

# 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*

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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.

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|                         |   |
|-------------------------|---|
| Petition No.            | 2023- 381 Amended   |
| Name of Petitioner      | DP FOH R3, LLC  |
| Description of Petition | Please see request for a Commercial Rehabilitation Exemption Certificate for 675 Amsterdam                                      |
| Type of Petition        | <b>Tax Abatement</b>  |
| Submission Date         | 1/23/24   |
| Concerned Departments   | Finance Department, Planning and Development, Housing and Revitalization, Legislative Policy Division, City Planning Commission |
| Petitioner Contact      | Richard A. Barr<br>Honigman LLC<br>313-465-7308<br><a href="mailto:rbarr@honigman.com">rbarr@honigman.com</a>                   |

By Email

December 20, 2023

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

***Re: Amended Request for Approval of Commercial Rehabilitation Exemption Certificate Pursuant to P.A. 210 of 2005, as amended; 675 Amsterdam; Related to Petition 2023-381 (requesting commercial rehabilitation district for portion of current 6005 Second Avenue property)***

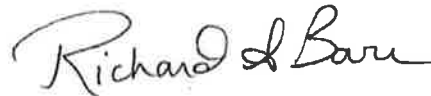
Dear Mr. Gilbert:

Enclosed please find an Amended Application for Commercial Rehabilitation Certificate from DP FOH R3, LLC (as affiliate of Palace Sports & Entertainment, LLC) pursuant to P.A. 210 of 2005, as amended, with respect to the proposed development of a mixed-income, mixed-use multi-family apartment building on the northerly portion of what is currently referred to as 6005 Second Avenue, which portion in the future is expected to be identified as 675 Amsterdam. The proposed development would be located in the commercial rehabilitation district which is the subject of pending petition 2023-381. The amendment corrects the requested abatement term.

Thank you for your assistance.

Very truly yours,

HONIGMAN LLP



By: \_\_\_\_\_  
Richard A. Barr


Enc.

# 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)<br><b>DP FOH R3, LLC</b>  |   | NAICS or SIC Code<br><b>531110</b>   |                          |
| Facility's Street Address<br><b>675 Amsterdam (tentative)</b>  | City<br><b>Detroit</b>  | State<br><b>MI</b>   | ZIP Code<br><b>48202</b> |
| Name of City, Township or Village (taxing authority)<br><b>City of Detroit</b>   | County<br><b>Wayne</b>  | School District Where Facility is Located<br><b>Detroit Pub. Sch. Comm. Dis</b>          |                          |
| <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village  |   |  |                          |
| Date of Rehabilitation Commencement (mm/dd/yyyy)<br><b>04/01/2027</b>  | Planned Date of Rehabilitation Completion (mm/dd/yyyy)<br><b>06/30/2029</b>   |  |                          |
| Estimated Cost of Rehabilitation<br><b>\$38,926,875</b>  | Number of Years Exemption Requested (1-10)<br><b>10 after completion</b>  |  |                          |
| Expected Project Outcomes (check all that apply)   |   |  |                          |
| <input checked="" type="checkbox"/> Increase Commercial Activity   | <input type="checkbox"/> Retain Employment  | <input checked="" type="checkbox"/> Revitalize Urban Areas                               |                          |
| <input checked="" type="checkbox"/> Create Employment  | <input type="checkbox"/> Prevent Loss of Employment   | <input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community |                          |
| No. of jobs to be created due to facility's rehabilitation<br><b>34</b>  | No. of jobs to be retained due to facility's rehabilitation<br><b>0</b>   | No. of construction jobs to be created during rehabilitation<br><b>158</b>               |                          |
| 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)<br><b>Richard Haddad</b>   | Telephone Number<br><b>(313) 465-7308</b>   |  |                          |
| Fax Number<br><b>(313) 465-7309</b>  | E-mail Address<br><b>c/o rbarr@honigman.com</b>   |  |                          |
| Street Address<br><b>c/o Richard Barr, Honigman, 660 Woodward, Ste. 2290</b>   | City<br><b>Detroit</b>  | State<br><b>MI</b>   | ZIP Code<br><b>48226</b> |
| 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 compiled or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission. |   |  |                          |
| I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.   |   |  |                          |
| Signature of Authorized Company Officer (no authorized agents)<br>  | Title<br><b>ERP, COO, &amp; Chief Legal Officer</b>   | Date<br><b>12/19/23</b>  |                          |

| <b>PART 4: ASSESSOR RECOMMENDATIONS</b> (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).   |  |   |                          |
|  | <b>Taxable Value</b>   | <b>State Equalized Value (SEV)</b>              |                          |
| <b>Land</b>  |  |   |                          |
| <b>Building(s)</b>   |  |   |                          |
| 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 checked="" type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.  |  |   |                          |
| Name of Local Government Body<br><b>City of Detroit</b>  |  |   |                          |
| Name of Assessor (first and last name)<br><b>Charles Ericson</b>   |  | Telephone Number<br><b>(313) 224-4832</b>       |                          |
| Fax Number   |  | E-mail Address<br><b>ericsonc@detroitmi.gov</b> |                          |
| <i>I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.</i>  |  |   |                          |
| Assessor's Signature   |  |   | Date                     |
| <b>PART 5: LOCAL GOVERNMENT ACTION</b> (clerk of LGU must complete Part 5)   |  |   |                          |
| Action Taken By LGU (attach a certified copy of the resolution):   |  |   |                          |
| <input checked="" 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<br><b>82205</b> | School Code<br><b>82010</b>                     |                          |
| <b>PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION</b> (clerk of LGU must complete Part 6)  |  |   |                          |
| Clerk's Name (first and last)<br><b>Janice M. Winfrey</b>  |  | Telephone Number<br><b>(313) 224-3262</b>       |                          |
| Fax Number<br><b>(313) 224-2075</b>  |  | E-mail Address                                  |                          |
| Mailing Address<br><b>2 Woodward Avenue, Ste. 200</b>  | City<br><b>Detroit</b>   | State<br><b>MI</b>                              | ZIP Code<br><b>48226</b> |
| LGU Contact Person for Additional Information<br><b>Andre Gilbert</b>  | LGU Contact Person Telephone Number<br><b>(313) 224-3260</b>         | Fax Number                                      |                          |
| <i>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.</i>   |  |   |                          |
| Clerk's Signature  |  |   | Date                     |

For faster service, the LGU should email the completed application and required documents to [PTE@michigan.gov](mailto: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

# Instructions for Completing Form 4507

## Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

### Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
  - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
  - b. Description of the qualified facility's proposed use
  - c. Description of the general nature and extent of the rehabilitation to be undertaken
  - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
  - e. Time schedule for undertaking and completing the facility's rehabilitation
  - f. Statement of the economic advantages expected from the exemption
  - g. Legal description of the facility
  - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
  - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
  - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
    - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
    - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
    - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) and click on Commercial Rehabilitation Act.
4. Submit the application and all attachments to the clerk of the LGU where the property is located.

### LGU Assessor Instructions

Complete and sign Part 4 of the application.

### LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
  - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
  - b. All required attachments listed under Part 2
  - c. A copy of the resolution by the LGU establishing the district
  - d. A certified copy of the resolution by the LGU approving the application
  - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. **For faster service, email the completed application and additional required documentation to [PTE@michigan.gov](mailto: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

### Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

If you have questions or need additional information or sample documents, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) or call 517-335-7491.

Attachment to Act 210 Commercial Rehabilitation Exemption  
Certificate Application  
Future of Health Residential 3 Mixed-Use Apartment Building  
DP FOH R3, LLC, Owner  
December 19, 2023

1. General Description of Facility and Description of the Qualified Facility's Proposed Use.

DP FOH R3, LLC, a Delaware limited liability company ("Owner"), proposes to construct and own a mixed-use apartment building at 675 Amsterdam, Detroit, Michigan, south of Amsterdam Street and east of Third Avenue, and south of the Henry Ford Detroit Pistons Performance Center. Owner will own the building and related improvements pursuant to the terms of a ground lease between Henry Ford Health System, as land owner, and Owner, as ground lessee.

To be located east of the proposed Henry Ford + MSU Research Center and adjacent to the proposed "Residential 2" building at 725 Amsterdam Street, the newly constructed mixed-use building is projected to contain approximately 112,395 gross square feet ("GSF") with 106,122 GSF for 105 apartments, approximately 20% (21) of which will be affordable at an average of 50% of area median income ("AMI"), spread among unit types, as well as 6,273 net rentable square feet ("NRSF")/GSF for retail/commercial. The residential space will occupy 69,545 NRSF, with the difference of 36,577 square feet comprised of so-called "back of the house" uses such as common areas, elevators, escalators, lobbies, corridors, mechanical rooms and janitor closets. The terms and conditions of the affordable housing commitments are subject to and may be modified by the terms of an affordable housing agreement between the City and Owner and/or its affiliate.

Current plans indicate the residential portion of the building will include 55 studio apartments each with an average of 493 square feet of interior space, 40 one-bedroom apartments each with an average of 796 square feet of interior space, and 10 two-bedroom apartments each with an average of 1,060 square feet of interior space. The foregoing unit counts and sizes are subject to change during the design process. Tenant amenities are expected to include in-unit washer and dryer, walk-in linen closet, large windows, HVAC, tenant storage lockers, bike storage, a community lounge and kitchen area, as well as co-working and meeting space. All units in the building will have substantially identical amenities, finishes and construction quality.

2. Description of the General Nature and Extent of the Rehabilitation to be Undertaken.

The proposed rehabilitation consists of the construction of the new building and improvements described above on a commercial parcel currently used as a parking lot for occupants of and visitors to the adjacent One Ford Place building located at 6005 Second Avenue. Structures were previously located on the property.

3. Descriptive List of the Fixed Building Equipment That Will Be Part of the Qualified Facility.

All typical building systems including elevators, plumbing, electrical, HVAC, dishwashers, oven/stoves and refrigerators.

**4. Time Schedule for Undertaking and Completing the Facility's Rehabilitation.**

The project is expected to commence on or about April 1, 2027 and to be substantially completed by June 30, 2029.

**5. Statement of the Economic Advantages Expected from the Exemption.**

The exemption will temporarily mitigate the property tax burden and facilitate the construction of the building and public improvements to be constructed or funded by the Owner in connection with the project. Temporary construction jobs will be created. In addition to an estimated 3 jobs (full-time equivalent) to be created by Owner or a property management company, an additional estimated 31 commercial jobs (full-time equivalent) will be created by commercial tenants of the building.

**6. Legal Description.**

See Exhibit A.

**7. Survey of Property.**

See Exhibit B.

Exhibit A

Legal Description

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

ALL OF LOT 9 AND PART OF LOTS 4 THROUGH 8, LOTS 10 THROUGH 15, AND LOTS 17 THROUGH 23 OF BLOCK 14, OF CASS FARM COMPANY LIMITED SUBDIVISION OF BLOCKS 111, 112, 113, 114, 115, 116, 118 AND 119 AND PART OF BLOCK 117 CASS FARM, AS RECORDED IN LIBER 19, PAGE 35 OF PLATS, WAYNE COUNTY RECORDS TOGETHER WITH VACATED PUBLIC ALLEYS WITHIN SAID BLOCK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF AMSTERDAM STREET (50 FEET WIDE) AND THE WEST LINE OF SECOND AVENUE (150 FEET WIDE), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10, BLOCK 14; THENCE ALONG SAID WEST LINE OF SECOND AVENUE, S23°56'53"E, 263.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S23°56'53"E, 9.29 FEET; THENCE S65°51'59"W, 457.44 FEET; THENCE N23°56'53"W, 112.50 FEET; THENCE N50°59'40"E, 261.41 FEET; THENCE N23°56'53"W, 93.00 FEET TO A POINT ON THE SOUTH LINE OF AMSTERDAM STREET; THENCE ALONG SAID SOUTH LINE N65°51'59"E, 95.56 FEET; THENCE S23°56'53"E, 243.87 FEET; THENCE N65°51'59"E, 29.99 FEET; THENCE S23°56'53"E, 19.44 FEET; THENCE N65°51'59"E 79.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.481 ACRES.

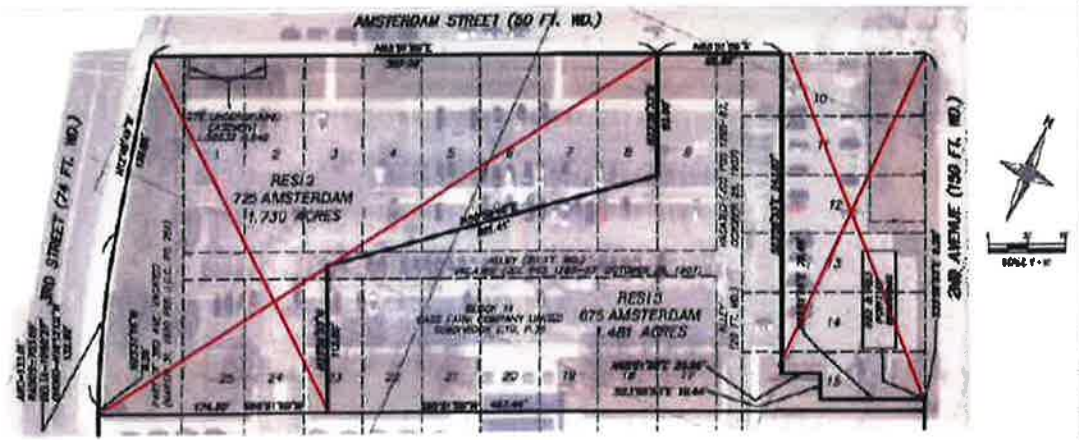
Tax parcel as of 12/11/23: 04003440.003 (part of).



Exhibit B

Survey of Property

Depicted as Parcel "Resi 3" below:





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

January 22, 2024

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

**Re: Amended Request for Approval of Commercial Rehabilitation Exemption Certificate Pursuant to P.A. 210 of 2005, as amended; 675 Amsterdam; Related to Petition 2023-381 (requesting commercial rehabilitation district for portion of current 6005 Second Avenue property)**

DP FOH R3, LLC

Property Address: 675 Amsterdam (tentative)

Parcel Number: (part of 04003440.004)

Dear Mr. Antoine Bryant:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation Certificate request located at **675 Amsterdam** in the **New Center 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 |
|--------------|---------------|-------------------------------|------------------------|---------------------------|--------------------|
| 04003440.004 | 675 Amsterdam | \$ -                          | \$ -                   | \$ -                      | \$ -               |
|              |               |                               |                        |                           |                    |

The project as proposed by DP FOH R3, LLC (as affiliate of Palace Sports & Entertainment, LLC) proposes to construct and own a mixed-use apartment building projected to contain approximately 112,395 gross square feet ("GSF") with 106,122 GSF for 105 apartments, approximately 20% (21) of which will be affordable at an average of 50% of area median income ("AMI"), spread among unit types, as well as 6,273 net rentable square feet ("NRSF")/GSF for retail/commercial. The residential space will occupy 69,545 NRSF, with the difference of 36,577 square feet comprised of so-called "back of the house" uses such as common areas, elevators, escalators, lobbies, corridors, mechanical rooms and janitor closets. Current plans indicate the residential portion of the building will include 55 studio apartments each with an average of 493 square feet of interior space, 40 one-bedroom apartments each with an average of 796 square feet of interior space, and 10 two-bedroom apartments each with an average of 1,060 square feet of interior space. The foregoing unit counts and sizes are subject to change during the design process. Tenant amenities are expected to include in-unit washer and dryer, walk-in linen closet, large



**Commercial Rehabilitation Certificate Request**

DP FOH R3, LLC

Property Address: 675 Amsterdam (tentative)

Parcel Number: (part of 04003440.004)

Page 2

windows, HVAC, tenant storage lockers, bike storage, a community lounge and kitchen area, as well as co-working and meeting space. All units in the building will have substantially identical amenities, finishes and construction quality. The proposed rehabilitation consists of the construction of the new building and improvements described above on a commercial parcel currently used as a parking lot for occupants of and visitors to the adjacent One Ford Place building located at 6005 Second Avenue. Structures were previously located on the property. Pursuant to P.A. 210 of 2005, as amended, with respect to the proposed development of a mixed-income, mixed-use multi-family apartment building on the northerly portion of what is currently referred to as 6005 Second Avenue, which portion in the future is expected to be identified as 675 Amsterdam. The proposed development would be located in the commercial rehabilitation district which is the subject of pending petition 2023-381. The amendment corrects the requested abatement term.

**The property will be subject to a ground lease between Henry Ford Health Systems and DP FOH R3, LLC, which will own the structures. The State Tax Commission (STC) has determined that the proposed developer may proceed with obtaining local approval of the issuance of the certificate prior to acquiring interest in the property, but that the certificate would be held in abeyance by the STC pending submission of a ground lease and/or proof of ownership.**

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.

A review of the project plan and related statutes indicated that the proposed Commercial Rehabilitation Act for the property located at **675 Amsterdam** 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 Request**

DP FOH R3, LLC

Property Address: 675 Amsterdam (tentative)

Parcel Number: (part of 04003440.004)

Page 3

**Facility and parking located on portions of the following:**

**Property Address:** 675 Amsterdam

**Parcel Number:** 04003440.004

**Legal Description:** E SECOND AVE 1 THRU 9 ALSO PT OF 10 THRU 15 & 17 THRU 25 BLK 14 CASS FARM CO LTD SUB OF BLKS L19 P35 PLATS, W C R INCL THAT PT OF VAC ALLEY WITHIN AND THAT PT OF VAC THIRD AVE DESC AS COM AT INTERSECT OF S LINE AMSTERDAM ST 50 FT WD AND W LINE OF SECOND AVE 150 FT WD BEING NE COR 10 BLK 14 TH S 23D 56M 53S E 263.31 FT TO POB TH S 23D 56M 53S E 9.29 FT TH S 65D 51M 59S W 631.94 FT TH N 23 D 37M 16S W 6.29 FT TH ALG CURVE TO R RAD 703.00 FT, CHR D BEARING N 18D 12M 02S W 132.82 FT TH N 12D 46M 49S W 136.88 FT TH N 65D 51M 59S W 482.65 FT TH S 23D 56M 53S E 243.87 FT TH N 65D 51M 59S E 29.99 FT TH S 23D 56M 53S E 19.44 FT TH N 65D 51M 59S E 79.45 FT TO POB CONT 3.211 ACRES

**Property Address:** 6005 Second Avenue

**Parcel Number:** 04003440.003

**Legal Description:** E THIRDS --- LOTS 1 THRU 9; LOTS 16 THRU 25; PT OF LOTS 10 THRU 15 BLKS 14 & LOTS 1 THRU 25 BLK 15 CASS FARM CO LTD SUB OF BLKS L19 P35 PLATS, W C R; INCL THAT PT OF VAC YORK ST (60 FT WD) & THAT PT OF VAC VIENNA AVE (50 FT WD) & ALL VAC ALLEYS WITHIN DESC AREA: COMM AT THE INTERSECTION OF W LINE SECOND AVE (150 FT WD) & S LINE OF AMSTERDAM ST (50 FT WD) TH S 23D 56M 53S E 263.31 FT TO POB; TH S 23D 56M 53S E 456.57 FT; TH S 65D 53M 36S W 627.7 FT; TH ALG CURVE TO R 159.62 FT, RAD 1873 FT DELTA 4D 52M 59S, CH N 26D 03M 25S W 159.58 FT; TH N 23D 37M 16S W 293.79 FT; TH ALG CURVE TO R 133.01 FT, RAD 703 FT DELTA 10D 50M 27S, CH N 18D 12M 02S W 132.82 FT; TH N 12D 46M 49S W 136.88 FT; TH N 65D 51M 59S E 482.62 FT; TH S 23D 56M 53S E 243.87 FT; TH N 65D 51M 59S E 29.99 FT; TH S 23D 56M 53S E 19.44 FT; TH N 65D 51M 59S E 79.45 FT TO POB ---9.7 ACRES **(PARENT PARCEL 04003440.003 SPLIT ON 12/14/2023 INTO 04003440.004, 04003440.005)**



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

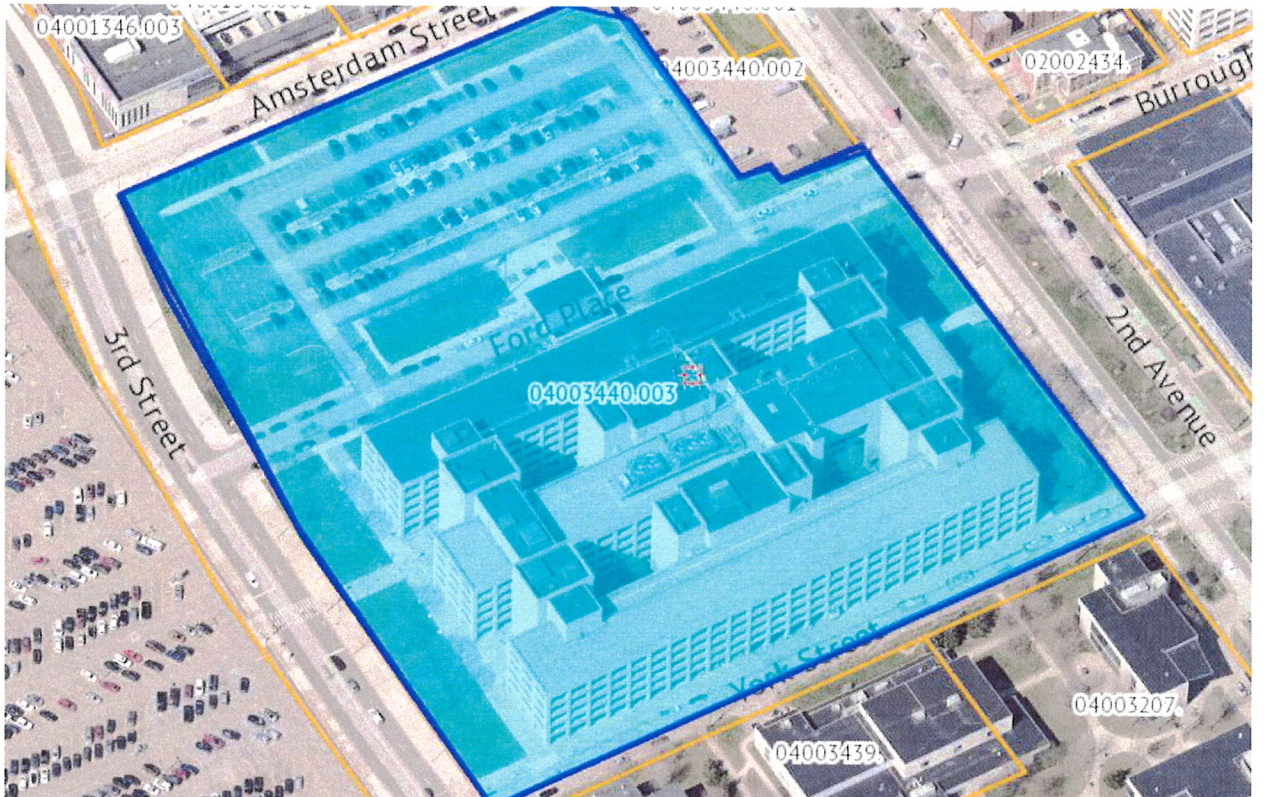
**Commercial Rehabilitation Certificate Request**

DP FOH R3, LLC

Property Address: 675 Amsterdam (tentative)

Parcel Number: (part of 04003440.004)

Page 4





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:** January 23, 2024

**Tax Abatement Type:** PA 210

New  Renewal

**Duration of Abatement:** 17 years

**Development Name:** Future of Health- Residential 3 Project

**Development:** The project will be located east of the proposed Henry Ford + MSU Research Center, the newly constructed mixed-use building is projected to contain approximately 105 apartments and over 6,000 sq ft for retail/commercial use.

**Parcel/Facility Address:** 675 Amsterdam

**Applicant/Recipient:** Richard Barr

**Applicant Contact:** 313-465-7308 [rbarr@honigman.com](mailto:rbarr@honigman.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:** 3

### **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

DocuSigned by:

*Tenika R. Griggs, Esq.*

FF584CDB98E341A...

CRIO Deputy Director Signature

1/24/2024

Date