pending for blight violations before the Department of Administrative Hearings for any of the subject parcels.

7b. Is there any court date at 36th District Court for misdemeanors at the lots? If so, when and before which judge?

Please refer to the Law Department for a response to this question.

8. Are taxes up to date for the lots?

According to the City of Detroit Assessor's records as well as the Wayne County Treasurer's records the following information was obtained regarding taxes owed on the subject properties:

- 1785 W. Forest; Winter and Summer taxes are owed for 2014 and 2015 in the amount of \$532.92.
- 1775 W. Forest; Winter and Summer taxes are owed for 2014 and 2015 in the amount of \$2,097.29.
- 1761 W. Forest; The property owners are current on their taxes.
- 1741 W. Forest; The property owners are current on their taxes.
- 1733 W. Forest; The property owners are current on their taxes.
- 1725 W. Forest; This property is in the City of Detroit's inventory and is not being taxed.

9. Does the City do business with Breakthrough Towing?

The City of Detroit currently has a municipal parking contract with Breakthrough Towing (Contract No. 2869860) to provide boot and towing services. The Contract period is from December 1, 2015 through November 30, 2016.

10. Does the City do business with Motor City Trucking?

The City of Detroit does not have a contractual relationship with Motor City Trucking.

11. What do DPW/City Engineering records indicate about the status of the alleys bordering the lots, e.g. open? Vacated? Trespassed?

There are two alleys present; one which runs east/west just south of the subject properties first south of W. Forest, and a second alley which runs north/south just east of 1733 W. Forest and west of the rear lot lines of the residential properties fronting on Avery. All city records show both alleys as being open. No violations have been issued for trespassing or encroaching on city owned land or the right-of-way.

12. At what point do uncured blight violations prompt the City to seek injunctive relief at Circuit Court?

Please refer to the Law Department for a response to this question.

13. Are there other properties where the same land owner(s) has uncured violations or is not up-to-date with city taxes?

Between 2005 and 2016, 102 pending or outstanding blight violation tickets have been issued to the owners of 1761 W. Forest at a total of 51 different addresses throughout the city of Detroit.

Between 2011 and 2016, 13 pending or outstanding blight violation tickets have been issued to the owners of 1733 W. Forest at a total of 7 different addresses throughout the city of Detroit.

Should you have any additional questions please contact our office directly.

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TO: COUNCIL MEMBERS
FROM: David Whitaker, Director
Legislative Policy Division Staff
DATE: August 26, 2016
RE: Tax Abatement Thresholds

Council members Benson and Sheffield respectively, each submitted memos on July 7th and 8th 2016, requesting that the Legislative Policy Division (LPD) collect, compile and provide a report on the tax abatement and incentive data of projects approved by the Detroit City Council for the time period of 2013 through 2016. This report is LPD's response to their corresponding requests.

Data for All Abatements and Incentives 2013-2016 (To-date)

Council member Benson requested in his July 7, 2016 memo, for LPD to provide a report detailing all developments that received tax abatements and incentives issued from the City for the period of January 2013, to the present, which should include the amount of each project's respective, investment and the amount of each abatement/incentive. The tax abatement/incentive programs included in our report include PA 146¹, PA 198², PA 147³, PA 210 (The Commercial Rehabilitation Act), PA 328 (Personal Property Exemption) and PA 381 (The Brownfield Redevelopment Act). Over the period of time from 2013-2016, the Detroit City Council has reviewed and approved 75 projects (Attachment 1). For the purposes of this report, we included projects that received tax abatements⁴, or tax incentives⁵ (i.e. brownfields, NEZs).

¹ The Obsolete Property Rehabilitation Act (OPRA), PA 146 of 2000
² The Plant Rehabilitation and Industrial Development Districts Act
³ Neighborhood Enterprise (NEZ) Zone Act
⁴ Tax abatement programs reduce or eliminate the amount of property tax owners pay on new construction, rehabilitation and/or major improvements.
⁵ A tax incentive is an aspect of a tax code designed to incentivize, or encourage a particular economic activity.

A summary of a breakdown of the level investment by project derived from the complete spreadsheet of all of the abatements and incentives in Attachment 1 is detailed in the chart below:

Summary of all Abatement and Incentives from 2013-2016 by Number and Percentage⁶

INVESTMENT LEVEL	# OF PROJECTS PER INVESTMENT LEVEL	PERCENTAGE OF PROJECTS PER INVESTMENT LEVEL
\$75K-\$999K	9	12%
\$1M-\$6.9M	30	40%
\$7M-\$9.9M	7	9%
\$10M-\$14.9M	6	8%
\$15M-24.9M	6	8%
\$25M-\$39M	7	9%
\$40M-\$49M	2	3%
\$50M-\$64.9M	4	5%
65M-74.9M	1	1%
\$75M-PLUS	3	4%
TOTALS	75	100%

As the chart above indicates, the majority of the investment levels for the abatement/incentive requests (40%) over the past three years, have fallen within the \$1 million to \$7 million dollar range.

Over the period of 2013-16, several projects received both a tax abatement and a brownfield tax credit. We reflected those projects (the ones with two incentives) as a single project. For example project #70a and 70b (Orleans Landing), which received both a PA 210 tax abatement and a PA 381 Brownfield. The different amount of investment can be explained for the aforementioned project due to the fact that the Brownfield investment number reflects the total dollar figure required to invest in both the project expansion and the environmental remediation costs, while the PA 210 investment figure solely reflects the investment dollars reflected in the abatement application that generally denote the hard costs associated with the development.

There was one project VernDale, which received separate PA 198 abatement certificates for its real property investment (12-years) and its personal property investment (7-years) and they are reflected as #56a (real property), 56b (personal property), 56c (the total abatement value) and finally 56d, given the fact that this abatement request was amended per City Council approval, due to a statutory requirement and this reflected the final investment value⁷.

City of Detroit Only Abatements and Incentives of \$300 or More 2013-2016

Additionally, Council member Sheffield in her memo of July 8, 2016, requested that LPD provide a list of all developments of \$1 million or more (**Attachment 2**) and also a list of all the abatements/Incentives with an abatement/incentive value of **\$300K or more for the City of Detroit only**, as specified in a particular section of the proposed Community Benefits Ordinance (CBO) (**Attachment 3**), all approved by the City for the period of 2013-16.

⁶ Chart based on data from Attachment 1

⁷ The amount of the abatement was not raised in 2016, due to the recent change in the State's personal property statute.

Based on the requested \$1 million plus total investment list requested by Council member Sheffield, nine of the 75 abatements approved from 2013-16 were eliminated from the list, leaving the total at 66 projects (88% of all projects). A summary of the investment levels by number and percentage is detailed below:

Summary of all Investments Valued at \$1 Million or More from 2013-2016 by Number and Percentage⁸

INVEST LEVEL	# OF PROJECTS	PERCENTAGE
\$1M-\$6.9M	30	40%
\$7M-\$9.9M	7	9%
\$10M-\$14.9M	6	8%
\$15M-24.9M	6	8%
\$25M-\$39M	7	9%
\$40M-\$49M	2	3%
\$50M-\$64.9M	4	5%
65M-74.9M	1	1%
\$75M-PLUS	3	4%
TOTAL PROJ	66	100%

Regarding Council member Sheffield's request that LPD list all of the abatements, limited to an abatement/incentive value of \$300K, this modification eliminated 23 of the 75 abatements approved for the period of 2013-16, thereby leaving 52 projects, or 69.3% of the total abatements/incentives for the time period. The list is reflected in the report as **Attachment 3**. Thanks to the assistance of the Detroit Economic Growth Corp, the Detroit Brownfield Authority and the Planning and Development Department, LPD staff was able to provide some of the most comprehensive data ever recorded on tax abatements and incentives for multiple programs in regard to projected investment and projected abatements/incentives for a finite period of time. We hope this data proves helpful in future deliberations on development.

One final note, we included NEZ's with our data, due to the fact that in some cases the developer derives the direct benefit in a "qualified downtown district". Solely in these districts, NEZ may be extended to buildings with rental units⁹ and the developer maintains ownership. Therefore, each NEZ should be measured on a case by case basis, not simply and by investment level.

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

cc: Auditor General's Office
 Arthur Jemison, HRD
 Dinah Bolton, Planning and Development Department
 John Saad, Planning and Development Department
 Aliyah Sabree, Mayor's Office
 Malinda Jensen, DEGC
 Kenyetta Bridges, DEGC

⁸ Chart based on data from Attachment 2

⁹ Under specific circumstances that are specified in the NEZ Act (i.e. 10 or more units, commercial retail, etc.).

ATTACHMENT 1
ALL ABATEMENTS AND
INCENTIVES 2013-16

ATTACHMENT 1

All Abatements and Incentives City of Detroit 2013-16 To Date

Proj #	Company Name	Year	Incentive	Total Investment	Total Abatement/ Incentive	Estimated City Share of Abatement/ Incentive	Comment/Incentive Information
1	Town Partners (Town Real Estate, LLC/ Chaps Photography)	2015	PA 210	\$75,000	\$18,481	\$9,974	Single Incentive for project
2	Gabriel Hall, LLC	2015	PA 210	\$320,000	\$78,853	\$42,556	Single Incentive for project
3	Alphonse de Tonty, LLC	2014	PA 146	\$450,000	\$158,412	\$85,492	Single Incentive for project
4	East Kirby Development LLC	2015	PA 146	\$450,000	\$121,242	\$65,432	Single Incentive for project
5	Beard, Cox & Beck, LLC	2013	PA 146	\$500,000	\$176,013	\$94,991	Single Incentive for project
6	Almass Downtown Real Estate LLC	2015	PA 146	\$650,000	\$197,019	\$106,328	Single Incentive for project
7	TOAD Management, LLC	2015	PA 146	\$750,000	\$220,016	\$118,739	Single Incentive for project
8	Quality Pheasant, LLC	2014	PA 146	\$850,000	\$299,222	\$161,485	Single Incentive for project
9	Capital Welding, Inc.	2014	PA 198	\$989,000	\$109,426	\$59,055	Single Incentive for project
10	Three Squared	2015	PA 147 (NEZ)	\$1,000,000	\$293,355	\$158,319	Single Incentive for project
11	Town Partners (Town Real Estate, LLC)	2015	PA 210	\$1,000,000	\$232,749	\$125,611	Single Incentive for project
12	4265 Woodward Ventures LLC	2014	PA 146	\$1,200,000	\$422,431	\$227,979	Single Incentive for project
13	Resurgent Cineribus, LLC	2015	PA 146	\$1,200,000	\$363,727	\$196,297	Single Incentive for project
14	Phoenix Haus	2016	PA 198	\$1,237,151	\$216,709	\$116,954	Single Incentive for project
15	207 E. Baltimore, LLC aka Jacob Street	2015	PA 146	\$1,250,000	\$381,257	\$205,758	Single Incentive for project
16	5800 Cass LLC - Marsh Construction LLC	2015	PA 146	\$1,500,000	\$352,483	\$190,229	Single Incentive for project
17	Second Ave Market, LLC	2015	PA 146	\$1,600,000	\$474,454	\$256,055	Single Incentive for project
18	GNT Holdings, LLC	2013	PA 146	\$1,811,617	\$531,447	\$286,813	Single Incentive for project
19	New Center Stamping	2015	PA 198	\$2,100,000	\$448,508	\$242,052	Single Incentive for project
20	Futuramic Tool & Engineering Company	2014	PA 198	\$2,157,500	\$238,712	\$128,829	Single Incentive for project
21	Corktown Hotel, LLC (total investment \$4.9m)	2015	PA 210	\$2,200,000	\$538,847	\$290,806	Single Incentive for project
22	Mack Athletic Complex	2014	PA 381				Single Incentive for project
23	751 Griswold Detroit, LLC	2014	(Brownfield)	\$2,361,571	\$1,017,422	\$549,085	Single Incentive for project
24	Town Partners (Town Real Estate, LLC)	2015	PA 146	\$2,400,000	\$844,863	\$455,958	Single Incentive for project
25	Paradise Valley Investment Group aka Real Times Media	2015	PA 146	\$3,000,000	\$909,318	\$490,743	Single Incentive for project
26	678 Seiden LLC aka Duckett Management	2015	PA 146	\$3,100,000	\$572,433	\$308,932	Single Incentive for project
27	(Duckett Management)	2015	PA 146	\$3,140,000	\$1,057,448	\$570,686	Single Incentive for project
28	Alta Equipment Co	2015	PA 146	\$3,250,000	\$800,846	\$432,203	Single Incentive for project
29	The Green Garage LLC	2013	PA 146	\$3,254,000	\$1,145,493	\$618,202	Single Incentive for project
30a	Campbell-Ewald Company	2013	PA 328	\$3,290,000	\$613,376	\$331,028	Single Incentive for project
30b	607 Shelby	2015	PA 381	\$3,400,000	\$422,475	\$228,002	Single Incentive for project
	607 Shelby Detroit, LLC affiliate of BASCO	2015	(Brownfield)	\$2,600,000	\$308,204	\$166,332	607 Shelby Detroit, LLC) is a SINGLE PROJECT which benefitted from TWO TAX INCENTIVE PROGRAMS, a PA 146 tax abatement.

ATTACHMENT 1

All Abatements and Incentives City of Detroit 2013-16 To Date

Proj #	Company Name	Year	Incentive	Total Investment	Total Abatement/ Incentive	Estimated City Share of Abatement/ Incentive	Comment/Incentive Information
31	Ferlito Group (aka Marie Apartments LLC)	2016	PA 147 (NEZ)	\$3,900,000	\$21,800	\$11,765	Single Incentive for project
32	Live @ St. Regis, LLC	2014	PA 146	\$4,000,000	\$1,408,104	\$759,929	Single Incentive for project
33	CH 200, LLC dba Cardinal Health	2013	PA 328	\$4,400,000	\$821,840	\$443,533	Single Incentive for project
34	Integrated Manufacturing and Assembly, LLC	2013	PA 328	\$5,000,000	\$942,479	\$508,639	Single Incentive for project
35	1214 Griswold Apartments, LLC	2014	PA 210	\$5,000,000	\$1,466,778	\$791,594	Single Incentive for project
36	2051 Rosa Parks, LLC	2016	PA 146	\$5,000,000	\$1,443,825	\$779,207	Single Incentive for project
37	Brew Detroit, LLC	2013	PA 328	\$5,500,000	\$660,806	\$356,625	Single Incentive for project
38	Quicken Loans, Inc	2013	PA 328	\$5,500,000	\$1,340,000	\$723,175	Single Incentive for project
39	El Moore Greens	2013	PA 381	\$6,300,000	\$854,180	\$460,986	Single Incentive for project
40a	711 Alexandrine, LLC	2014	(Brownfield) PA 146	\$7,000,000	\$2,464,182	\$1,329,876	711 West Alexandrine (711 Alexandrine, LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
40a	711 West Alexandrine	2014	PA 381 (Brownfield)	\$6,700,000	\$346,276	\$186,879	PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
41a	Ashley	2013	PA 381 (Brownfield)	\$7,900,000	\$485,500	\$262,016	Ashley (Ashley Owner, LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
41b	Ashley Owner, LLC	2013	PA 146	\$7,000,000	\$2,464,182	\$1,329,876	Single Incentive for project
42	New Center Stamping, Inc.	2013	PA 328	\$8,000,000	\$591,828	\$319,399	Single Incentive for project
43	Bagley Clifford, LLC	2015	PA 146	\$8,500,000	\$2,616,749	\$1,412,214	Single Incentive for project
44	305 Michigan Avenue, LLC	2015	PA 146	\$8,500,000	\$3,078,529	\$1,661,428	Single Incentive for project
45	Oakland Stamping	2014	PA 198	\$8,637,748	\$747,515	\$403,421	Single Incentive for project
46a	Casamira Apartments	2014	PA 381 (Brownfield)	\$9,196,540	\$937,852	\$506,142	Single Incentive for project
46b	Casamira Detroit, LLC (Central Detroit Christian)	2016	PA 146	\$9,700,000	\$779,757	\$420,821	Casamira Detroit (Casamira Apartments), LLC is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
47	Nallah Commons	2015	PA 210	\$10,000,000	\$2,464,142	\$1,329,854	Single Incentive for project
48	Residence Grand Circus Park	2014	PA 146	\$10,500,000	\$3,696,274	\$1,994,814	Single Incentive for project
49	Capitol Park Partnership, LLC	2013	PA 146	\$10,880,000	\$3,830,044	\$2,067,008	Single Incentive for project
50	The Town Residences, LLC	2015	PA 147 (NEZ) (zone)	\$11,000,000	\$3,226,906	\$1,741,505	Single Incentive for project
51	Elliott Building, LLC	2015	PA 210	\$12,500,000	\$3,145,886	\$1,697,780	Single Incentive for project
52	Android-Detroit	2014	PA 198	\$12,577,000	\$1,370,007	\$739,369	Single Incentive for project
53	Capitol Park Partnership, LLC	2013	PA 146	\$13,640,000	\$4,801,635	\$2,591,359	Single Incentive for project
54	Sakthi Automotive Group USA, Inc.	2013	PA 328	\$17,000,000	\$1,719,989	\$928,248	Single Incentive for project
55a	Comprehensive Logistics	2014	PA 381 (Brownfield)	\$19,000,000	\$1,095,760	\$591,363	Comprehensive Logistics (Comprehensive Logistics Co., Inc.) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
55b	Comprehensive Logistics Co., Inc	2014	PA 198	\$14,893,778	\$1,618,407	\$873,426	Single Incentive for project

ATTACHMENT 1

All Abatements and Incentives City of Detroit 2013-16 To Date

Proj #	Company Name	Year	Incentive	Total Investment	Total Abatement/ Incentive	Estimated City Share of Abatement/ Incentive	Comment/Incentive Information	
56a	VernDale Products, Inc. (Real Property 12-year abatement)	2013	PA 198 for Personal Property	\$5,091,474	\$281,047	\$151,676	In 2013, the Council approved, VernDale's two PA 198 abatement applications, one each to reflect the real and personal property costs of the project. VernDale's Personal property investment totaled \$10,945,420 with a 7-year abatement. VernDale's Real property investment of \$5,091,474 includes a 12-year abatement. In 2016 after the completion of the project, the total amount of machinery and equipment purchased for the facility (Personal Property by definition) was \$15,405,021. Michigan State Tax Commission Rule No. 54 requires that a PA 198 certificate holder must amend their initial application if the project cost exceeds 10% of its initial projection. The project was originally estimated to include \$10,945,420 in machinery & equipment (personal property by definition). At project completion, the total amount of machinery and equipment purchased for the facility was \$15,405,021 (40.7% increase over the projected value). The project consisted of a complete rebuild of an abandoned, polluted, and vandalized site that was rebuilt to Verndale's manufacturing spec.	
56b	VernDale Products, Inc. (Personal Property 7-year abatement)	2013	PA 198 for Real Property	\$10,945,420	\$1,139,325	\$614,874		
56c	VernDale Products, Inc. (Real & Personal Property Total 2013)	2013 Total	PA 198 PERSONAL AND REAL PROPERTY TOTAL	\$16,036,894	\$1,420,372	\$766,550		
56d	VernDale Products, Inc. (Approved Increase of Pers Prop Investment from \$5,091,474 to \$15,405,021)/(Real & Personal Property Total as of 2016)	2016 (Expires 2020)	PA 198 NEW PERSONAL AND REAL PROPERTY TOTAL	\$21,258,967	\$1,420,372	\$766,550		
57a	HM Ventures Group 6, LLC (Wurlitzer Hotel)	2015	PA 146	\$21,600,000	\$5,633,707	\$3,040,413	HM Ventures Group 6, LLC (Wurlitzer Hotel) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield	
57b	Wurlitzer Hotel	2014	PA 381 (Brownfield)	\$21,699,100	\$1,791,111	\$966,631		
58a	Jackson Land Holding Co., LLC	2013	PA 210	\$10,000,000	\$2,962,305	\$1,598,704		
58b	Lafayette Towers	2015	PA 381 (Brownfield)	\$21,700,000	\$512,570	\$276,625	Lafayette Towers (Jackson Land Holding Co., LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield	
59	American Axle & Manufacturing	2015	PA 198	\$26,573,000	\$3,140,898	\$1,695,088	Single Incentive for project	
60	CH 200, LLC dba Cardinal Health	2013	PA 198	\$27,000,000	\$5,462,648	\$2,948,096		Single Incentive for project
61	250 West Larned, LLC	2014	PA 146	\$28,000,000	\$9,856,730	\$5,319,505		Single Incentive for project
62	Larned West Associates, LLC	2014	PA 146	\$28,000,000	\$9,856,730	\$5,319,505		Single Incentive for project

ATTACHMENT 1

All Abatements and Incentives City of Detroit 2013-16 To Date

Proj #	Company Name	Year	Incentive	Total Investment	Total Abatement/ Incentive	Estimated City Share of Abatement/ Incentive	Commentary/Incentive Information
63	Sakthi Automotive Group, USA	2016	PA 198	\$33,000,000	\$3,372,412	\$1,820,032	Single Incentive for project
64	Queen Lillian II	2014	PA 381 (Brownfield)	\$33,600,000	\$5,112,343	\$2,759,042	Single Incentive for project
65a	Du Charme Place	2014	PA 381 (Brownfield)	\$30,000,000	\$4,823,995	\$2,603,426	Du Charme Place (Du Charme Place, LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210 tax abatement.
66b	DuCharme Place, LLC	2015	PA 210	\$38,500,000	\$1,938,497	\$1,046,173	
66	Town Partners (Town Real Estate, LLC)	2015	PA 210	\$40,000,000	\$8,246,620	\$4,450,557	Single Incentive for project
67	General Motors LLC	2013	PA 198	\$40,800,000	\$599,508	\$323,544	Single Incentive for project
68	Third and Grand	2016	PA 381 (Brownfield)	\$54,000,000	\$15,953,664	\$8,609,914	Single Incentive for project
69	615 West Lafayette, LLC	2015	PA 210	\$54,600,000	\$13,664,926	\$7,374,722	Single Incentive for project
70a	Orleans Landing and Atwater South	2013	PA 381 (Brownfield)	\$55,000,000	\$12,989,226	\$7,010,058	Orleans Landing and Atwater South (Rivertown Phase I) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210.
70b	Rivertown Phase I (Orleans Landing)	2015	PA 210	\$47,971,945	\$7,562,003	\$4,081,081	
71a	Woodward Erskine, LLC	2015	PA 210	\$54,000,000	\$2,113,173	\$1,140,443	Amended and Restated 3100 Woodward Ave Block (Woodward Erskine, LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210.
71b	Amended and Restated 3100 Woodward Ave Block	2015	PA 381 (Brownfield)	\$62,000,000	\$7,000,000	\$3,777,778	
72	VG Staler City, LLC	2016	PA 147 (NEZ)	\$65,000,000	\$10,577,331	\$5,708,400.86	Single Incentive for project
73	Flex N Gate	2016	DNMDC RZ	\$95,075,000	\$11,051,991	\$5,964,567	DNMDC RZ (Detroit Next Michigan Development Corporation Renaissance Zone)
74a	Brush Park Parcels A+B	2016	PA 381 (Brownfield)	\$100,000,000	\$16,784,431	\$9,058,264	Brush Park Parcels A+B (Brush Park Phase 1) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210 abatement, which only relates to a portion of the overall project.
74b	Brush Park Phase 1	2015	PA 210	\$38,000,000	\$8,871,383	\$4,787,731	
75	Monroe Block	2013	PA 381 (Brownfield)	\$111,000,000	\$27,459,263	\$14,819,285	Single Incentive for project

ATTACHMENT 2
ABATEMENTS AND INCENTIVES PROJECTS
WITH AN INVESTMENT VALUE OF
\$1 MILLION OR MORE

2013-16

ATTACHMENT 2

INVESTMENTS OF \$1 MILLION OR MORE Abatements and Incentives City of Detroit 2013-16 To Date

Proj #	Company Name	Year	Incentive	Total Investment	Total Abatement/ Incentive	Estimated City Share of Abatement/ Incentive	Comment/Incentive Information
10	Three Squared	2015	PA 147 (NEZ)	\$1,000,000	\$293,355	\$158,319	Single Incentive for project
11	Town Partners (Town Real Estate, LLC)	2015	PA 210	\$1,000,000	\$233,749	\$125,611	Single Incentive for project
12	4265 Woodward Ventures, LLC	2014	PA 146	\$1,200,000	\$422,431	\$227,979	Single Incentive for project
13	Resurget Chieribus, LLC	2015	PA 146	\$1,200,000	\$363,727	\$196,297	Single Incentive for project
14	Phoenix Haus	2016	PA 198	\$1,237,151	\$216,709	\$116,954	Single Incentive for project
15	207 E. Baltimore, LLC aka Jacob Street	2015	PA 146	\$1,250,000	\$381,257	\$205,758	Single Incentive for project
16	5800 Cass LLC - Marsh Construction LLC	2015	PA 146	\$1,600,000	\$352,483	\$190,229	Single Incentive for project
17	Second Ave Market, LLC	2015	PA 146	\$1,600,000	\$474,454	\$256,055	Single Incentive for project
18	GNT Holdings, LLC	2013	PA 146	\$1,811,617	\$531,447	\$286,813	Single Incentive for project
19	New Center Stamping	2015	PA 198	\$2,100,000	\$448,508	\$242,052	Single Incentive for project
20	Futuramic Tool & Engineering Company	2014	PA 198	\$2,157,500	\$238,712	\$128,829	Single Incentive for project
21	Corktown Hotel, LLC (total investment \$4.9m)	2015	PA 210	\$2,200,000	\$538,847	\$290,806	Single Incentive for project
22	Mack Athletic Complex	2014	PA 381				Single Incentive for project
23	751 Griswold Detroit, LLC	2014	(Brownfield)	\$2,361,571	\$1,017,422	\$549,085	Single Incentive for project
24	Town Partners (Town Real Estate, LLC)	2014	PA 146	\$2,400,000	\$844,863	\$455,958	Single Incentive for project
25	Paradise Valley Investment Group aka Real Times Media	2015	PA 146	\$3,000,000	\$909,318	\$490,743	Single Incentive for project
26	678 Seiden LLC aka Duckett Management	2015	PA 146	\$3,100,000	\$572,433	\$308,932	Single Incentive for project
27	(Duckett Management)	2015	PA 146	\$3,140,000	\$1,057,448	\$570,686	Single Incentive for project
28	Alfa Equipment Co	2015	PA 146	\$3,250,000	\$800,846	\$432,203	Single Incentive for project
29	The Green Garage LLC	2013	PA 146	\$3,254,000	\$1,145,493	\$618,202	Single Incentive for project
30a	Campbell-Ewald Company	2013	PA 328	\$3,290,000	\$613,376	\$331,028	Single Incentive for project
30b	607 Shelby	2015	PA 361	\$3,400,000	\$422,475	\$228,002	607 Shelby (607 Shelby Detroit, LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 146 tax abatement.
31	607 Shelby Detroit, LLC affiliate of BASCO	2015	(Brownfield)	\$2,600,000	\$308,204	\$166,332	381 Brownfield and a PA 146 tax abatement.
32	Ferlito Group (aka Marie Apartments LLC)	2016	PA 147 (NEZ)	\$3,900,000	\$21,800	\$11,765	Single Incentive for project
33	Live @ St. Regis, LLC	2014	PA 146	\$4,000,000	\$1,408,104	\$759,929	Single Incentive for project
34	CH 200, LLC aka Cardinal Health Integrated Manufacturing and Assembly, LLC	2013	PA 328	\$4,400,000	\$821,840	\$443,533	Single Incentive for project
35	1214 Griswold Apartments, LLC	2013	PA 328	\$5,000,000	\$942,479	\$508,639	Single Incentive for project
36	2051 Rosa Parks, LLC	2014	PA 210	\$5,000,000	\$1,466,778	\$791,594	Single Incentive for project
37	Brew Detroit, LLC	2016	PA 146	\$5,000,000	\$1,443,825	\$779,207	Single Incentive for project
38	Quicken Loans, Inc	2013	PA 328	\$5,500,000	\$660,806	\$356,625	Single Incentive for project
39	El Moore Greens	2013	PA 328	\$5,500,000	\$1,340,000	\$723,175	Single Incentive for project
40a	711 Alexandrine, LLC	2013	PA 381	\$6,300,000	\$854,180	\$460,986	Single Incentive for project
40b	711 West Alexandrine	2014	(Brownfield)	\$7,000,000	\$2,464,182	\$1,329,876	711 West Alexandrine (711 Alexandrine, LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.

ATTACHMENT 2

INVESTMENTS OF \$1 MILLION OR MORE Abatements and Incentives City of Detroit 2013-16 To Date

Proj #	Company Name	Year	Incentive	Total Investment	Total Abatement/ Incentive	Estimated City Share of Abatement/Incentive	Comment/Incentive Information
41a	Ashley	2013	PA 381 (Brownfield)	\$7,900,000	\$485,500	\$262,016	Ashley (Ashley Owner, LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
41b	Ashley Owner, LLC	2013	PA 146	\$7,000,000	\$2,464,182	\$1,329,876	
42	New Center Stamping, Inc.	2013	PA 328	\$8,000,000	\$591,828	\$319,399	Single Incentive for project
43	Bagley Clifford, LLC	2015	PA 146	\$8,500,000	\$2,616,749	\$1,412,214	Single Incentive for project
44	305 Michigan Avenue, LLC	2015	PA 146	\$8,500,000	\$3,078,529	\$1,661,428	Single Incentive for project
45	Oakland Stamping	2014	PA 198	\$8,637,748	\$747,515	\$403,421	Single Incentive for project
46a	Casimira Apartments	2014	PA 381 (Brownfield)	\$9,196,540	\$937,852	\$506,142	
46b	Casimira Detroit, LLC (Central Detroit Christian)	2016	PA 146	\$9,700,000	\$779,757	\$420,821	Casimira Detroit (Casimira Apartments), LLC is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
47	Naliah Commons	2015	PA 210	\$10,000,000	\$2,464,142	\$1,329,854	Single Incentive for project
48	Residence Grand Circus Park	2014	PA 146	\$10,500,000	\$3,696,274	\$1,994,814	Single Incentive for project
49	Capitol Park Partnership, LLC	2013	PA 146	\$10,880,000	\$3,830,044	\$2,067,008	Single Incentive for project
50	The Town Residences, LLC	2015	PA 147 (NEZ)	\$11,000,000	\$3,226,906	\$1,741,505	Single Incentive for project
51	Elliott Building, LLC	2015	(zone)	\$12,500,000	\$3,145,886	\$1,697,780	Single Incentive for project
52	Android-Detroit	2014	PA 198	\$12,577,000	\$1,370,007	\$739,369	Single Incentive for project
53	Capitol Park Partnership, LLC	2013	PA 146	\$13,640,000	\$4,801,635	\$2,591,359	Single Incentive for project
54	Sakhi Automotive Group USA, Inc.	2013	PA 328	\$17,000,000	\$1,719,989	\$928,248	Single Incentive for project
55a	Comprehensive Logistics	2014	PA 381 (Brownfield)	\$19,000,000	\$1,095,760	\$591,363	Single Incentive for project
55b	Comprehensive Logistics Co., Inc	2014	PA 198	\$14,893,778	\$1,618,407	\$873,426	Comprehensive Logistics (Comprehensive Logistics Co., Inc.) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
56a	VernDale Products, Inc. (Real Property 12-year abatement)	2013	PA 198 for Personal Property	\$5,091,474	\$281,047	\$151,676	
56b	VernDale Products, Inc. (Personal Property 7-year abatement)	2013	PA 198 for Real Property	\$10,945,420	\$1,139,325	\$614,874	In 2013, the Council approved, VernDale's two PA 198 abatement applications, one each to reflect the real and personal property costs of the project. VernDale's Personal Property investment totaled \$10,945,420 with a 7-year abatement. VernDale's Real Property investment of \$5,091,474 includes a 12-year abatement. In 2016 after the completion of the project, the total amount of machinery and equipment purchased for the facility (Personal Property by definition) was \$15,405,021. Michigan State Tax Commission Rule No. 54 requires that a PA 198 certificate holder must amend their initial application if the project cost exceeds 10% of its initial projection. The project was originally estimated to include \$10,945,420 in machinery & equipment (personal property by definition). At project completion, the total amount of machinery and equipment purchased for the facility was \$15,405,021 (40.7% increase over the projected value). The project consisted of a complete rebuild of an abandoned, polluted, and vandalized site that was rebuilt to VernDale's manufacturing spec.
56c	VernDale Products, Inc. (Real & Personal Property Total 2013)	2013 Total	PERSONAL AND REAL PROPERTY TOTAL	\$16,036,894	\$1,420,372	\$766,550	
56d	VernDale Products, Inc. (Approved Increase of Pers Prop Investment from \$5,091,474 to \$15,405,021)(Real & Personal Property Total as of 2016)	2016 (Expires 2020)	PERSONAL AND REAL PROPERTY TOTAL	\$21,258,967	\$1,420,372	\$766,550	

ATTACHMENT 2

INVESTMENTS OF \$1 MILLION OR MORE Abatements and Incentives City of Detroit 2013-16 To Date

Proj #	Company Name	Year	Incentive	Total Investment	Total Abatement/ Incentive	Estimated City Share of Abatement/ Incentive	Comment/Incentive Information
57a	HM Ventures Group 6, LLC (Wurflitzer)	2015	PA 146	\$21,600,000	\$5,633,707	\$3,040,413	HM Ventures Group 6, LLC (Wurflitzer Hotel) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield
57b	Wurflitzer Hotel	2014	PA 381 (Brownfield)	\$21,699,100	\$1,791,111	\$966,631	
58a	Jackson Land Holding Co., LLC	2013	PA 210	\$10,000,000	\$2,962,305	\$1,598,704	
58b	Lafayette Towers	2015	PA 381 (Brownfield)	\$21,700,000	\$512,570	\$276,625	
59	American Axle & Manufacturing	2015	PA 198	\$26,573,000	\$3,140,898	\$1,695,088	Lafayette Towers (Jackson Land Holding Co., LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield
60	CH 200, LLC dba Cardinal Health	2013	PA 198	\$27,000,000	\$5,462,648	\$2,948,096	
61	250 West Larned, LLC	2014	PA 146	\$28,000,000	\$9,856,730	\$5,319,505	
62	Larned West Associates, LLC	2014	PA 146	\$28,000,000	\$9,856,730	\$5,319,505	
63	Sakhi Automotive Group, USA	2016	PA 198	\$33,000,000	\$3,372,412	\$1,820,032	Single Incentive for project
64	Queen Lillian II	2014	PA 381 (Brownfield)	\$33,600,000	\$5,112,343	\$2,759,042	Single Incentive for project
65a	Du Charme Place	2014	PA 381 (Brownfield)	\$30,000,000	\$4,823,995	\$2,603,426	Du Charme Place (Du Charme Place, LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210 tax abatement.
65b	DuCharme Place, LLC	2015	PA 210	\$38,500,000	\$1,938,497	\$1,046,173	
66	Town Partners (Town Real Estate, LLC)	2015	PA 210	\$40,000,000	\$8,246,620	\$4,450,557	Single Incentive for project
67	General Motors LLC	2013	PA 198	\$40,800,000	\$599,508	\$323,544	Single Incentive for project
68	Third and Grand	2016	PA 381 (Brownfield)	\$54,000,000	\$15,953,664	\$8,609,914	Single Incentive for project
69	615 West Lafayette, LLC	2015	PA 210	\$54,600,000	\$13,664,926	\$7,374,722	Single Incentive for project
70a	Orleans Landing and Atwater South	2013	PA 381 (Brownfield)	\$55,000,000	\$12,989,226	\$7,010,058	Orleans Landing and Atwater South (Rivertown Phase I) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210.
70b	Rivertown Phase I (Orleans Landing)	2015	PA 210	\$47,971,945	\$7,562,003	\$4,081,081	
71a	Woodward Erskine, LLC	2015	PA 210	\$54,000,000	\$2,113,173	\$1,140,443	Amended and Restated 3100 Woodward Ave Block (Woodward Erskine, LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210.
71b	Amended and Restated 3100 Woodward Ave Block	2015	PA 381 (Brownfield)	\$62,000,000	\$7,000,000	\$3,777,778	
72	VG Staler City, LLC	2016	PA 147 (NEZ)	\$65,000,000	\$10,577,331	\$5,708,400.86	Single Incentive for project
73	Flex (N) Gate	2016	DNMDC RZ	\$95,075,000	\$11,051,991	\$5,964,567	DNMDC RZ (Detroit Next Michigan Development Corporation Renaissance Zone)
74a	Brush Park Parcels A+B	2016	PA 381 (Brownfield)	\$100,000,000	\$16,784,431	\$9,058,264	
74b	Brush Park Phase 1	2015	PA 210	\$38,000,000	\$8,871,383	\$4,787,731	Brush Park Parcels A+B (Brush Park Phase 1) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210 abatement, which only relates to a portion of the overall project.
75	Monroe Block	2013	PA 381 (Brownfield)	\$111,000,000	\$27,459,263	\$14,819,285	

ATTACHMENT 3
CITY OF DETROIT ONLY
ABATEMENTS AND INCENTIVES
\$300K OR MORE

2013-16

ATTACHMENT 3

CITY OF DETROIT ONLY SHARE OF ABATEMENT/INCENTIVE All Abatements and Incentives City of Detroit 2013-16 To Date

Proj #	Company Name	Year	Incentive	Total Investment	Total Abatement/ Incentive	Estimated City Share of Abatement/ Incentive	Comments/Incentive Information
25	Paradise Valley Investment Group aka Real Times Media	2015	PA 146	\$3,100,000	\$572,433	\$308,932	Single Incentive for project
42	New Center Stamping, Inc.	2013	PA 328	\$8,000,000	\$591,828	\$319,399	Single Incentive for project
67	General Motors LLC	2013	PA 198	\$40,800,000	\$599,508	\$323,544	Single Incentive for project
29	Campbell-Ewald Company	2013	PA 328	\$3,290,000	\$613,376	\$331,028	Single Incentive for project
37	Brew Detroit, LLC	2013	PA 328	\$5,500,000	\$660,806	\$356,625	Single Incentive for project
45	Oakland Stamping	2014	PA 198	\$8,637,748	\$747,515	\$403,421	Single Incentive for project
27	Alka Equipment Co	2015	PA 146	\$3,250,000	\$800,846	\$432,203	Single Incentive for project
33	CH 200, LLC dba Cardinal Health	2013	PA 328	\$4,400,000	\$821,840	\$443,533	Single Incentive for project
23	751 Grisvold Detroit, LLC	2014	PA 146	\$2,400,000	\$844,863	\$455,958	Single Incentive for project
39	El Moore Greens	2013	PA 381 (Brownfield)	\$6,300,000	\$854,180	\$460,986	Single Incentive for project
24	Town Partners (Town Real Estate, LLC)	2015	PA 146	\$3,000,000	\$909,318	\$490,743	Single Incentive for project
46a	Casamira Apartments	2014	PA 381 (Brownfield)	\$9,196,540	\$937,852	\$506,142	Single Incentive for project
46b	Casamira Detroit, LLC (Central Detroit Christian)	2016	PA 146	\$9,700,000	\$779,757	\$420,821	Casamira Detroit (Casamira Apartments), LLC is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
34	Integrated Manufacturing and Assembly, LLC	2013	PA 328	\$5,000,000	\$942,479	\$508,639	Single Incentive for project
22	Mack Athletic Complex	2014	PA 381 (Brownfield)	\$2,361,571	\$1,017,422	\$549,085	Single Incentive for project
26	678 Selden LLC aka Duckett Management	2015	PA 146	\$3,140,000	\$1,057,448	\$570,686	Single Incentive for project
28	The Green Garage LLC	2013	PA 146	\$3,254,000	\$1,145,493	\$618,202	Single Incentive for project
38	Quicken Loans, Inc	2013	PA 328	\$5,500,000	\$1,340,000	\$723,175	Single Incentive for project
52	Android-Detroit	2014	PA 198	\$12,577,000	\$1,370,007	\$739,369	Single Incentive for project
32	Live @ St. Regis, LLC	2014	PA 146	\$4,000,000	\$1,408,104	\$759,929	Single Incentive for project
56a	VernDale Products, Inc. (Real Property 12-year abatement)	2013	PA 198 for Personal Property	\$5,091,474	\$281,047	\$151,676	In 2013, the Council approved, VernDale's two PA 198 abatement applications, one each to reflect the real and personal property costs of the project. VernDale's Personal property investment totaled \$10,945,420 with a 7-year abatement. VernDale's Real property investment of \$5,091,474 includes a 12-year abatement. In 2016 after the completion of the project, the total amount of machinery and equipment purchased for the facility (Personal Property by definition) was \$15,405,021. Michigan State Tax Commission Rule No. 54 requires that a PA 198 certificate holder must amend their initial application if the project cost exceeds 10% of its initial projection. The project was originally estimated to include \$10,945,420 in machinery & equipment (personal property by definition). At project completion, the total amount of machinery and equipment purchased for the facility was \$15,405,021 (40.7% increase over the projected value). The project consisted of a complete rebuild of an abandoned, polluted, and vandalized site that was rebuilt to Verndale's manufacturing spec.
56b	VernDale Products, Inc. (Personal Property 7-year abatement)	2013	PA 198 for Real Property	\$10,945,420	\$1,139,325	\$614,874	
56c	VernDale Products, Inc. (Real & Personal Property Total 2013)	2013 Total	PERSONAL AND REAL PROPERTY TOTAL	\$16,036,894	\$1,420,372	\$766,550	
56d	VernDale Products, Inc. (Approved Increase of Pers Prop Investment from \$5,091,474 to \$15,405,021)(Real & Personal Property Total as of 2016)	2016 (Expires 2020)	PERSONAL AND REAL PROPERTY TOTAL	\$21,258,967	\$1,420,372	\$766,550	

ATTACHMENT 3

CITY OF DETROIT ONLY SHARE OF ABATEMENT/INCENTIVE All Abatements and Incentives City of Detroit 2013-16 To Date

Proj #	Company Name	Year	Incentive	Total Investment	Total Abatement/ Incentive	Estimated City Share of Abatement/ Incentive	Comments/Incentive Information
36	2051 Rosa Parks, LLC	2016	PA 146	\$5,000,000	\$1,443,825	\$779,207	Single Incentive for project
35	1214 Griswold Apartments, LLC	2014	PA 210	\$5,000,000	\$1,466,778	\$791,594	Single Incentive for project
55a	Comprehensive Logistics	2014	PA 381 (Brownfield)	\$19,000,000	\$1,095,760	\$591,363	Comprehensive Logistics (Comprehensive Logistics Co., Inc.) is a SINGLE PROJECT which benefited fromTWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
55b	Comprehensive Logistics Co., Inc	2014	PA 198	\$14,893,778	\$1,618,407	\$873,426	Comprehensive Logistics (Comprehensive Logistics Co., Inc.) is a SINGLE PROJECT which benefited fromTWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
54	Sakthi Automotive Group USA, Inc.	2013	PA 328	\$17,000,000	\$1,719,989	\$928,248	Single Incentive for project
47	Naligh Commons	2015	PA 210	\$10,000,000	\$2,464,142	\$1,329,854	Single Incentive for project
40a	711 West Alexandrine, LLC	2014	PA 146	\$7,000,000	\$2,464,182	\$1,329,876	711 West Alexandrine (711 Alexandrine, LLC) is a SINGLE PROJECT which benefited fromTWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
40a	711 West Alexandrine	2014	PA 381 (Brownfield)	\$6,700,000	\$346,276	\$186,879	711 West Alexandrine (711 Alexandrine, LLC) is a SINGLE PROJECT which benefited fromTWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
41a	Ashley	2013	PA 381 (Brownfield)	\$7,900,000	\$485,500	\$262,016	Ashley (Ashley Owner, LLC) is a SINGLE PROJECT which benefited fromTWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
41b	Ashley Owner, LLC	2013	PA 146	\$7,000,000	\$2,464,182	\$1,329,876	Ashley (Ashley Owner, LLC) is a SINGLE PROJECT which benefited fromTWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
43	Bagley Clifford, LLC	2015	PA 146	\$8,500,000	\$2,616,749	\$1,412,214	Lafayette Towers (Jackson Land Holding Co., LLC) is a SINGLE PROJECT which benefited fromTWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
58a	Jackson Land Holding Co., LLC	2013	PA 210	\$10,000,000	\$2,962,305	\$1,598,704	Lafayette Towers (Jackson Land Holding Co., LLC) is a SINGLE PROJECT which benefited fromTWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
58b	Lafayette Towers	2015	PA 381 (Brownfield)	\$21,700,000	\$512,570	\$276,625	Lafayette Towers (Jackson Land Holding Co., LLC) is a SINGLE PROJECT which benefited fromTWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 146 tax abatement.
44	305 Michigan Avenue, LLC	2015	PA 146	\$8,500,000	\$3,078,529	\$1,661,428	Single Incentive for project
59	American Axle & Manufacturing	2015	PA 198	\$26,573,000	\$3,140,898	\$1,695,088	Single Incentive for project
51	Elliott Building, LLC	2015	PA 210	\$12,500,000	\$3,145,886	\$1,697,780	Single Incentive for project
50	The Town Residences, LLC	2015	PA 147 (NEZ)	\$11,000,000	\$3,226,906	\$1,741,505	Single Incentive for project
63	Sakthi Automotive Group, USA	2016	PA 198	\$33,000,000	\$3,372,412	\$1,820,032	Single Incentive for project
48	Residence Grand Circus Park	2014	PA 146	\$10,500,000	\$3,696,274	\$1,994,814	Single Incentive for project
49	Capitol Park Partnership, LLC	2013	PA 146	\$10,880,000	\$3,830,044	\$2,067,008	Single Incentive for project
53	Capitol Park Partnership, LLC	2013	PA 146	\$13,640,000	\$4,801,635	\$2,591,359	Single Incentive for project
65a	Du Charme Place	2014	PA 381 (Brownfield)	\$30,000,000	\$4,823,995	\$2,603,426	Du Charme Place (Du Charme Place, LLC) is a SINGLE PROJECT which benefited fromTWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210 tax abatement.
66b	DuCharme Place, LLC	2015	PA 210	\$38,500,000	\$1,938,497	\$1,046,173	Du Charme Place (Du Charme Place, LLC) is a SINGLE PROJECT which benefited fromTWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210 tax abatement.
64	Queen Lillian II	2014	PA 381 (Brownfield)	\$33,600,000	\$5,112,343	\$2,759,042	Single Incentive for project
60	CH 200, LLC dba Cardinal Health	2013	PA 198	\$27,000,000	\$5,462,648	\$2,948,096	Single Incentive for project

ATTACHMENT 3

CITY OF DETROIT ONLY SHARE OF ABATEMENT/INCENTIVE All Abatements and Incentives City of Detroit 2013-16 To Date

Proj #	Company Name	Year	Incentive	Total Investment	Total Abatement/ Incentive	Estimated City Share of Abatement/ Incentive	Comment/Incentive Information
57a	HM Ventures Group 6, LLC (Wurlitzer Hotel)	2015	PA 146	\$21,600,000	\$5,633,707	\$3,040,413	HM Ventures Group 6, LLC (Wurlitzer Hotel) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield
57b	Wurlitzer Hotel	2014	PA 381 (Brownfield)	\$21,699,100	\$1,791,111	\$966,631	
71a	Woodward Erskine, LLC	2015	PA 210	\$54,000,000	\$2,113,173	\$1,140,443	Amended and Restated 3100 Woodward Ave Block (Woodward Erskine, LLC) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210.
71b	Amended and Restated 3100 Woodward Ave Block	2015	PA 381 (Brownfield)	\$62,000,000	\$7,000,000	\$3,777,778	
66	Town Partners (Town Real Estate, LLC)	2015	PA 210	\$40,000,000	\$8,246,620	\$4,450,557	Single Incentive for project
61	250 West Larned, LLC	2014	PA 146	\$28,000,000	\$9,856,730	\$5,319,505	Single Incentive for project
62	Larned West Associates, LLC	2014	PA 146	\$28,000,000	\$9,856,730	\$5,319,505	Single Incentive for project
72	VG Staler City, LLC	2016	PA 147 (NEZ)	\$65,000,000	\$10,577,331	\$5,708,401	Single Incentive for project
73	Flex N Gate	2016	DNMDC RZ	\$95,075,000	\$11,051,991	\$5,964,567	DNMDC RZ (Detroit Next Michigan Development Corporation Renaissance Zone)
70a	Orleans Landing and Atwater South	2013	PA 381 (Brownfield)	\$55,000,000	\$12,989,226	\$7,010,058	
70b	Rivertown Phase I (Orleans Landing)	2015	PA 210	\$47,971,945	\$7,562,003	\$4,081,081	Orleans Landing and Atwater South (Rivertown Phase I) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210.
69	615 West Lafayette, LLC	2015	PA 210	\$54,600,000	\$13,664,926	\$7,374,722	Single Incentive for project
68	Third and Grand	2016	PA 381 (Brownfield)	\$54,000,000	\$15,953,664	\$8,609,914	Single Incentive for project
74a	Brush Park Parcels A+B	2016	PA 381 (Brownfield)	\$100,000,000	\$16,784,431	\$9,058,264	
74b	Brush Park Phase 1	2015	PA 210	\$38,000,000	\$8,871,383	\$4,787,731	Brush Park Parcels A+B (Brush Park Phase 1) is a SINGLE PROJECT which benefited from TWO TAX INCENTIVE PROGRAMS, a PA 381 Brownfield and a PA 210 abatement, which only relates to a portion of the overall project.
75	Monroe Block	2013	PA 381 (Brownfield)	\$111,000,000	\$27,459,263	\$14,819,285	Single Incentive for project



City of Detroit
COUNCILMAN SCOTT R. BENSON

MEMORANDUM

TO: Legislative Policy Department
FROM: Hon. Scott Benson, City Council District 3
VIA: Hon. Brenda Jones, City Council President
DATE: July 7, 2016
RE: REQUEST FOR DEVELOPMENTS

My office is requesting the Legislative Policy Department provide a report detailing all developments that received a tax abatement certificate issued by the City from January 2013 to present identifying the amount of each tax abatement and the amount of the project.

Please reach out to my office at 313-224-1198 with any questions

SRB

Legislative Policy

JUL 07 2016

(34)



City of Detroit

CITY COUNCIL

MARY SHEFFIELD
COUNCIL MEMBER
DISTRICT 5

MEMORANDUM

TO: David Whitaker, Director, Legislative Policy Division

FROM: Council Member Mary Sheffield, Chair, Neighborhoods and Community Services Committee *(MS)*

THRU: Brenda Jones, City Council President

DATE: July 8, 2016

RE: Tax Abatements Thresholds

Please provide a list of all developments in Detroit since 2013 that received tax abatements valued at \$300,000 or more, as outlined in Section 14-12-2(g)(2) of the Community Benefits Ordinance as approved to form by LPD. Furthermore, please provide a list of all developments in Detroit since 2013 that received tax abatements valued at \$1,000,000 or more.

Thank you, in advance, for your time and effort in meeting this request.

ENTERED JUL 14 2016 - P. [Signature]

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

LaKisha Barclift, Esq.
M. Rory Bolger, PhD, AICP
Timothy Boscarino, AICP
Kemba Braynon
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City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
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David Teeter
Theresa Thomas
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TO: COUNCIL MEMBERS
FROM: David Whitaker, Director *DW*
Legislative Policy Division Staff
DATE: August 30, 2016
RE: AG Selden LLC, LLC; Application for an Obsolete Property Rehabilitation Certificate Public Act 146 of 2000 Abatement Request

The following is the Legislative Policy Division's (LPD) review of the Public Act 146 abatement request of AG Selden, LLC.

Obsolete Property Rehabilitation Act Public Act 146 of 2000

The Obsolete Property Rehabilitation Act (OPRA), Public Act 146 of 2000, provides for a tax incentive to encourage the redevelopment of obsolete buildings. This tax incentive is designed to assist in the redevelopment of older buildings, in which a facility is contaminated, blighted or functionally obsolete. The primary purpose of this incentive is to rehabilitate and convert vacant, functionally obsolete older buildings into vibrant commercial uses and commercial housing projects and to return them to the tax rolls.

666 Selden

New Center Council Inc. (NCC), an affiliate of Midtown Detroit, formed the two separate entities, AG Selden LLC and 634 Selden LLC, which purchased three buildings 634, 644 and 666 Selden; and a vacant lot totaling 0.18 acres, from Irving Sparage of Palm Beach Gardens, Fla., in September for \$2 million.¹ The developer AG Selden, LLC proposes to renovate the functionally obsolete property located in Corktown at 666 Selden Blvd, by replacing and

¹ Crain's Detroit Business February 16, 2016

upgrading structural components, core utilities, mechanical systems, roofing, windows and by reconfiguring the floor plan of the building. Upon the completion of the project, pending City Council's approval, 666 Selden known as the as the Welding Building will include restaurant, retail and film production space.

Subsequent to a February 4, 2016 Public Hearing in the Planning and Economic Development Committee to establish an Obsolete Property Rehabilitation (OPRA) District in the area of 666 Selden Street (with no opposition), City Council approved the OPRA District on February 9, 2016. At present, AG Selden is requesting a 12-year OPRA abatement certificate. The developer plans to create 70 permanent jobs at the site, in addition to 13 temporary construction jobs. The total anticipated investment to complete the project is \$1,542,315.

Projected Fiscal Impact

Gross Benefits City of Detroit (Only) over 12-Years Prior to the Abatement

	Amount
Real Property Taxes, before abatement	\$278,693
Personal Property Taxes, before abatement	\$0
New Residential Property Taxes	\$0
Municipal Income Taxes - Direct Workers	\$387,018
Municipal Income Taxes - Indirect Workers	\$0
Municipal Income Taxes - Corporate Income	\$804,725
Municipal Income Taxes - Construction Period	\$13,140
Utility Revenue	\$181,899
Utility Users' Excise Taxes	\$42,409
State Revenue Sharing - Sales Tax	\$334,036
Building Permits and Fees	\$36,729
Miscellaneous Taxes & User Fees	\$250,708
<u>Subtotal Benefits</u>	<u>\$2,329,358</u>
Cost of Providing Municipal Services	(\$548,452)
Cost of Providing Utility Services	(\$181,899)
<u>Subtotal Costs</u>	<u>(\$730,351)</u>
Net Benefits	\$1,599,007

Net Benefits City of Detroit (Only) over 12-Years- After the Abatement

	Additional Benefits		Real	Business	Net Benefits
	Before Tax Abatements	Additional Costs	Property Tax Abatement	Personal Property Tax Abatement	After Tax Abatements & Incentives
Year 1	\$197,890	(\$41,882)	(\$13,950)	\$0	\$142,058
Year 2	\$174,730	(\$56,577)	(\$14,284)	\$0	\$103,869
Year 3	\$178,308	(\$57,708)	(\$14,627)	\$0	\$105,973
Year 4	\$181,960	(\$58,863)	(\$14,978)	\$0	\$108,119
Year 5	\$185,686	(\$60,040)	(\$15,338)	\$0	\$110,308
Year 6	\$189,489	(\$61,241)	(\$15,706)	\$0	\$112,543
Year 7	\$193,370	(\$62,466)	(\$16,083)	\$0	\$114,822
Year 8	\$197,332	(\$63,715)	(\$16,469)	\$0	\$117,148
Year 9	\$201,374	(\$64,989)	(\$16,864)	\$0	\$119,521
Year 10	\$205,500	(\$66,289)	(\$17,269)	\$0	\$121,942
Year 11	\$209,710	(\$67,615)	(\$17,683)	\$0	\$124,413
Year 12	\$214,008	(\$68,967)	(\$18,108)	\$0	\$126,933
Total	\$2,329,358	(\$730,351)	(\$191,358)	\$0	\$1,407,649

Charts courtesy of DEGC

Net Benefits All Taxing Units over 12-Years- After the Abatement

	Additional Benefits Before Tax Abatements	Additional Costs	Real Property Tax Abatement	Business Personal Property Tax Abatement	Net Benefits After Tax Abatements & Incentives
City of Detroit	\$2,329,358	(\$730,351)	(\$191,358)	\$0	\$1,407,649
Wayne County	\$183,595	(\$74,592)	(\$50,580)	\$0	\$58,423
Detroit Public Schools	\$789,562	(\$531,722)	(\$73,044)	\$0	\$184,796
State Education	\$49,041	\$0	\$0	\$0	\$49,041
Wayne RESA	\$28,315	\$0	(\$19,442)	\$0	\$8,873
Wayne County Comm. College	\$26,488	\$0	(\$18,188)	\$0	\$8,301
Wayne County Zoo	\$817	\$0	(\$561)	\$0	\$256
Detroit Institute of Arts	\$1,635	\$0	(\$1,122)	\$0	\$512
Total	\$3,408,811	(\$1,336,665)	(\$354,296)	\$0	\$1,717,851

Chart courtesy of DEGC

Project Summary

Amount of Investment	\$1,542,315
Value of City of Detroit Tax Abatement (Only)	\$191,358
Number of Projected Fulltime Jobs Created	70
Full Value of Abatement to the Developer ²	(\$354,296)
Additional Costs ³	(\$1,336,665)
Net Benefit to All Taxing Units	<u>\$3,408,811</u>

Net Benefit of the Project **\$1,717,851⁴**

Recommendation

Given the \$1,542,315 investment, its projected positive cost benefit to the City of Detroit and the impacted taxing units of \$1,717,851, 70 new jobs permanent jobs, 13 temporary construction jobs, in addition to the return to the tax rolls of a building that is currently vacant and obsolete, LPD recommends approval of the OPRA certificate request of AG Selden, LLC.

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

Attachments: **AG Selden, LLC. Application for an OPRA Certificate**
AG Selden, LLC. OPRA Certificate Agreement with the City of Detroit

² Includes City of Detroit Abatement figure of \$191,358

³ Costs of providing municipal services

⁴ Total subject to rounding



666 Selden

cc: Auditor General's Office
Maurice Cox, Planning and Development Department
Arthur Jemison, HRD
Dinah Bolton, Planning and Development Department
John Saad, Planning and Development Department
Aliyah Sabree, Mayor's Office
Malinda Jensen, DEGC
Kenyetta Bridges, DEGC

Michigan Department of Treasury
3674 (Rev. 05-13)

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.

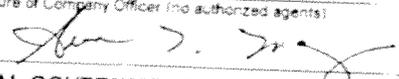
Applicant (Company) Name (applicant must be the OWNER of the facility) AG Selden LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 3939 Woodward Avenue, Suite 100, Detroit, Michigan, 48201		
Location of obsolete facility (No. and street, City, State, ZIP Code) 666 Selden Street, Detroit, Michigan, 48201		
City, Township, Village (indicate which) City		County Wayne
Date of Commencement of Rehabilitation (mm/dd/yyyy) May 31, 2016	Planned date of Completion of Rehabilitation (mm/dd/yyyy) March 31, 2017	School District where facility is located (include school code) Detroit Public Schools, 82010
Estimated Cost of Rehabilitation \$1,542,315.00	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 type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment: 70		
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) Susan T Mosey	Telephone Number (313) 420-0558	Fax Number (313) 420-6200
Mailing Address 3939 Woodward Avenue Suite 100, Detroit, Michigan 48201		Email Address smosey@midtowndetroitinc.org
Signature of Company Officer (no authorized agents) 		Title Executive Director

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(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
--	--

PART 3: ASSESSOR RECOMMENDATIONS

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

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

PART 4: CLERK CERTIFICATION

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

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

Mail completed application and attachments to: Michigan Department of Treasury
 State Tax Commission
 P.O. Box 30471
 Lansing, Michigan 48909-7571

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

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

**OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE
AGREEMENT**

THIS AGREEMENT ("Agreement"), by and between the City of Detroit, a Michigan municipal corporation, acting by and through its Planning and Development Department ("City") with an office at 2 Woodward Avenue, Suite 808, Detroit, MI 48226 and AG Selden, LLC ("Applicant") with an office at 3939 Woodward Avenue, Detroit, MI 48201 is made this 2nd day of March, 2016.

WITNESSETH:

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

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

WHEREAS, the Applicant has submitted an Application for Obsolete Property Rehabilitation Exemption Certificate ("Application") for the City's consideration for property located at 666 Selden Street, Detroit, MI ("Property"). A copy of the Application is attached hereto as Exhibit A and made a part hereof; and

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

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

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

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

I. General.

- a. The Applicant will complete the Property "Rehabilitation" as defined in the Act and as set forth in the Application by March 31, 2017.

- b. The Applicant will take action to recruit and hire City of Detroit residents in accordance with specified targets as set forth in a City of Detroit Resident Employment Plan ("Employment Plan") submitted by the Applicant to the City and approved by the Human Rights Department. The Employment Plan may be updated or modified throughout the term of this Agreement with approval from the Human Rights Department.
- c. This Agreement shall become effective upon approval by the Michigan State Tax Commission of an OPREC covering the Property. Unless earlier revoked as provided for in Section 12 of the Act, being MCL 125.2792, or this Agreement, the OPREC term and the term of this Agreement shall be for a period of twelve (12) years from the Michigan State Tax Commission's approval of the OPREC.
- d. The Applicant shall establish, or cause to be established, at least seventy (70) full time employees at the Property within two years of the effective date of the Agreement.
- e. For purposes of this Agreement, a "full-time employee" shall include a person: 1) who is employed by the Applicant or its affiliates on a salary, wage, commission, or other basis, for a minimum period of forty (40) hours a week and 2) from whose compensation the Applicant or its affiliates, including a staffing agency, are required by law to withhold City of Detroit income taxes. Affiliates may include Applicant's tenant(s) that lease space at the Property.

2. Applicant Representations

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

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



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

(139)

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

August 12, 2016

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

Re: Real Property at 8033 Dwyer, Detroit, MI 48211 (correction)

Dear Honorable City Council:

The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Abdo Saleh, an individual (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 8033 Dwyer Detroit, MI 48211 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated June 24, 2106 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Two Thousand Eighty Five and no/100 Dollars (**\$2,085.00**) (the “**Purchase Price**”).

Offeror plans to clean, secure and maintain the property as green space. The use is permitted as a matter of right in this R-2 (Two Family Residential District) zone.

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

Respectfully submitted,

Maurice D. Cox, Director
Detroit Planning and Development Department

75 2016 08 12 09:00 AM 139



By Council Member _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Abdo Saleh, an individual, (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 8033 Dwyer, Detroit, MI 48202 (the “**Property**”) more particularly described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated June 24, 2016, with the Offeror;

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

WHEREAS, Offeror plans to clean, secure and maintain the property as green space. The use is permitted as a matter of right in this R-2 (Two Family Residential District) zone.

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

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of Two Thousand Eighty Five and 00/100 Dollars (**\$2,085.00**); and be it further

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

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **One Hundred Four and 25/100 Dollars (\$104.25)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **One Hundred Twenty Five and 10/100 Dollars (\$125.10)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

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

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

EXHIBIT A

LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan being W DWYER LOT 1
LELAND DODGE L37 P2 PLATS, W C R 13/250 69.55 IRREG

A/K/A 8033 Dwyer
Ward 13 Item No. 012183

Description Correct
Engineer of Surveys

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



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

(140)

COLEMAN A. YOUNG MUNICIPAL CENTER
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DETROIT, MICHIGAN 48226
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WWW.DETROITMI.GOV

August 12, 2016

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

Re: Real Property at 11351 and 11503 Hamilton, Detroit, MI 48202

Dear Honorable City Council:

The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Ivan Alexander, an individual (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having street addresses of 11351 and 11503 Hamilton Detroit, MI 48202 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated July 6, 2106 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Eighteen Thousand and no/100 Dollars (\$18,000.00) (the “**Purchase Price**”).

Offeror plans to rehab the property for use as a fitness center. The use is permitted as a matter of right in this B-4 (General Business District) zone.

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

Respectfully submitted,

Maurice D. Cox, Director
Detroit Planning and Development Department

2016 AUG 12 10:00 AM



By Council Member _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Ivan Alexander, an individual, (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having street addresses of 11351 and 11503 Hamilton, Detroit, MI 48202 (the “**Property**”) more particularly described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated July 6, 2016, with the Offeror;

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

WHEREAS, Offeror plans to rehab the property for use as a fitness center. The use is permitted as a matter of right in this B-4 (General Business District) zone.

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

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of Eighteen Thousand and 00/100 Dollars (**\$18,000.00**); and be it further

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

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **Nine Hundred and 00/100 Dollars (\$900.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

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

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

EXHIBIT A
LEGAL DESCRIPTION

Land located in the City of Detroit, County of Wayne:

WEST HAMILTON LOTS 146 THROUGH 144 AND THE EAST 15 FEET OF LOT 143 AND THE VACATED ALLEY SOUTH AND ADJOINING LAWRENCE PARK SUBDIVISION AS RECORDED IN LIBER 28 PAGE 49 OF PLATS WAYNE COUNTY RECORDS 6/123 ALSO EAST 70 FEET OF 8 NORTH 20 FEET OF EAST 70 FEET 7 RANNEYS BOULEVARD SUBDIVISION LIBER 28 PAGE 72 OF PLATS WAYNE COUNTY RECORDS 6/150 180 IRREGULAR, AND

WEST HAMILTON 1-2 LAWRENCE PARK SUBDIVISION AS RECORDED IN LIBER 28 PAGE 49 OF PLATS WAYNE COUNTY RECORDS 6/123 129 X 70

More commonly known as 11351 & 11503 Hamilton

Tax Parcel 06/004331-2 and 004330

Description Correct
Engineer of Surveys

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



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

141

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

August 12, 2016

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

Re: Real Property at 12600 E. McNichols Road, Detroit, MI 48205

Dear Honorable City Council:

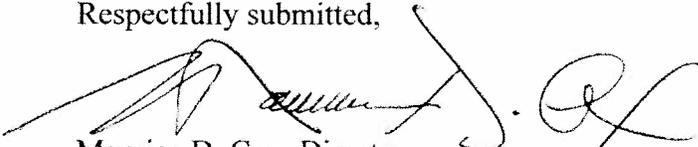
The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Mamie Brown, an individual (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 12600 E. McNichols Road Detroit, MI 48205 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated August 4, 2016 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Three Thousand and no/100 Dollars (**\$3,000.00**) (the “**Purchase Price**”).

Offeror plans to continue the use of this lot as an art studio. The use is permitted as a matter of right in this B-4 (General Business District) zone.

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

Respectfully submitted,


Maurice D. Cox, Director
Detroit Planning and Development Department

CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT



By Council Member _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Mamie Brown, an individual, (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 12600 E. McNichols Road, Detroit, MI 48205 (the “**Property**”) more particularly described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated August 4, 2016, with the Offeror;

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

WHEREAS, Offeror plans to use this property as an art studio. The use is permitted as a matter of right in this B-4 (General Business District) zone.

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

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of Three Thousand and 00/100 Dollars (**\$3,000.00**); and be it further

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

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **One Hundred Fifty and 00/100 Dollars (\$150.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **One Hundred Eighty and 00/100 Dollars (\$180.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

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

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

EXHIBIT A
LEGAL DESCRIPTION

Land located in the City of Detroit, County of Wayne:

SOUTH EAST MCNICHOLS ROAD LOTS 58 AND 59 BLOCK D GRATIOT HIGHLANDS SUBDIVISION
AS RECORDED IN LIBER 29 PAGE 64 OF PLATS, WAYNE COUNTY RECORDS 21/446 107.82
IRREGULAR

More commonly known as 12600 E. McNichols

Tax Parcel 21-020033

Description Correct
Engineer of Surveys

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



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

(142)

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

August 12, 2016

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

Re: Real Property at 4232 and 4238 Trumbull, Detroit, MI 48208

Dear Honorable City Council:

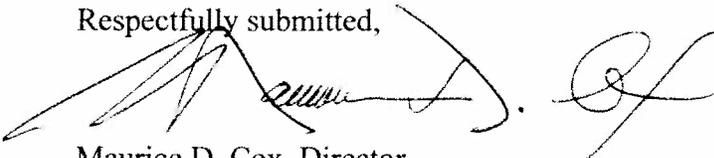
The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Wayne Association for Collective Housing, a Michigan corporation (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having street addresses of 4232 and 4238 Trumbull Detroit, MI 48208 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated June 30, 2106 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Ten Thousand and no/100 Dollars (**\$10,000.00**) (the “**Purchase Price**”).

Offeror plans to clean and maintain the property as green space. The use is permitted as a matter of right in this R-3 (Low density residential) zone.

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

Respectfully submitted,


Maurice D. Cox, Director
Detroit Planning and Development Department

CITY CLERK DATE REC'D 08/12/16



By Council Member _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from Wayne Association for Collective Housing., a Michigan corporation, (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having street addresses of 4232 and 4238 Trumbull, Detroit, MI 48208 (the “**Property**”) more particularly described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated June 30, 2016, with the Offeror;

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

WHEREAS, Offeror plans to clean and maintain the property as green space. The use is permitted as a matter of right in this R-3 (Low density residential) zone.

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

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of Ten Thousand and 00/100 Dollars (**\$10,000.00**); and be it further

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

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **Five Hundred and 00/100 Dollars (\$500.00)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

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

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

EXHIBIT A
LEGAL DESCRIPTION

Land located in the City of Detroit, County of Wayne:

EAST TRUMBULL, NORTH 15 FEET OF LOT 127, THE NORTH 30 FEET OF THE SOUTH 35 FEET OF LOT 127 AND THE SOUTH 15 FEET OF LOT 128 HODGES BROTHERS SUBDIVISION AS RECORDED IN LIBER 1, PAGE 308 OF PLATS WAYNE COUNTY RECORDS 6/53 30 X 124

More commonly known as 4232 and 4238 Trumbull

Tax Parcel 06-005942, 06-005943

Description Correct
Engineer of Surveys

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



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

(143)

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August 12, 2016

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

Re: Real Property at 16027 Plymouth Road, Detroit, MI 48227

Dear Honorable City Council:

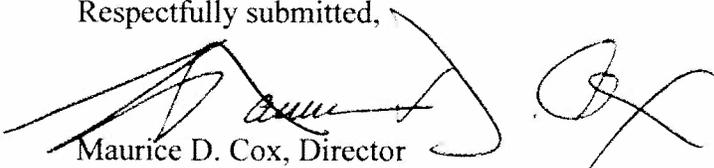
The City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from The Iron Mustang Motorcycle Club, a Michigan non-profit corporation (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 16027 Plymouth Road Detroit, MI 48227 (the “**Property**”).

The P&DD entered into a Purchase Agreement dated August 2, 2106 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “**Deed**”) for Three Thousand Six and no/100 Dollars (**\$3,006.00**) (the “**Purchase Price**”).

Offeror plans to continue the use of this lot as adjacent parking. The use is permitted as a matter of right in this B-4 (General Business District) zone.

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

Respectfully submitted,


Maurice D. Cox, Director
Detroit Planning and Development Department



By Council Member _____

WHEREAS, the City of Detroit Planning and Development Department (“**P&DD**”) has received an offer from The Iron Mustang Motorcycle Club, a Michigan non-profit corporation, (“**Offeror**”) requesting the conveyance by the City of Detroit (the “**City**”) of the real property, having a street address of 16027 Plymouth Road, Detroit, MI 48227 (the “**Property**”) more particularly described in Exhibit A; and

WHEREAS, P&DD entered into a Purchase Agreement dated August 2, 2016, with the Offeror;

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

WHEREAS, Offeror plans to continue use of this lot as adjacent parking. The use is permitted as a matter of right in this B-4 (General Business District) zone.

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

RESOLVED, that Property may be transferred and conveyed to **Offeror**, in consideration for its payment of Three Thousand Six and 00/100 Dollars (**\$3,006.00**); and be it further

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

RESOLVED, that customary closing costs up to **One Hundred and Ten Dollars (\$110.00)**, and broker commissions of **One Hundred Fifty and 30/100 Dollars (\$150.30)** be paid from the sale proceeds under the City’s contract with the Detroit Building Authority; and be it further

RESOLVED, that a transaction fee of **One Hundred Eighty and 36/100 Dollars (\$180.36)** be paid to the Detroit Building Authority from the sale proceeds pursuant to its contract with the City; and be it further

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

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

EXHIBIT A
LEGAL DESCRIPTION

Land located in the City of Detroit, County of Wayne:

SOUTH PLYMOUTH, THE SOUTH 101 FEET OF LOT 674 FRISCHKORNS DYNAMIC SUBDIVISION AS
RECORDED IN LIBER 148, PAGE 66 OF PLATS WAYNE COUNTY RECORDS 22/194 20 x 101

More commonly known as 16027 Plymouth, Detroit MI 48227

Tax Parcel 22-005122

Description Correct
Engineer of Surveys

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



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

144

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WWW.DETROITMI.GOV

September 06, 2016

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

**RE: Surplus Property Sale by Development Agreement
Brush Park South Development - RHEA Capital Management, LLC**

Honorable City Council:

The Planning & Development Department ("P&DD") has received an offer from RHEAL Capital Management, LLC ("Purchaser"), a Delaware Limited Liability Company, to purchase and develop certain City of Detroit properties generally bounded by John R., Division, Brush, Winder and the Chrysler Service Drive ("Properties") for the amount of \$263,201.00. The Properties contain approximately 4.35 acres of vacant land and are more specifically described in Exhibit A of the attached resolution.

The Purchaser will develop the Properties into a mixed-use, mixed-income development in the historic Brush Park Neighborhood ("Project"). The sale shall be subject to a development agreement requiring the development of approximately 280 residential units on the Properties, of which 20% of the units will be dedicated for a defined period to individuals that make 80% or less of the area median income. The Project will also consist of approximately 12,000 square feet of commercial and retail space. The Project is expected to create an estimated 360 construction jobs.

We, therefore, request that your Honorable Body approve the attached land sale resolution and authorize the P&DD Director, or his authorized designee, to execute a development agreement, deed to the Properties and such other documents as may be necessary to effectuate the closing of a sale of the Properties to the Purchaser.

Respectfully submitted,


Maurice Cox, Director
Planning & Development Department

cc: Arthur Jemison, Housing & Revitalization Dept.
Aliyah Sabree, Mayor's Office



RESOLUTION

By Council Member _____

RESOLVED, that in accordance with the foregoing communication, the City Council hereby approves the sale by development agreement (“Development Agreement”) of certain City of Detroit properties generally bounded by John R., Division, Brush, Winder and the Chrysler Service Drive and as further described in the attached Exhibit A (“Properties”) to RHEAL Capital Management, LLC (“Purchaser”), a Delaware Limited Liability Company, for the amount of Two Hundred Sixty-Three Thousand Two Hundred One and 00/100 Dollars (\$263,201.00) (“Purchase Price”); and be it further

RESOLVED, that the Development Agreement shall require the Purchaser to develop the Properties pursuant to a housing program (“Housing Program”) that consists of high density, multi-family housing, carriage houses and townhomes built to the maximum density allowed under applicable zoning and other laws. The Housing Program, at minimum, shall include the following:

1. 4 (Four) Multi-Family housing buildings with approximately 215 units.
2. 25 (Twenty-Five) Carriage Houses.
3. 46 (Forty-Six) Townhouses.
4. Approximately 12,000 square feet of commercial space.
5. Parking designation consistent with applicable City zoning.
6. Purchaser will ensure that at least 20% of the housing units will be affordable to households earning 80% or less of the area median income.

However, P&DD and the Purchaser may refine and amend the Housing Program at their discretion prior to the execution of the Development Agreement; and be it further

RESOLVED, that the City shall not pay any closing costs, broker commissions or payments to the Detroit Building Authority from the sale proceeds for the sale of the Properties pursuant to this resolution; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, be and is hereby authorized to execute a Development Agreement consistent with this resolution, deed to the Properties and such other documents as may be necessary to effectuate a sale of the Properties to Purchaser; and be it further

RESOLVED, that the Development Agreement be considered confirmed when signed and 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”

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

RECORD TITLE COMMITMENT DESCRIPTIONS

251 ADELAIDE STREET
WARD 01, ITEM 000632

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

257 ADELAIDE STREET
WARD 01, ITEM 000633-4

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

2621 BRUSH STREET
WARD 01, ITEM 000635-8

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

PARCEL A COMBINED AS-SURVEYED DESCRIPTION

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

RECORD TITLE COMMITMENT DESCRIPTIONS

254 ADELAIDE STREET
WARD 01, ITEM 000609-11

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

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

2555 BRUSH STREET

WARD 01, ITEM 000605-8

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

PARCEL B COMBINED AS-SURVEYED DESCRIPTION

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

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

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

RECORD TITLE COMMITMENT DESCRIPTIONS

269 WINDER STREET

WARD 01, ITEM 000595.002L

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

281 WINDER STREET

WARD 01, ITEM 000596

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

291 WINDER STREET

WARD 01, ITEM 000597

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

2515 BRUSH STREET

WARD 01, ITEM 000598-604

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

PARCEL C COMBINED AS-SURVEYED DESCRIPTION

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

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

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

RECORD TITLE COMMITMENT DESCRIPTIONS

2476 BRUSH STREET

WARD 01, ITEM 003804

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

2490 BRUSH STREET

WARD 01, ITEM 003805

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

396 WINDER STREET

WARD 01, ITEM 000562-3

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

406 WINDER STREET

WARD 01, ITEM 000561

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

416 WINDER STREET

WARD 01, ITEM 000560

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

426 WINDER STREET

WARD 01, ITEM 000559

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

2457 BEAUBIEN STREET

WARD 01, ITEM 003770-1

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

2473 BEAUBIEN STREET

WARD 01, ITEM 003769

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

2481 BEAUBIEN STREET

WARD 01, ITEM 003768

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

2487 BEAUBIEN STREET

WARD 01, ITEM 003767

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

PARCEL D COMBINED AS-SURVEYED DESCRIPTION

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

Description correct
Engineer of surveys

By: 

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

6-28-2016