

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

To: The Department or Commission Listed Below

From: Janice M Winfrey, Detroit City Clerk

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

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

Petition No.	In reference to petition #864
Name of Petitioner	City Modern D3 LLC
Description of Petition	Request for a Commercial Rehabilitation Exemption Certificate for the property located at 2853 Brush Street
Type of Petition	Tax Abatement
Submission Date	9/7/2023
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Kofi Bonner

KOFIBONNER@BEDROCKDETROIT.COM

313-782-9747

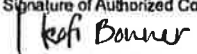
Michigan Department of Treasury
4507 (Rev. 12-20)

Application for Commercial Rehabilitation Exemption Certificate

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

LOCAL GOVERNMENT UNIT USE ONLY	
▶ Application No.	▶ Date Received
STATE USE ONLY	
▶ Application No.	▶ Date Received

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

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) City Modern D3 LLC		NAICS or SIC Code	
Facility's Street Address 2853 Brush Street	City Detroit	State MI	ZIP Code 48201
Name of City, Township or Village (taxing authority) City of Detroit		County Wayne	School District Where Facility is Located DPS-CD
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) 07/31/2023		Planned Date of Rehabilitation Completion (mm/dd/yyyy) 03/31/2025	
Estimated Cost of Rehabilitation \$11,000,000		Number of Years Exemption Requested (1-10) 10	
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity		<input type="checkbox"/> Retain Employment	
<input checked="" type="checkbox"/> Create Employment		<input type="checkbox"/> Prevent Loss of Employment	
		<input checked="" type="checkbox"/> Revitalize Urban Areas	
		<input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation 0	No. of jobs to be retained due to facility's rehabilitation 0	No. of construction jobs to be created during rehabilitation 70	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption	
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use		<input checked="" type="checkbox"/> Legal description	
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken		<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility		<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Kofi Bonner		Telephone Number (313) 782-9747	
Fax Number (855) 455-2929		E-mail Address KofiBonner@bedrockdetroit.com	
Street Address 630 Woodward Avenue		City Detroit	State MI
		ZIP Code 48226	
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i></p>			
Signature of Authorized Company Officer (no authorized agents) 		Title Authorized Representative	Date July 21, 2023

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

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury, State Tax Commission
 P.O. Box 30471
 Lansing, MI 48909

**City Modern D3 LLC
an affiliate of
Bedrock Management Services LLC**

July 21, 2023

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

RE: Request for a Commercial Rehabilitation Exemption Certificate (CREC) for 2853 Brush Street, Detroit, MI 48226

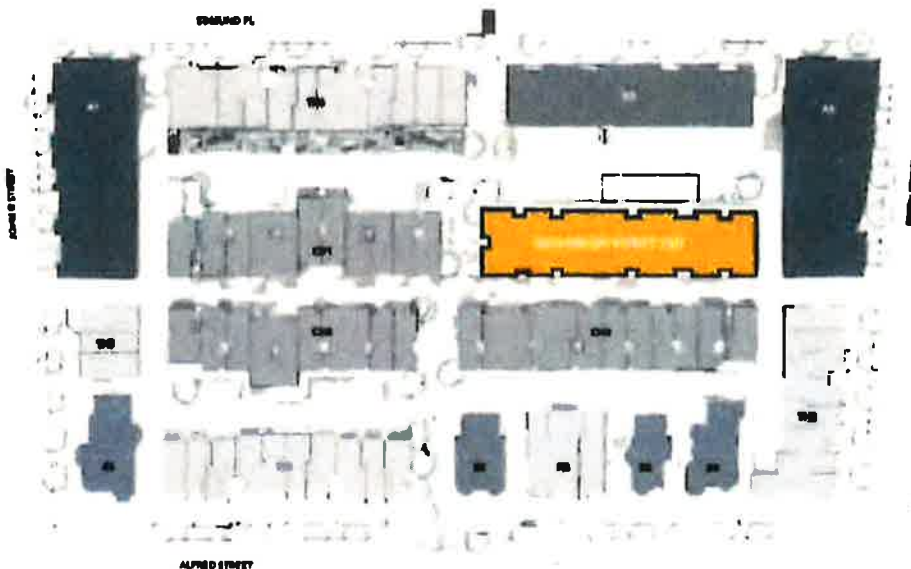
Honorable City Council:

Please accept this letter as a request for a Commercial Rehabilitation Exemption Certificate (CREC) for the development of the building located at 2853 Brush Street, Detroit, MI, 48226 (the "Property"), as more particularly described in Attachment A.

General Description of Facility and Proposed Use

City Modern D3 LLC ("Developer") is the project developer and owner of the Property located at 2853 Brush Street. The proposed development is located in the Brush Park Historic District. The proposed building is part of the greater Brush Park City Modern development project.

The rehabilitation, which is anticipated to cost approximately \$11,000,000 based on preliminary construction estimates, is intended to create twenty-five (25) additional for-rent residential units. The location of the Property within the overall City Modern development project is indicated in the highlighted section of the map and rendering below.



Location Map



2853 Brush Street (City Modern D3 Building) Rendering

As a reminder, the overall City Modern development project will bring 344 rental and 105 for-sale units, making it the most significant modern housing development in Detroit to grow the City's population and tax base. The overall development includes 20% affordable housing, with most affordable units between 30% and 60% AMI. The Property represents the final element in completing this comprehensive mixed-income, mixed-use development.

Basis for Qualification and Statement of Economic Advantages

On November 24, 2015, City Council approved the Bedrock Development Company Commercial Rehabilitation District, for property located within the boundary of Edmund, Beaubien, Division and Woodward, Detroit, Michigan, in accordance with Public Act 210 of 2005.

The redevelopment of the Property through new multi-family housing construction meets the definition of "rehabilitation" under the Act. The Act defines "rehabilitation" to include "new construction on vacant property from which a previous structure has been demolished and if the new construction is an economic benefit to the local community as determined by the qualified local governmental unit."

As the Housing and Revitalization Department found and stated, the redevelopment of the Property will "return formerly blighted and vacant land to productive use" and bring an economic benefit to the community as it will "revitalize the historic Brush Park neighborhood..." to further grow the City's population, tax base and demand for commercial activity.

Additional Description of Qualified Facility

As stated above, the new construction will result in 25 residential rental units, totaling 23,396 square feet across three (3) stories. The new construction activities and fixed building equipment include frame construction, exterior enclosure and roofing, complete interior buildout, all mechanical, plumbing, electrical and life safety systems, and hardscape construction around the Property.

Timeline for Rehabilitation


Rehabilitation is anticipated to commence in July 2023. The timeline for construction is being finalized but is currently anticipated to be complete by March 31, 2025.

Bedrock and its affiliates are deeply committed to the revitalization of Detroit. We appreciate your Honorable Body's consideration of this request and support for this project.

For questions about this request, please contact Nadia Sesay at NadiaSesay@bedrockdetroit.com.

Respectfully submitted,

City Modern D3 LLC,
a Delaware limited liability company

DocuSigned by:

By: _____
Kofi S. Bonner
Its: Authorized Representative

ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION

Parcel Tax ID Number	Address	Owner	Legal Description*
01000674.000	2853 Brush Street	City Modern D3 LLC	<p>PART OF LOTS 18 THROUGH 22, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 187.22 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE, N59°16'09"E, 323.55' TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 56.09 FEET; THENCE N59°09'19"E, 100.16 FEET; THENCE N30°50'41"W, 16.33 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°09'19"E, 2.83 FEET; THENCE N59°09'19"E, 49.01 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S75°50'41"E, 2.83 FEET; THENCE S30°50'41"E, 16.42 FEET; THENCE N59°08'56"E, 28.16 FEET; THENCE N30°50'41"W, 16.42 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°09'19"E, 2.83 FEET; THENCE N59°09'19"E, 15.24 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 12.56 FEET, SAID CURVE HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 89°58'47", AND A CHORD BEARING S75°51'17"E, 11.31 FEET; THENCE S30°51'54"E, 1.41 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 89°55'07", AND A CHORD BEARING S14°10'20"W, 3.54 FEET; THENCE S59°09'19"W, 17.50 FEET; THENCE S30°51'49"E, 18.80 FEET; THENCE N59°16'09"E, 19.60 FEET; THENCE S30°43'51"E, 44.09 FEET TO THE NORTHERLY LINE OF SAID VACATED ALLEY; THENCE ALONG SAID VACATED ALLEY LINE, S59°16'09"W, 206.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.290 ACRES OF LAND.</p>

* City Modern D3 LLC is currently working with the Assessor's Office to complete a lot line adjustment for the Property that will reduce the size of the Property slightly from .290 acres to .237 acres. Bedrock will provide the updated legal description to this Honorable Body as soon as it is available from the Assessor's Office.

TRUE COPY CERTIFICATE

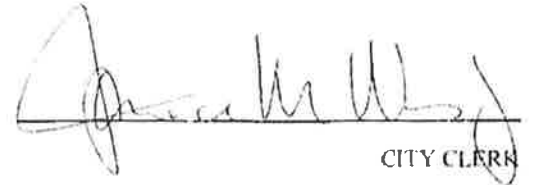
STATE OF MICHIGAN }
City of Detroit } SS

CITY CLERK'S OFFICE, DETROIT

I, Janice M. Winfrey, City Clerk of the City of Detroit, in said State, do hereby certify that the annexed paper is a TRUE COPY OF RESOLUTION adopted (passed) by the City Council at session of Tuesday, November 24, 2015 and approved by Mayor Monday, November 30, 2015 as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City, at

Detroit, this 2nd day of December A.D. 2015


CITY CLERK



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

27

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

November 19, 2015

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

RE: Resolution Approving a Commercial Rehabilitation District, in the Area generally bounded by Edmund, Beaubien, Division, and Woodward, Detroit, Michigan, in Accordance with Public Act 210 of 2005 for the Housing & Revitalization Department on behalf of Bedrock Development Company(Petition #864)

Honorable City Council:

On **November 19, 2015**, a public hearing in connection with establishing a Commercial Rehabilitation District was held before your Honorable Body's Planning and Economic Development Committee. No impediments to the establishment of the District were presented at the public hearing

Please find attached, a resolution and legal description, which will establish a Commercial Rehabilitation District in the area bounded **Area generally bounded by Edmund, Beaubien, Division, and Woodward**, Detroit, Michigan in accordance with Public Act 210 of 2005 ("the Act"). Such establishment will materially assist in the development of the site in accordance with the plans of the proprietor of the property.

We request your Honorable Body's approval of the resolution. Additionally, this resolution is forwarded requesting a **WAIVER OF RECONSIDERATION**.

Respectfully submitted,

John Saad
Manager -Development Division

J5/db

cc: A. Sabree, Mayor's Office
M. Cox, PDD
A. Jemison, HRD
D. Bolton, PDD

CITY CLERK 2015 NOV 20 09:15:13

BY COUNCIL MEMBER

Kelano

WHEREAS, pursuant to Public Act No. 210 of Public Acts of 2005 ("Act 210"), this City Council has the authority to establish "Commercial Rehabilitation Districts" within the boundaries of the City of Detroit; and

WHEREAS, the Housing & Revitalization Department on behalf of Bedrock Development Company has requested that this City Council establish a Commercial Rehabilitation District in the area generally bounded by Edmund, Beaubien, Division, and Woodward, Detroit, Michigan, the area being more particularly described in the map and legal description attached hereto; and

WHEREAS, the aforesaid property is in a duly designated business area, and is contiguous commercial property or commercial housing property; and

WHEREAS, Act 210 requires that, prior to establishing a Commercial Rehabilitation District, the City Council shall provide an opportunity for a hearing on the establishment of the District, at which a representative of any jurisdiction levying *ad valorem* taxes, or any owner of real property within the proposed District, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter; and

WHEREAS, a public hearing was conducted before City Council on **November 19, 2015** for the purpose of considering the establishment of the proposed Commercial Rehabilitation District described in the map and legal description attached hereto; and

WHEREAS, no impediments to the establishment of the proposed District were presented at the public hearing.

NOW THEREFORE BE IT

RESOLVED, that the Commercial Rehabilitation District, more particularly described in the map and legal description attached hereto, is hereby approved and established by this City Council in accordance with Public Act 210 of 2005.

#27 N.B.

**ADOPTED AS FOLLOWS
COUNCIL MEMBERS**

	YEAS	NAYS
Janee AYERS		
Scott BENSON		
Raquel CASTANEDA-LOPEZ		
*George CUSHINGBERRY, JR.		
Gabe LELAND		
Mary SHEFFIELD		
Andre SPIVEY		
James TATE		
Brenda PRESIDENT JONES		
*PRESIDENT PRO TEM		
	8	0

MONDAY, NOVEMBER 2, 2015

The Detroit Legal News, Page 5

**NOTICE OF PUBLIC HEARING
ON PROPOSED ESTABLISHMENT OF
A COMMERCIAL REHABILITATION
DISTRICT, IN THE AREA GENERALLY
BOUNDED BY EDMUND, BEAUBIEN,
DIVISION, AND WOODWARD,
DETROIT, MICHIGAN**

The Detroit City Council will hold a **PUBLIC HEARING** in the Planning and Economic Development Standing Committee, to be held in the Council Committee Room, 13th Floor of the Coleman A. Young Municipal Center on

THURSDAY, NOVEMBER 19, 2015

AT 10:20 A.M.

relative to request for the Housing & Revitalization Department on behalf of Bedrock Development Company for Establishment of a Commercial Rehabilitation District, in the area generally bounded by Edmund, Beaubien, Division, and Woodward, Detroit, Michigan in accordance with Public Act 210 of 2005. (Petition No. 864).

A copy of proposed Commercial Rehabilitation District is available for inspection in the City Clerk's Office, 200 Coleman A. Young Municipal Center, between 8:00 A.M. and 4:00 P.M., Monday through Friday.

All interested persons are invited to be present and heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Clerk's Office for the record.

Increased security measures for entrance into this building may cause delays. Please allow sufficient time for prompt arrival.

JANICE M. WINFREY

City Clerk

NOTICE TO THE HEARING IMPAIRED:

An interpreter for the hearing will be present at the hearing if requested at least 48 hours in advance. To request that an interpreter for the hearing impaired be present, please call City Council's Legislative Policy Division at 224-6225.

City Clk. - 107



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

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

October 7, 2015

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

RE: Request for the Establishment of a Commercial Rehabilitation District on behalf of Bedrock Development Company, for property located within the boundary of Edmund, Beaubien, Division and Woodward, more specifically described in the attached Exhibit "A"

Honorable City Council:

On behalf of Bedrock Development Company, a developer designated to develop the above-referenced property, the City of Detroit's Housing & Revitalization Department is requesting to establish a Commercial Rehabilitation District, pursuant to Public Act 210 of 2005 for City and Detroit Land Bank owned properties described in the attached Exhibit "A".

Project Proposal: The project will redevelop 8.4 acres of primarily vacant property into an estimated 337-unit commercial housing development, consisting of 230 multi-family rental units and 107 for-sale units. The project will consist of a mix of apartment buildings, duplexes, townhouses, rental townhouses, and carriage houses. It will also include an estimated 12,600 square feet of ground-level retail. A minimum of 50 rental units will be affordable housing reserved for households making 80% of the Area Median Income (AMI) or less. The estimated cost of the project is \$80 million. The project is expected to create an estimated 400 construction jobs.

Impact on Surrounding Land Use: The proposed project will revitalize the historic Brush Park neighborhood. It will return formerly blighted and vacant land to productive use through a new mixed-income, mixed-use housing development.

Impact on Transportation: The development is currently estimated to include at least 400 parking spaces. The project will be served by the M-1 RAIL streetcar line, as well as DDOT and SMART buses serving the Woodward Avenue and John R routes.

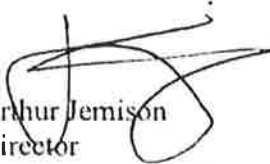
Detroit Works Project Analysis: The proposed project is located in a primarily residential area immediately north of downtown Detroit. The area is targeted for new multi-family residential construction under the Detroit Works Project.

Detroit City Council
RE: Establishment of Commercial Rehab District
October 7, 2015
Page 2

Detroit Future City Analysis: The Detroit Future City document designates this area as lying within a District Center (medium-to-high density, mixed-use areas that provide an even split of residential and employment uses) in its 50-Year Land Use Scenario.

The proposed project will contribute significantly to this intended land use by replacing formerly vacant, blighted land with a medium-to-high density mixed-use development.

Respectfully submitted,



Arthur Jemison
Director
Housing & Revitalization Department

AJ/dr

Attachments

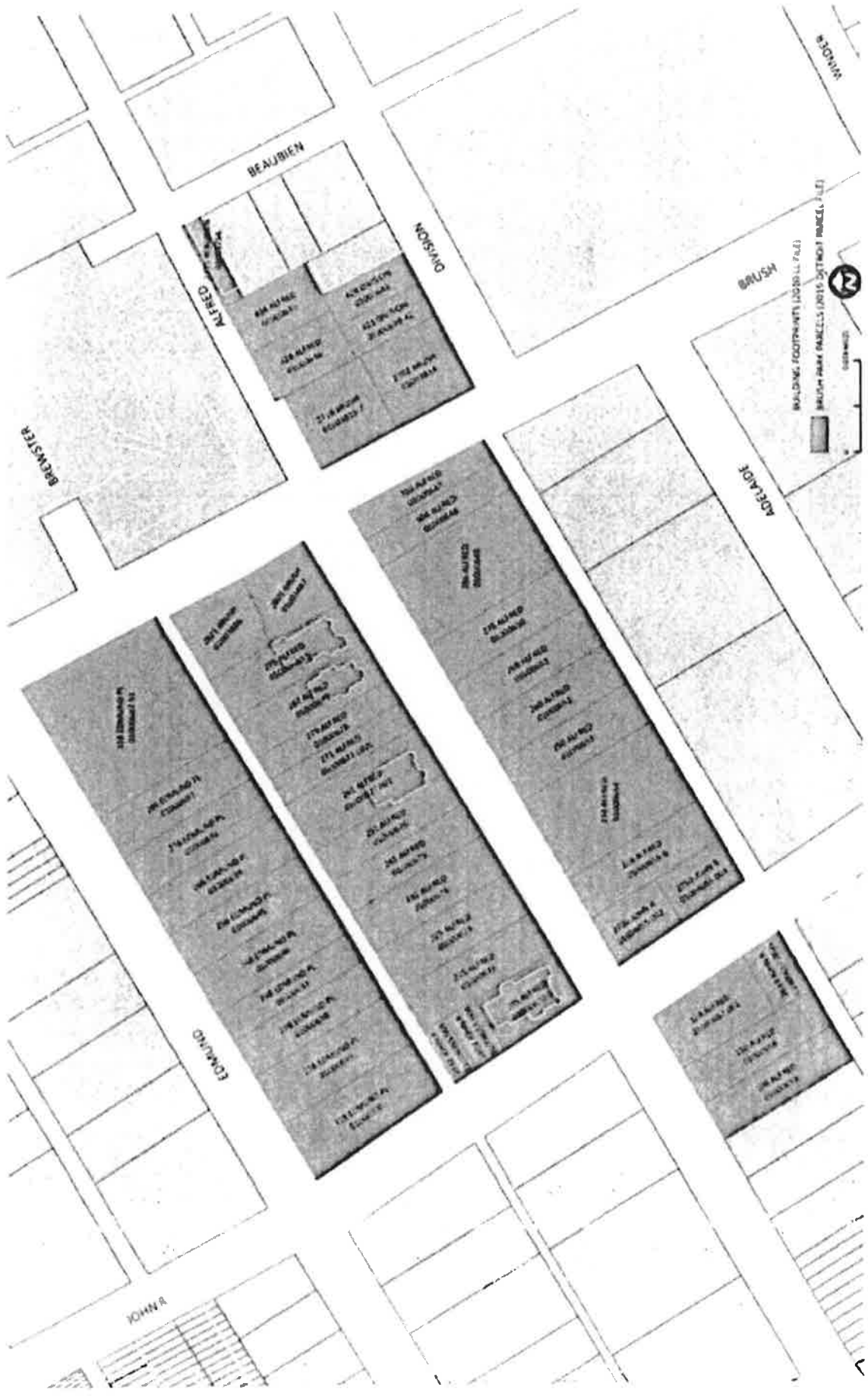
cc: Donald Rencher, H&RD

Exhibit A

PARCEL	ADDRESS	LEGAL DESCRIPTION
1000659	106 ALFRED	S ALFRED W 45 FT 13 BLK 4 BRUSH SUB L1 P191 PLATS, W C R 1/40 45 X 167
1000658	110 ALFRED	S ALFRED W 40 FT 14 E 5 FT 13 BLK 4 BRUSH SUB L1 P191 PLATS, W C R 1/40 45 X 167
1000700	118 EDMUND PL	S EDMUND PL W 10 FT OF 13 12BLK 6 BRUSH SUB L1 P286 PLATS, WCR 1/41 70 IRREG
1000657.001	174 ALFRED	S ALFRED 15 E 10 FT 14 EXC S 48 FT BLK 4 BRUSH SUB L1 P191 PLATS, W C R 1/40 65.54 IRREG
01000670-1	205 ALFRED	N ALFRED S 101.50 FT 11 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 60 IRREG
1000672	215 ALFRED	N ALFRED 10 BLK 6 BRUSH SUB L1 P 286 PLATS, W C R 1/41 50 X 167
01000655-6	216 ALFRED	S ALFRED 12 BLK 3 BRUSH SUB L1 P253 PLATS, W C R 1/39 50 X 167
1000699	218 EDMUND PL	S EDMUND PL W 20 FT OF 14 E 30 FT OF 13BLK 6 BRUSH SUB L1 P286 PLATS, WCR 1/41 60 X 167
1000673	225 ALFRED	N ALFRED 9 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 50 X 167
1000698	228 EDMUND PL	S EDMUND PL W 15 FT OF 15 E 30 FT OF 14BLK 6 BRUSH SUB L1 P286 PLATS, WCR 1/41 45 X 167
1000674	231 ALFRED	N ALFRED 8 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 50 X 167
1000654	234 ALFRED	S ALFRED 14-13 BLK 3 BRUSH SUB L1 P253 PLATS, W C R 1/39 100 X 167
1000697	238 EDMUND PL	S EDMUND PL E 35 FT OF 15BLK 6 BRUSH SUB L1 P286 PLATS, WCR 1/41 35 X 167
1000675	241 ALFRED	N ALFRED W 41 FT 7 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 41 X 167
1000696	248 EDMUND PL	S EDMUND PL 16BLK 6 BRUSH SUB L1 P286 PLATS, WCR 1/41 50 X 167
1000653	250 ALFRED	S ALFRED 15 BLK 3 BRUSH SUB L1 P253 PLATS, W C R 1/39 50 X 167
1000676	251 ALFRED	N ALFRED E 9 FT 7 W 30 FT 6 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 39 X 167
1000695	256 EDMUND PL	S EDMUND PL 17 BLK 6 BRUSH SUB OF PT PARK LOTS 12&13 L1 P286 PLATS, W C R 1/41 50 X 167
1000652	260 ALFRED	S ALFRED 16 BLK 3 BRUSH SUB L1 P253 PLATS, W C R 1/39 50 X 167
1000677.001	261 ALFRED	N ALFRED E 20 FT 6 W 40 FT 5 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 60 X 167.27
01000657 002L	2639 JOHN R	S ALFRED S 48 FT 15 S 48 FT OF E 10 FT 14 BLK 4 BRUSH SUB L1 P191 PLATS, W C R 1/40 48.05 IRREG
1000694	266 EDMUND PL	S EDMUND PL 18 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 50 X 167
1000651	268 ALFRED	S ALFRED 17 BLK 3 BRUSH SUB L1 P253 PLATS, W C R 1/39 50 X 167
1004055.002	2700 JOHN R	E JOHN R S 82.75 FT ON E LINE BG S 83.01 FT ON W LINE 11 BLK 3 BRUSH SUB L1 P253 PLATS, W C R 1/39 83.01 IRREG
1003814	2702 BRUSH	E BRUSH 1BLK E BRUSH SUB L1 P253 PLATS, WCR 1/39 95 X 90.66
01000677.002L	271 ALFRED	N ALFRED E 10 FT 5 W 22 FT 4 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 32 X 167.27
01003815-7	2718 BRUSH	E BRUSH 2 BLK E BRUSH SUB OF PT PARK LOT 11L1 P253 PLATS, W C R 1/39 95 X 90.66
1003754	2735 BEAUBIEN	W BEAUBIEN N 22 FT 47 CRANE & WESSONS L37 P488 DEEDS, W C R 1/37 22 X 100
1004055.003	2750 JOHN R	E JOHN R 11 EXC S 82.75 FT ON E LINE BG S 83.01 FT ON W LINE BLK 3 BRUSH SUB L1 P253 PLATS, W C R 1/39 84.73 IRREG

Exhibit A

1000650	276 ALFRED	S ALFRED 18 BLK 3 BRUSH SUB L1 P253 PLATS, W C R 1/39 50 X 167
1000693	276 EDMUND PL	S EDMUND PL 19 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 50 X 167
1000678	279 ALFRED	N ALFRED E 28 FT 4 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 28 X 167 27
1003887	2801 BRUSH	W BRUSH ALL THAT PART OF LOT 1 DESC AS FOLS-BEG AT S E COR OF LOT 1 TH WLY ALG N LINE ALFRED ST 79.28 FT TO S WCCR OF SAID LOT TH NLY 166.84 FT TO N
1004055 004	2802 JOHN R	E JOHN R S 37.57 FT OF N 65.72 FT 11 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 37.57 IRREG
1003886	2821 BRUSH	W BRUSH ALL THAT PART OF LOT 1 DESC AS FOLS-BEG AT A PTE IN W LINE BRUSH ST DIST 79.60 FT NLY FROM S E COR OF SAID LOT 1 TH S 63D44M W 45.85 FT TH S 7
1004055 005	2832 JOHN R	E JOHN R N 28.15 FT 11 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 28.15 IRREG
1000649	286 ALFRED	S ALFRED 20-19 BLK 3 BRUSH SUB L1 P253 PLATS, W C R 1/39 100 X 167
1000692	286 EDMUND PL	S EDMUND PL 20 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 50 X 167
1000679	287 ALFRED	N ALFRED 3 BLK 6 BRUSH SUB L1 P286 PLATS, W C R 1/41 50 X 167.27
01000680-5	295 ALFRED	N ALFRED 28LK 6 BRUSH SUB OF PK LOTS 12&13 L1 P286 PLATS, W C R 1/41 50 X 167.27
1000648	304 ALFRED	S ALFRED W 35 FT 21 BLK 3 BRUSH SUB L1 P253 PLATS, W C R 1/39 35 X 167
1000647	310 ALFRED	S ALFRED 21 EXCEPT W 35 FT BLK 3 BRUSH SUB L1 P253 PLATS, W C R 1/39 37.66 IRREG
01000681-91	318 EDMUND PL	S EDMUND PL 23 THRU 21BLK 6;BRUSH SUB OF PK LOTS 12&13 L1 P286 PLATS, W C R 1/41 168.34 IRREG
01000639-42	421 DIVISION	N DIVISION 40 CRANE & WESSONS L37 P488 DEEDS, W C R 1/37 39.53 X 100
1000646	424 ALFRED	S ALFRED W 1/2 49 50 CRANE & WESSONS L37 P488 DEEDS, W C R 1/37 59 X 100
1000643	429 DIVISION	N DIVISION 41 CRANE & WESSONS L37 P488 DEEDS, W C R 1/37 39.33 X 100
1000645	434 ALFRED	S ALFRED 48 E 1/2 49 CRANE & WESSONS L37 P488 DEEDS, W C R 1/37 59 X 100



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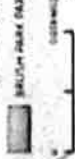
EDWARD

JOHNA

ALFRED

BENKSTER

BUILDING FOOTPRINTS (2020 L.P.U.)
MULTI-PARK PARCELS (2015 DETROIT PARCEL LIST)



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

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

October 3, 2023

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

Re: **Commercial Rehabilitation Certificate – City Modern D3 LLC**
Addresses: 2853 Brush
Parcel Number: 01000674.000

Dear Mr. Antoine Bryant:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation certificate application for the property located at **2853 Brush** located in the **Brush Park Historic District** area of the City of Detroit.

The rationale for creating Commercial Rehabilitation Districts under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant rehabilitation of commercial and former industrial property where the primary purpose and use is the operation of a commercial business enterprise or multifamily residential use. Commercial property also includes facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise.

The 2023 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
01000674.000	2853 Brush	\$0	\$0	\$281,600	\$281,600

The project proposed by the **City Modern D3 LLC** will be a newly constructed multi-family structure with 25 residential units, totaling 23,396 square feet across three (3) stories, on 0.290 acres of vacant land. The new construction activities and fixed building equipment include frame construction, exterior enclosure and roofing, complete interior buildout, all mechanical, electrical, and plumbing systems, life safety systems and windows, HVAC, and hardscape construction around the property.

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



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

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
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Commercial Rehabilitation Certificate
City Modern D3 LLC
Page 2

A review of the project plan and related statutes indicated that the proposed Commercial Rehabilitation Act for the property located at **2853 Brush** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor/Board of Assessors



Commercial Rehabilitation Certificate
City Modern D3 LLC
Page 3

Property Address: 2853 Brush
Parcel Number: 01000674.000
Property Owner: City Modern D3 LLC

Legal Description: S EDMUND PL PT OF 18-22 BLK 6 BRUSH SUB L1 P286, WCR, DESC AS: COMM AT SW COR LOT 11 OF SD BRUSH SUB, TH N 33D 26M 41S W 187.22 FT TH N 59D 16M 9S E 323.55 FT TO POB; TH N 30D 43M 51S W 56.09 FT TH N 59D 9M 19S E 100.16 FT TH N 30D 50M 41S W 16.33 FT TH ALG CUR TO R 3.14 FT RAD 2 FT CEN ANG 90D CHD BRG N 14D 9M 19S E 2.83 FT TH N 59D 9M 19S E 49.01 FT TH ALG CUR TO R 3.14 FT RAD 2 FT CEN ANG 90D CHD BRG S 75D 50M 41S E 2.83 FT TH S 30D 50M 41S E 16.42 FT TH N 59D 8M 56S E 28.16 FT TH N 30D 50M 41S W 16.42 FT TH ALG CUR TO R 3.14 FT RAD 2 FT CEN ANG 90D CHD BRG N 14D 9M 19S E 2.83 FT TH N 59D 9M 19S E 15.24 FT TH ALG CUR TO R 12.56 FT RAD 8 FT CEN ANG 89D 58M 47S CHD BRG S 75D 51M 17S E 11.31 FT TH S 30D 51M 54S E 1.41 FT TH ALG CUR TO R 3.93 FT RAD 2.5 FT CEN ANG 89D 55M 7S CHD BRG S 14D 10M 20S W 3.54 FT TH S 59D 9M 19S W 17.5 FT TH S 30D 51M 49S E 18.8 FT TH N 59D 16M 9S E 19.6 FT TH S 30D 43M 51S E 44.09 FT TH S 59D 16M 9S W 206.21 FT TO POB 12,650 SQFT



**COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE
AGREEMENT**

THIS COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE AGREEMENT (this "Agreement") is made this _____ day of _____, 20__ by and between the City of Detroit, a Michigan municipal corporation ("City"), acting by and through its Planning & Development Department, with an office at 2 Woodward Avenue, Suite 808, Detroit, Michigan 48226 and City Modern D3, LLC an ("Applicant") with an office at 630 Woodward Avenue.

WITNESSETH:

WHEREAS, Public Act 210 of 2005 as amended, also known as the Commercial Rehabilitation Act ("Act"), (1) provides for the establishment of commercial rehabilitation districts by local governmental units, (2) provides for the abatement or exemption from certain taxes for qualified facility owners, and (3) allows local governmental units to levy and collect a specific tax from the owners of certain qualified facilities, among other provisions; and

WHEREAS, the Applicant has submitted an Application for Commercial Rehabilitation Exemption Certificate ("Application") for the property located at: 2853 Brush Street ("Property"). A copy of the Application is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the City has previously approved a commercial rehabilitation district pursuant to the Act and the Property is located in such district; and

WHEREAS, the Applicant has committed to complete a Rehabilitation of the Property, as defined in the Act, and to hire or retain a certain amount of full-time employees at the Property during the Term (as defined below); and

WHEREAS, the City has approved the Application by adopting a resolution granting the Commercial Rehabilitation Exemption Certificate ("CREC"), contingent upon the covenants and representations contained herein and pending approval by the Michigan State Tax Commission. A copy of the City resolution granting the CREC is attached hereto as Exhibit B and made a part hereof; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. General.

a. Unless earlier revoked as provided for in Section 12 of the Act, being MCL 207.852, or as provided for in this Agreement, the CREC term and the term of this Agreement (collectively, the "Term") will be for a period of **Ten (10) years**, beginning on the certificate beginning date stated in the CREC issued by the Michigan State Tax Commission.

b. The Applicant will complete the Rehabilitation of the Property (the “Project”), as defined in the Act and as set forth in the Application, no later than **March 31, 2025**.

c. The Applicant shall create, or cause to be created, at least **Two (2)** (the “Employee Commitment Number”) full-time employees at the Property within one (1) year of the effective date of this Agreement.

d. The Applicant will recruit and hire City of Detroit residents in accordance with specified targets as set forth in the City of Detroit Resident Employment Plan (“Employment Plan”) submitted by the Applicant to the City as part of the Application and approved by the City of Detroit Civil Rights, Inclusion and Opportunity Department (“CRIO”). Throughout the Term, the Employment Plan may not be modified without CRIO’s prior written approval, which approval may be granted or withheld in CRIO’s sole discretion. CRIO will monitor the Applicant’s compliance with the Employment Plan on an annual basis throughout the Term. Upon notice from CRIO of a discrepancy between the Applicant’s commitment in the Employment Plan and the actual number of City of Detroit residents employed at the Property, Applicant shall submit a correction plan setting forth the Applicant’s plan to bring the number of City of Detroit residents employed at the Property back up to the specified targets as set forth in the Employment Plan. Applicant’s correction plan must be approved by CRIO. Applicant shall be required to fulfill the terms of such correction plan in the timeline set forth in the correction plan.

e. For purposes of this Agreement, a “full-time employee” is defined as a person: (i) 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 (ii) 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 and Warranties.

In compliance with the Act and in order to induce the City to grant a CREC to the Applicant, the Applicant represents and warrants that:

a. The Applicant was the owner of the Property at the time of Applicant’s submission of the Application and is the owner of the Property as of the date of this Agreement.

b. The Property is a “Qualified Facility” as defined under the Act.

c. During the Term, no portion of the Property will be used as a professional sports stadium.

d. During the Term, no portion of the Property will be used, owned or operated by a casino or affiliated company as defined in the Act.

e. Applicant would not have considered undertaking the Project without a CREC.

- f. The Project did not start earlier than six (6) months before the Applicant filed the Application.
- g. There are no delinquent taxes owed on the Property.
- h. The Applicant will pay any applicable taxes on the Property as they become due.
- i. The Project and the Applicant's current and planned future operation of the Property are in compliance with the City of Detroit Zoning Ordinance and Master Plan.
- j. If the Project will include the provision of housing at the Property, the Applicant agrees: (i) to comply with Fair Housing Practices that meet the guidelines set forth by the U.S. Fair Housing Act (42 U.S.C. 3601 through 3619); and (ii) to comply with the Affordability Requirements set forth on Addendum 2, attached hereto.

3. Community Benefits Requirements.

Pursuant to City of Detroit Ordinance 35-16 (the "Ordinance"), also known as the Community Benefits Ordinance, if the Property involves a Tier 2 Development Project (as defined by the Ordinance), then the Applicant will:

- a. Partner with the City, and, when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents consistent with State and Federal Law.
- b. Partner with the Director of the Planning & Development Department to address and mitigate negative impacts that the Tier 2 Development Project may have on the community and local residents. The Applicant will adhere to the mitigation requirements, if any, stated in the attached Addendum 1 – Requirements, which is incorporated herein by reference.

4. Reporting to the City by the Applicant.

Applicant agrees to provide the City with sufficient information, subject to review and audit by the City, in order to determine compliance with this Agreement. At a minimum, the Applicant shall comply with the following covenants during the Term:

- a. Upon request, the Applicant shall provide the Planning & Development Department copies of all construction plans, building permits and certificates of occupancy related to the Rehabilitation of the Property.
- b. Applicant shall permit the City to perform periodic site visits to the Property by the City to establish whether the Applicant is completing the Rehabilitation to the Property as required by the Act and this Agreement.
- c. Annually, within two (2) weeks after each anniversary of the commencement of the Term, Applicant shall submit to the Planning & Development Department a certified status report ("Status Report") signed by an authorized officer of the Applicant. The Status Report shall set forth

for the previous year: (i) the Rehabilitation work completed at the Property and the Applicant's financial investment in the Property for that year and (ii) the number of full-time employees at the Property for that year.

d. Annually, within two (2) weeks after each anniversary of the commencement of the Term, the Applicant shall submit to CRIO the Annual Employment Report for Tax Abatements (the "Status Report"), including copies of proofs of residency that have been accepted by CRIO.

e. Applicant shall use and participate in the City of Detroit's central affordable housing portal (the "Housing Portal") to advertise available rental units at the Property, so long as the Housing Portal exists. Applicants shall work with City staff to create a property listing for the Property within the Housing Portal and shall coordinate marketing efforts for available units at the Property with the City. Applicant shall review its listing on the Housing Portal and shall make updates to any listings, if necessary, on at least an annual basis. When the Property has immediate vacancies and the Applicant has exhausted its waitlist (if any) for the Property, Applicant shall use the Housing Portal to market those vacancies. Applicant shall update its listing within the Housing Portal when Applicants waitlists (if any) for the Property opens or closes. Applicant shall provide the City with such information as the City may reasonably request to maintain accurate information about the Property on the Housing Portal. Communications to the City regarding the property listing for the Property, vacancies, waitlist openings, or other information required to be provided pursuant to this Section 4.e may be sent to detroithomeconnect@detroitmi.gov.

5. Revocation of CREC and Termination of this Agreement.

The City may, in its sole discretion and by resolution of Detroit City Council, revoke the CREC if the City finds that: (a) the completion of Rehabilitation of the Property has not occurred in the time or manner authorized by this Agreement; or (b) that the Applicant has not proceeded in good faith with the Rehabilitation of the Property in a manner consistent with the purposes of the Act, taking into account any circumstances that are beyond the control of the Applicant.

As used in this Section 5, "good faith" includes, but is not limited to, the following: (i) Applicant is actively working with an agency or City Department to hire and ascertain methods of recruiting and employing Detroit residents at the Property, and (ii) Applicant is actively working with the Detroit Economic Growth Corporation, the City's Planning & Development Department, and CRIO to ascertain methods of obtaining resources to improve Applicant's business in a manner that will allow for compliance with this Agreement.

6. Payment of Exempted Taxes for Shortfall of Employment.

If the average number of full-time employees at the Property for any given year of the Term is less than the Employee Commitment Number, the Applicant agrees to pay to the City, in addition to the Commercial Rehabilitation Tax due under the CREC, an amount equal to the difference between the amount of ad valorem tax that would be due on the Property without the CREC, and the amount of Commercial Rehabilitation Tax due on the Property under the CREC, for that given year, multiplied by a fraction, the numerator of which is the shortfall in the number of full-time employees indicated in the Status Report, and the denominator of which is the Employee Commitment Number. Prior to taking any action to require the Applicant to pay an amount to the City pursuant to this

Section, the City must afford the Applicant an opportunity to present reasons for the employment shortfall at a public hearing.

In the event that the Applicant fails to report in the Status Report the number of full-time employees at the Property for a given year of the Term, the number of full-time employees at the Property for purposes of this Section shall be deemed to be zero (0).

7. Notice to City of Discontinuance of Operations.

If during the Term the Applicant intends to discontinue operations at the Property, the Applicant will provide thirty (30) days' prior written notice of such shutdown of operations to the Director of the Planning & Development Department.

8. Reservation of Remedies.

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

9. Transfer.

Neither the CREC nor this Agreement may be transferred or assigned by the Applicant to a new owner of the Property unless the City, in its sole discretion, approves such transfer or assignment upon application by the new owner.

10. Headings.

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

11. Capitalized Terms.

Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Act.

12. Governing Law; Venue.

This Agreement and all actions arising under it shall be governed by, subject to, and construed according to the law of the State of Michigan. Applicant agrees, consents and submits to the exclusive personal jurisdiction of any state or federal court of competent jurisdiction in Wayne County, Michigan, for any action arising out of this Agreement. Applicant also agrees that it shall not commence any action against the City because of any matter whatsoever arising out of or relating to the validity, construction, interpretation and enforcement of this Agreement in any state or federal court of competent jurisdiction other than one in Wayne County, Michigan.

13. Amendment.

This Agreement may not be amended or modified except by a written instrument executed by each of the parties hereto.

[Remainder of Page Intentionally Left Blank]

**[SIGNATURE PAGE TO COMMERCIAL REHABILITATION EXEMPTION
CERTIFICATE AGREEMENT]**

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

APPLICANT: City Modern D3 LLC

DocuSigned by:
By: Kofi Bonner
C6230DD0CF39494...
Print: Kofi Bonner
Its: Authorized Representative

**CITY OF DETROIT
PLANNING & DEVELOPMENT DEPT.**

By: _____
Print: _____
Its: _____

THIS AGREEMENT WAS APPROVED BY
THE CITY COUNCIL ON:

APPROVED BY LAW DEPARTMENT
PURSUANT TO § 7.5-206 OF THE CHARTER
OF THE CITY OF DETROIT

Date

Corporation Counsel Date

**THIS AGREEMENT IS NOT EFFECTIVE OR VALID UNTIL APPROVED BY
RESOLUTION OF THE CITY COUNCIL, SIGNED BY ALL PARTIES HERETO, AND A
COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE IS APPROVED BY
THE MICHIGAN STATE TAX COMMISSION**

ADDENDUM 1
Requirements

ADDENDUM 2
Affordability Requirements

1. Affordable Housing Undertaking. The Applicant, as developer of the City Modern D3, LLC mixed-use project (the "Project") on the Property, will implement during the Term the following affordable housing plan for the planned 25 residential apartments to be included within the Project:

a. The Applicant will offer for lease 5 apartment units ("Affordable Units") to those earning not more than 80% of the Detroit SMSA area median income ("AMI"), based on the income limits most recently published by the United States Department of Housing and Urban Development ("HUD")¹. Rental rates will be based upon occupancy of 1 person in a studio and 1.5 people per bedroom for all other rental unit sizes.

b. Applicant will verify the income of any individual(s) who apply to lease an Affordable Unit.

c. In the event that the income of a tenant of an Affordable Unit becomes more than 80% of AMI, such tenant's unit shall be considered to comply with paragraph 1 above until the termination of the lease such unit, including during any extensions thereof.

d. Applicant currently intends to offer _____ studios, _____ one-bedroom units, _____ two-bedroom units and _____ three-bedroom units as Affordable Units. Applicant may alter this unit mix in its discretion.

e. A vacant unit offered for rent pursuant to this paragraph counts toward satisfaction of Section 1a above.

f. The commitments set forth herein may be terminated in the event an arms-length lender forecloses on a mortgage secured by the Project.

2. Payment for Exempted Taxes for Violation of Undertaking. If Applicant is not in compliance with its obligations under paragraph 1 of this Addendum and fails to cure its non-compliance within 60 days of written notice from the City, the Applicant shall pay to the City, in addition to the Commercial Rehabilitation Tax due under the CREC on the Property, an amount equal to the difference for the year of non-compliance between the amount of ad valorem tax otherwise due on the Property without the CREC and the amount of the Commercial Rehabilitation Tax due on the Property with the CREC, multiplied by a fraction, the numerator of which is shortfall of the number of units that are not in compliance and the denominator of which is _____. Prior to taking any action to require the Applicant to pay any amount to the City pursuant to this paragraph 2, the City shall afford the Applicant an opportunity to present at a public hearing reasons for the shortfall by the Applicant in its compliance with this Addendum.

¹ In the event that the AMI decreases in a subsequent year, the prior year AMI shall continue in effect for the Project until and to the extent the AMI level later increases.

EXHIBIT A
Application for Commercial Rehabilitation Exemption Certificate

EXHIBIT B
Detroit City Council Resolution
Granting the Commercial Rehabilitation Exemption Certificate



**Civil Rights, Inclusion
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
FAX: 313.224.3434

Decision Regarding Employment Clearance for Tax Abatement Employment Commitment <5 Full-time Employees

Date: October 3, 2023

Tax Abatement Type: PA 210

New Renewal

Duration of Abatement: 10 years

Development Name: City Modern D3, LLC

Development: The project will be a newly constructed multi-family structure with 25 residential units, totalling 23,396 sq ft across 3 stories, on 0.290 acres of vacant land.

Parcel/Facility Address: 2853 Brush St

Applicant/Recipient: Brian Watkins

Applicant Contact: 313-682-6793 brianwatkins@rock.com

Post-Construction Employment Commitments

If Developer Occupied is selected, the Developer will be responsible for both Developer and Tenant requirements listed below.

Developer Occupied Tenant Occupied

Total Employment: 2

Developer commits to

- 1) Report to CRIO annually;
 - a. Developer's efforts regarding tenants
 - b. Tenant's compliance with commitments stated below (3)
 - c. Total number of employees at the facility
 - d. Number of employees at the facility who are Detroit residents
- 2) Provide Detroit at Work (DAW) information to any/all tenant(s) for life of abatement
- 3) Work with Commercial Tenant(s) to do the following;
 - a. **Post all Detroit job openings through the DAW website;**
 - b. **Report to Developer annually;**
 - i. Tenant's compliance with requirements
 - ii. The number of individuals employed by Tenant
 - iii. The number of employees who are Detroit residents

The Applicant/Recipient has provided the Civil Rights, Inclusion and Opportunity Department (CRIO) required information in accordance with specific current and future employment data and commitments as part of a tax abatement agreement with the City of Detroit.

Therefore my signature below grants **Approval** of the above tax abatement application/renewal based upon annual reports to and appraisals by this agency of the recipient's employment measures projected and achieved for the duration of the abatement.



Civil Rights, Inclusion
and Opportunity

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
FAX: 313.224.3434

**Decision Regarding Employment Clearance for Tax Abatement
Employment Commitment <5 Full-time Employees**

Tenika R. Griggs, Esq.

CRIO Deputy Director Name

Tenika R. Griggs, Esq.

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CRIO Deputy Director Signature

10/4/2023

Date