



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

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

January 25, 2024

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

Re: Request for a Public Hearing to Establish an Obsolete Property Rehabilitation District on behalf of 1201 Griswold Street, LLC in the area of 1201 Griswold Street Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 2024-002).

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **1201 Griswold Street, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

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

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

Respectfully submitted,

DocuSigned by:

927E06ED68004F9...
Rebecca Labov
Chief Development & Investment Officer

RL/jc

cc: G. Fulton, Mayor's Office
A. Bryant, PDD
J. Schnieder, HRD
J. Cook, HRD



Housing and Revitalization
Department

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

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BY COUNCIL MEMBER _____

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

WHEREAS, 1201 Griswold Street, LLC has filed an application for an Obsolete Property Rehabilitation District whose boundaries are particularly described in the map and legal description attached hereto; and

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

NOW THEREFORE BE IT

RESOLVED, that on the _____, 2024, a Public Hearing be held on the above described application and be it finally

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

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

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.	2024-002
Name of Petitioner	1201 Griswold Street LLC
Description of Petition	Please see request for the Establishment of an Obsolete Property Rehabilitation District at 1201 Griswold Street Detroit, MI 48226
Type of Petition	Tax Abatement
Submission Date	1/4/2024
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Richard Karp 1201 Griswold Street LLC 517-708-3003 rk@rkp-group.com

1201 GRISWOLD STREET LLC

401 S Washington Sq | #102 | Lansing | Michigan | 48933

December 14, 2023

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

RE: Request for the Establishment of an Obsolete Property Rehabilitation District at 1201 Griswold Street, Detroit, Michigan 48226

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation Development District for the property located at **1201 Griswold Street, Detroit, Michigan 48226** and further described on Attachment A.

1201 Griswold Street LLC, the Petitioner is a fully integrated real estate development company locally owned, operated and sourced in Michigan and Ohio. For over 30 years, Petitioner has successfully rehabilitated and activated underutilized, vacant, and blighted downtown properties throughout the Midwest and downtown Detroit (specifically the Capitol Park neighborhood and Washington Blvd corridor) restoring convenience, community, and commerce to neglected urban locations.

The 1201 Griswold Street project proposes full gut remediation and rehabilitation of the long-abandoned, vacant, and blighted building to create a 2-story commercial property consisting of 9,680 rentable square feet of retail space located within the existing 1st floor and lower level of the building with a one-story new construction vertical addition to create 4,840 rentable square feet of office space, totaling development costs of approximately \$8MM. 1201 Griswold Street is one of the last remaining vacant properties located on the park within Capitol Park and offers a unique building branding opportunity not typically available within the CBD for smaller users.

This project is eligible for PA 146 through MCL 125.2781. The Petitioner will be requesting the full 12-year abatement term for this tax incentive, which is necessary to carry out the development project. It is no secret that Detroit has one of the highest property tax rates in the country and is a well-known impediment in getting developments to financial feasibility and in attracting and securing lending and other investment. In addition to the financial obstacles not having a tax abatement district presents, the current uncertain economic environment in downtown markets as a result of the shift from on-site work to work from home, both nationally and in downtown Detroit, makes it even more challenging to project tenant demand and therefore project success.

1201 GRISWOLD STREET LLC

401 S Washington Sq | #102 | Lansing | Michigan | 48933

1201 Griswold will be a build-to suit development, not a speculative development, and therefore from a prudent development standpoint a tax abatement district needs to be established in advance of the development commencing to enhance the marketability to potential commercial tenants and increase the likelihood of securing those potential commercial tenants due to the factors noted above. In terms of securing financing, not only will a commercial tenant need to be secured, but lenders are tightening credit due to the current interest rate environment and the general malaise in the commercial real estate sector largely driven by the negative outlook on office and downtown markets. Having a tax abatement district approved prior to lender sourcing will significantly enhance the likelihood of securing a lender and securing favorable terms from those lenders. The length of time it takes to not only get a tax abatement district approved, but an abatement certificate issued once the district is established, far outpaces the typical and preferred timeframe in which both a developer and lender need to close financing once a commitment has been issued and construction contracts have been initiated. As the 1201 Griswold proforma indicates, the tax abatement is needed to not only achieve required DSCR metrics but to make the development financially feasible for the developer, and even with the abatement, the IRR to the owner is minimal. Simply put, the access to public subsidies such as property tax abatements are critical to getting any project done in Detroit.

This project will lead to new job creation. In addition to the already current 30+ full-time employees employed by the development team, this project will create 24 full-time construction jobs to complete the project and 25 full-time employees upon completion of the project.

The capital investment project involves complete gut rehabilitation to the existing structure and expanding the one-story building by adding one additional story. Selective demolition and remediation have occurred within the 1st floor/lower level and all non-structural partitions, ceilings, utility systems, etc. have been removed and the building has been cleaned out to its structural shell. Additional roof demolition includes removing any items impeding expansion. Necessary architects and engineers will be engaged, and new utility service shall be brought in and all interior mechanical, plumbing, electrical and fire suppression systems will be distributed throughout the new interior layout. The exterior façade will undergo a rehabilitation scope and modifications to the façade will be done to accommodate new windows, modern updates, and a seamless integration of the new additional second floor with the existing structure. Modern finishes shall be incorporated throughout any common area and within the commercial spaces(s).

This project will turn a functionally obsolete building into a modern, energy efficient development that is consistent with the City of Detroit's Master Plan of Policies. Economic Advantages: This project is intended to grow the tax base and make downtown Detroit more economically resilient and sustainable. With the decrease in daily office workers, there is no substitute or strategy other than growing and creating vibrant public spaces and destinations to draw more people downtown. Only by doing this can we generate new demand for small businesses, stimulate new businesses, and generate new tax revenue for the City. This project will spur additional development in the area and benefit the economic

1201 GRISWOLD STREET LLC

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investments already made by other projects in the area. This project will not only increase the tax base generated from the property itself by increasing the taxable value but will also increase the tax revenue from those who come to work within the property and from those who spend their dollars at the proposed retail space. Counter Community Deterioration: This project will eliminate some of the blighting influences found within the neighborhood through the renovation of this obsolete and underutilized building. Completing this project will continue to help reverse the decline of commercial infrastructure in this neighborhood with the introduction of modern, revitalized commercial space available to the market. By setting forth high quality standards on all levels, from design to construction, this project will set a precedent for future development in the area.

In closing, given Petitioners extensive 30 years of experience rehabilitating and activating under underutilized, vacant, and blighted properties within downtown Detroit and throughout the Midwest, for reasons mentioned under paragraph 3, the establishment of this tax district is crucial for the feasibility and ultimate success of this project. Our proven track record demonstrates our commitment to quality construction, community enhancement, job creation and economic growth for the City of Detroit. 1201 Griswold Street LLC appreciates your time and thoughtful consideration in reviewing this request.

Respectfully submitted,

1201 Griswold Street LLC
Richard Karp
(517) 708-3003
rk@rkp-group.com

Attachment A: Site Map that includes the parcel(s) of property / Legal Description
Attachment B: Paid Receipt of Current Taxes

cc: D. Howell, DEGC
C. Hughes, DEGC
J. Cook, HRD

1201 GRISWOLD STREET LLC

401 S Washington Sq | #102 | Lansing | Michigan | 48933

Attachment A

- (a) 1201 Griswold Street is a one-story long-abandoned blighted building consisting of 9,680 square feet within the existing first floor lower level. Constructed in 1972, its last known use was a coney island.
- (b) The proposed use includes a 2-story commercial property consisting of 9,680 rentable square feet of retail space located within the 1st floor and lower level with a one-story new construction vertical addition to create 4,840 rentable square feet of office space located on the 2nd floor.
- (c) All non-structural partitions, ceilings, utility systems, etc. have been removed and the building has been cleaned out to its structural shell. New utility service shall be brought in and all interior mechanical, plumbing, electrical and fire suppression systems will be distributed throughout the new interior layout. The exterior façade will undergo a rehabilitation scope and modifications to the façade will be done to accommodate new windows and modern updates. Modern finishes shall be incorporated throughout any common area and within the commercial spaces(s).
- (d) Fixed Building Equipment – May include but not limited to:
1. HVAC Systems:
 - Heating, ventilation, air conditioning and fan coil units
 - Ductwork and vents for air distribution
 - Commercial HVAC systems designed for commercial space(s)
 - Fixed ventilation units for ensuring proper air circulation
 - Exhaust fans in restrooms and kitchens (if applicable)
 2. Elevator
 - Passenger elevator for vertical transportation and ADA accessibility
 3. Fire Suppression Systems
 - Sprinkler systems for fire protection
 - Fire alarms and emergency lighting for safety
 4. Electrical Distribution
 - Main electrical panels for distributing power
 - Circuit breakers, transformers, and wiring infrastructure
 5. Plumbing Fixtures
 - Sinks, toilets, faucets, urinals and water fountains/dispensers
 6. Security Systems
 - Security cameras
 - Access control systems
 7. Communication Infrastructure
 - Structured cabling for data and voice communication
 8. Lighting Fixtures
 - Permanent lighting installations in common areas
 - Emergency lighting
 13. Water Heater(s)

1201 GRISWOLD STREET LLC

401 S Washington Sq | #102 | Lansing | Michigan | 48933

(e) 24-month construction period commencing on 7/1/2026

(f) Parcel ID: 02002010.

Legal Description: Lot 57 except the Northerly 12 feet, GOVERNOR AND JUDGE'S PLAN of Section 8, according to the Plat thereof recorded in Liber 34 of Deeds, Page 543, Wayne County Records.



1201 GRISWOLD STREET LLC

401 S Washington Sq | #102 | Lansing | Michigan | 48933

Attachment B

See separtely attached receipt.

2023 First Half Summer – Paid in Full 8/14/2023

2023 Second Half Summer – Due 1/15/2024

2023 Winter – Due 1/15/2024

1201 GRISWOLD 48226 (Property Address)

Parcel Number: 02002010.



Item 1 of 3 3 Images / 0 Sketches

Property Owner: 1201 GRISWOLD STREET LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1972
 - # of Buildings: 1
 - Total Sq Ft: 4,877
 - > Property Tax information found
- > Assessed Value: \$471,600 | Taxable Value: \$72,614

Owner and Taxpayer Information

Owner 1201 GRISWOLD STREET
 LLC
 401 S. WASHINGTON
 SQUARE, STE 102
 LANSING, MI 48933

Taxpayer SEE OWNER
 INFORMATION

Amount Due

Current Taxes: **\$3,830.93**
[Pay Now](#)

Legal Description

W GRISWOLD S 48.77 FT 57 PLAT OF SEC 8 GOVERNOR & JUDGES PLAN L34 P543 DEEDS, W C R 2/1 48.77 X 100

Other Information

Recalculate amounts using a different Payment Date

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

Enter a Payment Date

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$684.08	\$0.00		\$684.08 Pay Now
2023	Summer	\$6,293.70	\$3,146.85	08/14/2023	\$3,146.85 Pay Now

Installment Information for 2023 Summer

	Amount
First Payment	\$3,146.85
Second Payment	\$3,146.85

General Information for 2023 Summer Taxes

School District	82010	PRE/MBT	0.0000%
Taxable Value	\$72,614	S.E.V.	\$471,600
Property Class	201 - COMMERCIAL IMPROVED	Assessed Value	\$471,600
Tax Bill Number	007947	Last Receipt Number	06426801
Last Payment Date	08/14/2023	Number of Payments	1
Base Tax	\$6,237.68	Base Paid	\$3,118.78
Admin Fees	\$56.02	Admin Fees Paid	\$28.07
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$6,293.70	Total Paid	\$3,146.85

Renaissance Zone

Not Available

Mortgage Code

Not Available

Tax Bill Breakdown for 2023 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE EDUCATION	6.000000	\$435.68	\$217.84
GENERAL CITY	19.952000	\$1,448.79	\$724.38
DEBT SERVICE	8.000000	\$580.91	\$290.45
LIBRARY	4.630700	\$336.25	\$168.12
SCHOOL DEBT	13.000000	\$943.98	\$471.98
SCHOOL OPERATING	17.043000	\$1,237.56	\$618.77
W COUNTY TAX	5.609900	\$407.35	\$203.67
DDA	0.928500	\$67.42	\$33.71
WC RESA ENH	1.987600	\$144.32	\$72.16
BUS IMP ZONE	0.000000	\$535.42	\$267.70
INSPECTION FEE	0.000000	\$100.00	\$50.00
Admin Fees		\$56.02	\$28.07
Interest Fees		\$0.00	\$0.00
	77.151700	\$6,293.70	\$3,146.85

[Click here for your Summer 2023 Tax Bill](#)

[Click here for a printer friendly version of Summer 2023 Tax information](#)

2022	Winter	\$651.49	\$651.49	01/15/2023	\$0.00
2022	Summer	\$6,078.57	\$6,078.57	08/05/2022	\$0.00

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



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 10, 2024

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

Re: ***Obsolete Property Rehabilitation District – 1201 Griswold Street LLC***
Address: 1201 Griswold
Parcel Number: 02002010.

Dear Mr. Bryant:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **1201 Griswold** in the **Capitol Park** area within the Central Business District of the City of Detroit.

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

The district as proposed by **1201 Griswold Street LLC** consists of a vacant one-story building with 4,840 square feet of building area built in 1972, on 0.112 acres of land. The proposed project consists of a full gut remediation with retail on the ground floor and office space on the newly constructed 2nd floor with a total of 9,680 rentable square feet. The building also consists of rehabilitating the existing structure which will undergo major renovations including roof replacement, mechanical, plumbing, and electrical systems replacement and/or repairs, and unit updates and repairs.

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



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

COLEMAN A. YOUNG MUNICIPAL CENTER
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Obsolete Property Rehabilitation District
1201 Griswold Street LLC
Page 2

A review of the project and related statutes indicated that the proposed Obsolete Property Rehabilitation District located at **1201 Griswold** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor/Board of Assessors



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

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Obsolete Property Rehabilitation District
1201 Griswold Street LLC
Page 3

Property Address: 1201 Griswold
Parcel Number: 02002010.
Property Owner: 1201 Griswold Street LLC
Legal Description: W GRISWOLD S 48.77 FT 57 PLAT OF SEC 8 GOVERNOR & JUDGES PLAN L34 P543 DEEDS, W C R
2/1 48.77 X 100





TO: Justus Cook, Housing and Revitalization
FROM: Shelby Wyche, Planning and Development
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 1201 Griswold Detroit, MI 48226 (Associated to Petition # 2024N-002)
DATE: January 26, 2024

In order to ensure that the creation of an Obsolete Property District is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner is 1201 Griswold Street, LLC.

Location and Project Proposal: 1201 Griswold Detroit, MI 48226. The proposed project will be a rehabilitation of a blighted building into a 2-story commercial property consisting of 9,680 square feet of retail space on 1st floor with one-story new construction vertical addition to create 4,840 square feet of office space.

Current Master Plan (MP) & Zoning: MP Classification – Mixed Residential-Commercial (MRC)
Zoning -Major Business District (B5)

This project is located in a local historic district.

Master Plan Interpretation

The subject site area is designated Mixed Residential-Commercial (MRC). Mixed Residential-Commercial areas consist primarily of high-density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

The following policies of the Central Business District neighborhood describe the following recommendations:

- GOAL 2: Conversion of obsolete industrial and commercial buildings
- Policy 2.1: Throughout the Central Business District, and especially along Woodward and Washington Boulevard, convert upper stories of existing buildings to residential uses.

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

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

**NOTICE OF
PUBLIC HEARING**

**1201 GRISWOLD STREET, LLC
TO ESTABLISH AN OBSOLETE PROPERTY REHABILITATION DISTRICT
IN THE AREA OF 1201 GRISWOLD STREET**

The Planning & Economic Development Standing Committee will hold a **PUBLIC HEARING** on the request of 1201 Griswold Street, LLC (#2024-002), for a Neighborhood Enterprise Zone in the area of 1201 Griswold Street, Detroit, Michigan, in accordance with Public Act 146 of 2000

**THURSDAY, APRIL 18, 2024
AT 10:30 A.M.**

Pursuant to the Michigan Open Meetings Act as amended, which authorizes the continued use of hybrid electronic meetings to provide virtual public participation in accordance with the requirements of MCL 15.263a (2), and in consideration of the ongoing and continuing pandemic, the Detroit City Council will be meeting **in person in person** in the **City Council Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center** for the Planning and Economic Development Standing Committee.

Virtual public attendance is strongly encouraged as the meeting room will be subject to space limitations, pursuant to public health guidelines. For the safety of attendees and participants, the public is strongly encouraged to participate by means of one of the methods listed below:

The Standing Committee may be viewed in the following manner.

1. Watch via television
 - Comcast: Channel 10
 - ATT: From Channel 99, click Detroit, then Channel 10
2. Watch online by using <https://detroitmi.gov/government/city-council> and clicking on Channel 10.
3. To attend by phone only, call one of these numbers:
+1-929-436-2866, +1-312-626-6799, +1-669-900-6833, +1-253-215-8782, +1-301-715 8592, or +1-346-248-7799 Enter Meeting ID: 330332554##
4. To attend online: <https://cityofdetroit.zoom.us/j/330332554>

Public Comment:

To participate at the time of Public Comment, please raise your hand within the zoom application.

1. Telephone participants: Raise your hand by pressing *9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
 - a. Windows computer = [ALT] + [Y]
 - b. Apple computers = [OPTION] + [Y]

To be consistent with how Public Comment has been handled for in-person meetings:

- You will be called on in the order in which your hand is raised
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Clerk's Office CityClerkHelpDesk@detroitmi.gov via e-mail, for the record.

Janice M. Winfrey
City Clerk

NOTICE TO THE HEARING IMPAIRED:

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including American Sign Language, language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at [\(313\) 224-4950](tel:3132244950), through the TTY number 711, or email crio@detroitmi.gov to schedule these services.