

**City of Detroit**  
**OFFICE OF THE CITY CLERK**

**Janice M. Winfrey**  
City Clerk

**Andre P. Gilbert II**  
Deputy City Clerk

May 13, 2024

Mr. Richard Barr, on behalf of 1400 Holden, LLC, 660 Woodward Ave./Suite 2290, Detroit, MI 48226  
Dr. Nikolai Vitti, Superintendent, Detroit Public Schools, 3011 W. Grand Blvd., 14<sup>th</sup> Floor Fisher Building, Detroit, MI 48202-2710  
Board of Wayne County Commissioners, c/o Mr. Tim Johnson, Director of Administration, 500 Griswold St., 8<sup>th</sup> Floor, Detroit, MI 48226  
Mr. Kevin Haney, Deputy CFO, Wayne County Office of Management and Budget, 500 Griswold St., 20<sup>th</sup> Floor, Detroit, MI 48226  
Dr. Curtis L. Ivery, Chancellor, Wayne County Community College, 801 W. Fort St., Detroit, MI 48226  
Dr. Randy Liepa, Superintendent, Wayne County RESA, 33500 Van Born Rd., Wayne, MI 48184-2497  
Mr. Michael Reese, Acting Director, Huron-Clinton Metropolitan Authority, 13000 Highridge Drive, Brighton, MI 48114-9058  
Ms. JoAnne Mondowney, Director, Detroit Public Library, 5201 Woodward Avenue, Detroit, MI 48202  
Mr. Jim Mills, Manager, State of Michigan Treasury/Local Audit and Finance Division, 430 W. Allegan St., Lansing, MI 48922  
Mr. Brian Vosburg, Brownfield Redevelopment Manager, Detroit Brownfield Redevelopment Authority  
Mr. John Naglick, Chief Deputy Chief Financial Officer/Finance Director, Finance Department  
Mr. Alvin Horhn, Deputy Chief Financial Officer, Finance Department/Assessments Division  
Mr. Antoine Bryant, Director, Planning and Development Department  
Mr. Julie Schneider, Director, Housing and Revitalization Department  
Mr. David Whitaker, Director, Legislative Policy Division  
Mr. Jeff Evans, CFO, Detroit Zoological Society, 8450 W. 10 Mile Road, Royal Oak, MI 48007  
Director and CFO, Detroit Institute of Arts, 5200 Woodward Avenue, Detroit, MI 48202

**RE: PETITION OF 1400 HOLDEN, LLC; TO ESTABLISH A COMMERCIAL FACILITIES EXEMPTION CERTIFICATE IN THE AREA OF 1420 HOLDEN AND 6217 LINCOLN, DETROIT, MICHIGAN IN ACCORDANCE WITH PUBLIC ACT 255 OF 1978 (RELATED TO PETITION #2024-039)**

The Planning & Economic Development Standing Committee has scheduled a **PUBLIC HEARING** relative to the above captioned matter for **THURSDAY, MAY 23, 2024 AT 10:15 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 the **City Council Committee of the Whole Room, 13<sup>th</sup> Floor, Coleman A. Young Municipal Center** for the Planning and Economic Development Standing Committee and will provide opportunity for virtual attendance..

**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.

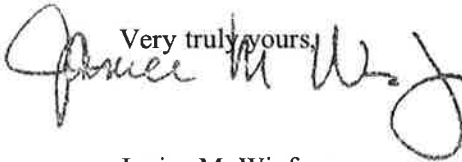
1. Telephone participants: Raise your hand by pressing \*9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
  - a. Windows computer = [ALT] + [Y]
  - b. Apple computers = [OPTION] + [Y]

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](mailto:CityClerkHelpDesk@detroitmi.gov) via e-mail, for the record.

Very truly yours,



Janice M. Winfrey  
City Clerk

JMW/da

cc: Mr. Malik Washington, City Council Liaison, Mayor's Office  
Mr. Justus Cook, Tax Abatement Specialist, Housing and Revitalization Department



Housing and Revitalization  
Department

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

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

April 4, 2024

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

**RE: Request for a Public Hearing to Approve a Commercial Facilities Exemption Certificate, in the Area of 1420 Holden and 6217 Lincoln, Detroit, Michigan, in Accordance with Public Act 255 of 1978 on behalf of 1400 Holden LLC. (Petition #2024-039)**

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **1400 Holden, LLC**, and find that it satisfies the criteria set forth by P.A. 255 of 1978 and would consistent with development and economic goals of the Master Plan.

Per Public Act 255 of 1978, prior to acting upon the application for a Commercial Facilities Exemption Certificate, the legislative body of the local governmental unit shall hold a public hearing, and the City Clerk must provide written notice of the hearing to the applicant, the assessor, a representative of the affected taxing jurisdictions, and the general public.

We request that a public hearing be scheduled on the issue of approving the application for the Commercial Facilities Exemption Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

DocuSigned by:

*Rebecca Labov*

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Rebecca Labov

Chief Investment & Development Officer

RL/jc

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



Housing and Revitalization  
Department

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

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

**BY COUNCIL MEMBER \_\_\_\_\_**

**WHEREAS**, pursuant to Public Act 255 of 1978 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Facilities Exemption Certificate within the boundaries of the City of Detroit; and

**WHEREAS**, 1400 Holden, LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

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

**City of Detroit**  
**OFFICE OF THE CITY CLERK**

**Janice M. Winfrey**  
*City Clerk*

**Andre P. Gilbert II**  
*Deputy City Clerk*

March 19, 2024

To: Antonie Bryant , Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 808  
Detroit, MI. 48226

RE: Request for a Commercial Facilities Exemption Certificate for a portion of the building located at 1420 Holden and 6217 Lincoln pursuant to P.A. 255 of 1978, as amended, MCL 207.655.

Please find the attached request for Commercial Facilities Exemption Certificate for a portion of the building located at 1420 Holden and 6217 Lincoln pursuant to P.A. 255 of 1978, as amended, MCL 207.655. **(In reference to petition 2024-039 Amended)**

Respectfully submitted,



Uraina Clark

Junior Assistant City Council Committee Clerk  
Office of City Clerk

CC: Andre Gilbert, Deputy City Clerk  
Bryan Coe, Law Department  
Charles Ericson, Assessor  
Derrick Head, Legislative Policy Division  
Justus Cook, Housing and Revitalization Department  
Kenyetta Bridges, DEGC

*By Email*

March 28, 2024

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

**Re: Second Amended Application for Commercial Facilities Exemption Certificate (P.A. 255) – 1400 Holden LLC**

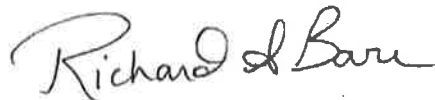
Ladies and Gentlemen:

On behalf of 1400 Holden LLC, a Michigan limited liability company (the “Applicant”), please accept the attached Second Amended Application for Commercial Facilities Exemption Certificate for a portion of the building located at 1420 Holden and 6217 Lincoln pursuant to P.A. 255 of 1978, as amended, MCL 207.655. The amendment revises the job commitment in the application.

Thank you for your attention to this matter.

Very truly yours,

HONIGMAN LLP



Richard A. Barr

Enclosure

STATE USE ONLY		
Application Number	Date Received	LUCI Code

SECOND  
AMENDED

## Application for Commercial Facilities Exemption Certificate

Issued under authority of Public Act 255 of 1978, as amended.

Read the instructions page before completing the application. **This application must be filed after a Commercial Redevelopment District is established.** The original application and required documents are filed with the clerk of the Local Governmental Unit (LGU).

### PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name <b>1400 Holden LLC</b>		NAICS or SIC Code <b>531110</b>	
Facility's Street Address <b>1420 Holden and 6217 Lincoln</b>	City <b>Detroit</b>	State <b>MI</b>	ZIP Code <b>48202</b>
Name of City, Township or Village (taxing authority) <b>Detroit</b>	County <b>Wayne</b>	School District Where Facility is Located <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) <b>04/03/2024</b>	Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>05/31/2025</b>		
Estimated Cost of Rehabilitation <b>\$1,610,000</b>	Number of Years Exemption Requested (1-12) <b>12</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 perm. jobs to be created due to facility's rehab. <b>1</b>	No. of perm. jobs to be retained due to facility's rehab. <b>0</b>	Number of construction jobs to be created during rehabilitation <b>30</b>
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Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.

Check this box if you wish to be considered for this exclusion.

### 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"/> Descriptive list of the fixed building equipment that will be a part of the facility
<input checked="" type="checkbox"/> General description of the facility's proposed use	<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction
<input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken	<input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption
<input checked="" type="checkbox"/> Legal description of the facility	

### PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) <b>John Walton</b>	Telephone Number <b>(313) 465-7308</b>			
Fax Number <b>(313) 465-7309</b>	E-mail Address <b>c/o rbarr@honigman.com</b>			
Mailing Address <b>c/o Richard Barr, Honigman, 660 Woodward, Ste. 2290</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>City <b>Detroit</b></td> <td>State <b>MI</b></td> <td>ZIP Code <b>48226</b></td> </tr> </table>	City <b>Detroit</b>	State <b>MI</b>	ZIP Code <b>48226</b>
City <b>Detroit</b>	State <b>MI</b>	ZIP Code <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 255 of 1978, 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 Facilities Exemption Certificate by the State Tax Commission.*

*I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.*

Signature of Authorized Company Officer (no authorized agents) 	Title <b>Manager</b>	Date <b>3/28/24</b>
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**PART 4: LGU ASSESSOR CERTIFICATION**

Provide the Taxable Value and State Equalized Value of the Commercial Property.

	Taxable Value (excluding land)	State Equalized Value (SEV) (excluding land)
<b>Building</b>		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Facilities Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Facilities Exemption that would also put the same property on the Commercial Facilities specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Facilities Exemption specific tax roll and not on any other specific tax roll.

Name of Assessor (first and last name) <b>Charles Ericson</b>		Telephone Number <b>(313) 224-4832</b>	
Fax Number		E-mail Address <b>ericsonc@detroitmi.gov</b>	
Mailing Address <b>2 Woodward Avenue</b>		City <b>Detroit</b>	State <b>MI</b>
		ZIP Code <b>48226</b>	

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: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)**

Action Taken By LGU:

Exemption approved for \_\_\_\_\_ years, ending December 30, \_\_\_\_\_ (not to exceed 12 years)

Exemption Denied

Date District Established (attach resolution for district) <b>11/21/2023</b>	Local Unit Classification Identification (LUCI) Code <b>82205</b>	School Code <b>82010</b>
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Name of Clerk (first and last name) <b>Janice M. Winfrey</b>		Telephone Number <b>(313) 224-3262</b>	
Fax Number <b>(313) 224-2075</b>		E-mail Address	
Mailing Address <b>2 Woodward Avenue, Ste. 200</b>		City <b>Detroit</b>	State <b>MI</b>
		ZIP Code <b>48226</b>	
LGU Contact Person for Additional Information <b>Andre Gilbert</b>		LGU Contact Person Telephone Number <b>(313) 224-3260</b>	Fax Number

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate.

Clerk's Signature	Date

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



Attachment to Amended Act 255 Commercial Facilities Exemption  
Certificate Application- 1420 Holden and 6217 Lincoln  
1400 Holden LLC, Owner  
March 28, 2024

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

1400 Holden LLC, a Michigan limited liability company ("Owner"), proposes to rehabilitate a building it owns at 1420 Holden and 6217 Lincoln, Detroit, Michigan to a mixed-use residential/commercial building.

Located south of the Henry Ford Hospital main campus, the building originally constructed in 1945 contains approximately 25,140 rental square feet ("RSF") with approximately 12,090 RSF for approximately 20 apartments and 13,050 RSF of commercial space. This application applies only to the commercial portion of the building; a separate application has been filed for a Neighborhood Enterprise Certificate for the residential space.

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

The proposed rehabilitation consists of the complete reconstruction of the building from its current severely impaired condition, including major physical preservation work. Virtually all interior improvements, including all interior utilities, will be replaced with modern improvements that will create an attractive facility for both residential and commercial uses.

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 3, 2024 and to be substantially completed by May 31, 2025.

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 to be constructed or funded by the Owner in connection with the project. Approximately 30 temporary construction jobs will be created. While no permanent jobs will be created by the Owner, an additional estimated 16 tenants' jobs are expected to be created by commercial tenants of the building; Owner assures that at least 1 tenant job will be created.

6. Legal Description.

See Exhibit A.

## Exhibit A

### Legal Description of the Facility

Land in the City of Detroit, Wayne County, MI. described as follows:

#### 1420 Holden

N HOLDEN 13-14 & S 70 FT 15-16-17 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R 6/98 150 X IRRG (13800 SF) (tax parcel 06001557-9)

#### 6217 Lincoln

W LINCOLN N 55 FT OF LOTS 17 THRU 15 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R 6/98 55 X 90 (tax parcel 06005642.002L)

The following property is in the NEZ zone but buildings are not located on the parcel:

#### 1432 Holden

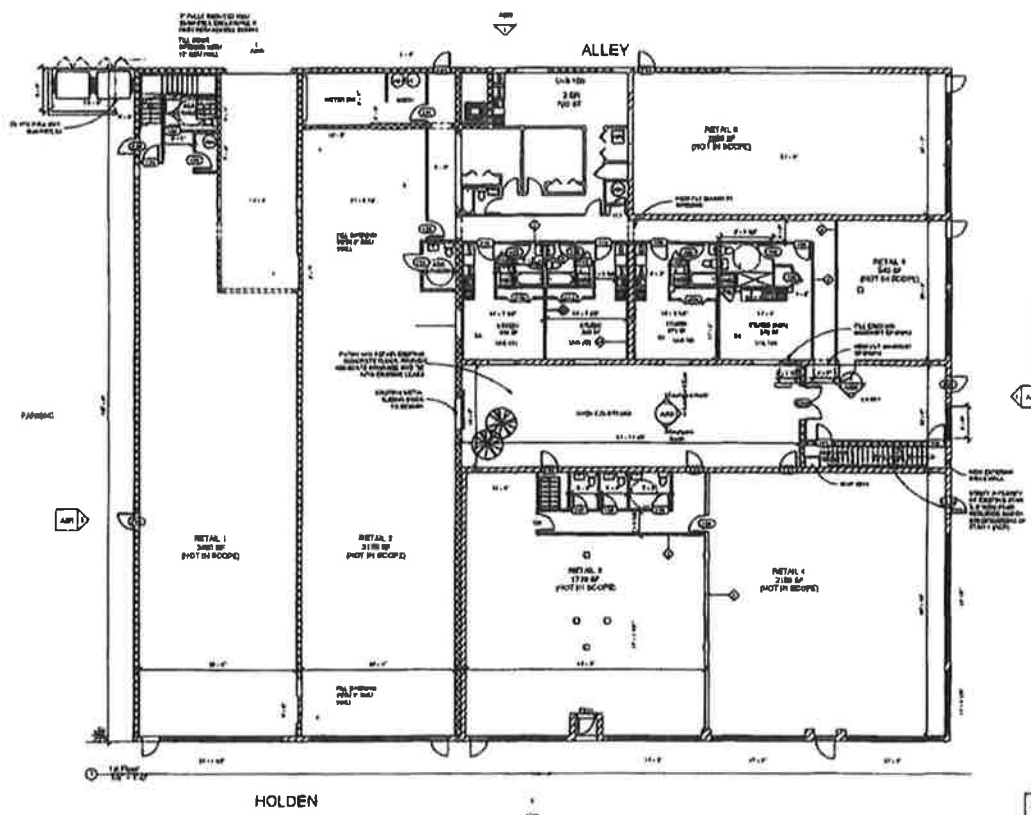
N HOLDEN 12 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R 6/98 30 X 125 (tax parcel 06001556)

New tax parcel numbers may be assigned for 2024.

OWNER:  
 8444 1/2 LLC  
 844 St. Clair Ave  
 Chelsea, MI 48118

ARCHITECT:  
 BUSHBY P.L.L.C.  
 8475 Grandway Dr  
 Troy, MI 48069

MCP ENGINEER:  
 Oni Engineering  
 3122 W. 15 Mile, Unit 120  
 Farmington Hills, MI 48334



NO.	REVISION

**1420 HOLDEN**  
 1420 Holden St  
 Detroit, MI 48202

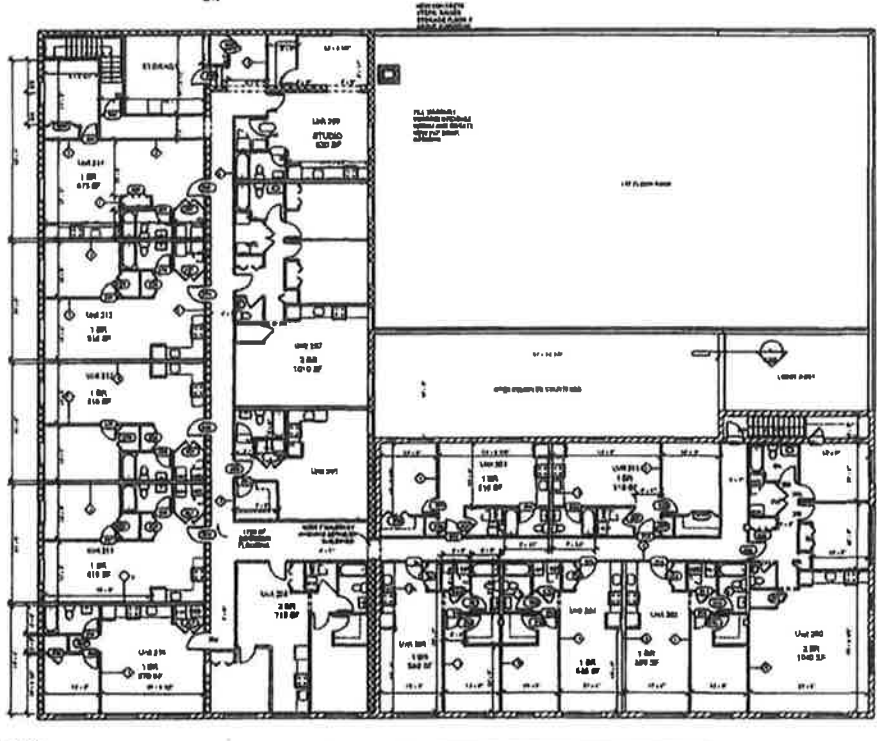
DRAWN: [Name] Author  
 PROJECT DATE: 08.25.2023  
 PROJECT #: [Number] Project Number

**WALL LEGEND**

[Symbol]	CONCRETE WALL
[Symbol]	3-WHITE BRICK WALL

**1st Floor Plan**

**A101**



OWNER:  
 Bertha Inc LLC  
 200 E. Chalmers  
 Detroit, MI 48226

ARCHITECT:  
 Studio P.L.L.C.  
 2475 Chalmers Dr.  
 Troy, MI 48061

DATE: 04/18/2018  
 Drawn by: [Name]  
 11/20/17 11:10 AM, 11/14/17  
 Project: 1420 Holden St, MI 48202

NO.	REVISION	DATE

**1420 HOLDEN**  
 1420 Holden St  
 Detroit, MI 48202

DRAWN: [Name]      Author  
 PROJECT DATE: 04/25/2018  
 PROJECT #: [Number]      Project Number

**WALL LEGEND:**

[Symbol]	GAU WALL
[Symbol]	5-WYTH-BRICK WALL

**2ND Floor Plan**

**A102**



February 19, 2024

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

RE: **Requesting Commercial Facilities Tax Exemption Certificate as amended;**  
 Owner: 1400 Holden LLC  
 Addresses: 1420 Holden, 1432 Holden, 1440 Holden, 1444 Holden, and 6217 Lincoln  
 Parcel Numbers: 06001557-9, 06001556, 06001555, 06001554, and 06005642.002L

Dear Mr. Antoine Bryant:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the application for a Commercial Facilities Tax Exemption Certificate for the properties located at 1420 Holden, 1432 Holden, 1440 Holden, 1444 Holden, and 6217 Lincoln **in the NW Goldberg** area of the City of Detroit.

The rationale for creating Commercial Redevelopment Districts under PA 255 of 1978, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant restoration of commercial and former industrial property where the primary purpose and use of which is the operation of a commercial business enterprise and shall include office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Commercial business enterprise also includes a business that owns or operates a transit-oriented development or a transit-oriented facility. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The combined 2023 values are as follows:

Addresses	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
1420 Holden, 6217 Lincoln, 1432 Holden, 1440 Holden, & 1444 Holden	\$ 180,203	\$ 108,985	\$ 5,394	\$ 3,262

The project proposed by **1400 Holden LLC** consists of one 2-story office building, a single, one-story store-retail building, and three commercial parking lots. The owner plans to rehabilitate the commercial portion of the first floor of the building located across 1420 Holden, 1432 Holden, 1440 Holden, 1444 Holden, and 6217 Lincoln, Detroit, Michigan. The owner proposes to create approximately 13,440 rentable square feet (14,250 gross sq ft) of commercial space for use by approximately six small Detroit businesses in the Elijah McCoy neighborhood. In addition, the owner will rehabilitate the second floor and the remaining portion of the first floor of the building into approximately twenty (20) apartments which will not be the subject to a P.A. 255 abatement but instead for which the owner will submit a separate application for an NEZ certificate. A parcel combination for the five parcels is anticipated in the near future. The restoration to the properties exterior and interior requires extensive reconfiguration and upgrades, including replacement of substantial portions of carpentry, roofing, windows, glass, drywall, flooring, plumbing, and HVAC. **This CFT certificate request is solely for the commercial portion of the properties. The amendment corrects the applicant's name.**

This area meets the criteria set forth under PA 255 of 1978, as amended. It applies to functionally obsolete properties requiring restoration meaning changes to obsolete commercial property other than replacement as may be required to restore the property, together with all appurtenances, to an economically efficient condition.



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

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**Commercial Facilities Exemption Certificate Request (Amended)**

Owner: 1400 Holden LLC

Addresses: 1420 Holden, 1432 Holden, 1440 Holden, 1444 Holden, and 6217 Lincoln

Parcel Numbers: 06001557-9, 06001556, 06001555, 06001554, and 06005642.002L

Page 2

A review of the project details and relevant statutes indicated that the facility located at **1420 Holden, 1432 Holden, 1440 Holden, 1444 Holden, and 6217 Lincoln** is eligible for the proposed Commercial Facilities Certificate pursuant to PA 255 of 1978, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors



**Commercial Facilities Exemption Certificate Request (Amended)**

Owner: 1400 Holden LLC

Addresses: 1420 Holden, 1432 Holden, 1440 Holden, 1444 Holden, and 6217 Lincoln

Parcel Numbers: 06001557-9, 06001556, 06001555, 06001554, and 06005642.002L

Page 3

Parcel Number	Property Address	Property Owner	Legal Description
06001557-9	1420 Holden	1400 Holden LLC	N HOLDEN 13-14 & S 70 FT 15-16-17 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R 6/98 150 X IRRG (13800 SF)
06005642.002L	6217 Lincoln	1400 Holden LLC	W LINCOLN N 55 FT OF LOTS 17 THRU 15 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R 6/98 55 X 90
06001556	1432 Holden	1400 Holden LLC	N HOLDEN 12 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R 6/98 30 X 125
06001555	1440 Holden	1400 Holden LLC	N HOLDEN 11 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R 6/98 30 X 125
06001554	1444 Holden	1400 Holden LLC	N HOLDEN 9-10 AVERY & VAN HUSANS SUB L11 P13 PLATS, W C R 6/98 60 X 125

**Note: a parcel modification is pending, and parcels are expected to be combined.**



**COMMERCIAL FACILITIES EXEMPTION CERTIFICATE  
AGREEMENT**

THIS COMMERCIAL FACILITIES EXEMPTION CERTIFICATE AGREEMENT (“Agreement”) is made this 25 day of February, 2024, by and between the City of Detroit, a Michigan municipal corporation (“City”), acting by and through its Planning and Development Department with an office at 2 Woodward Avenue, Suite 808, Detroit, MI 48226 and **1400 Holden LLC**, a Michigan limited liability company (“Applicant”), with an office at 656 St. Clair, Grosse Pointe, Michigan 48230.

**WITNESSETH:**

WHEREAS, 1978 PA 255, also known as the Commercial Redevelopment Act (“Act”), (1) provides for the establishment of commercial redevelopment 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 a qualified facility, among other provisions; and

WHEREAS, the Applicant has submitted an Application for Commercial Facilities Exemption Certificate (“Application”) for the City’s consideration for property located at 1420 Holden and 6217 Lincoln (“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 redevelopment district pursuant to the Act and the Property is located in such district; and

WHEREAS, the Applicant has committed to complete a Restoration 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 Facilities Exemption Certificate (“CFEC”) to the Applicant, contingent upon the representations contained herein and pending approval by the Michigan State Tax Commission. A copy of the City resolution granting the CFEC 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 14 of the Act, being MCL 207.664, or as provided for in this Agreement, the CFEC term and the term of this Agreement (collectively, the “Term”) shall end **Twelve (12) years after completion**, beginning on the December 31<sup>st</sup> following issuance of the CFEC by the City.



b. The Applicant will complete a “Restoration” of the Property, as defined in the Act and as set forth in the Application, no later than May 31, 2025.

c. The Applicant shall create, or cause to be created, at least one (1) (the “Employee Commitment Number”) full-time employee at the Property within one (1) year of the completion of the Restoration.

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

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

a. The Applicant was the owner of the Property, or was leasing the Property and had a signed lease with the Property owner, at the time of the Application. The Applicant is the owner of the Property, or is leasing the Property and has a signed lease with the Property owner as of the date of this Agreement.

b. At the time of the Application the Property was, and as of the date of this Agreement the Property is, a “Commercial Property” as defined by the Act.

c. 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.

d. The Applicant will comply with the Act.

e. The Applicant would not have considered undertaking the Restoration of the Property

without the CFEC.

- f. There are no delinquent taxes owed on the Property.
- g. The Applicant will pay any applicable taxes on the Property as they become due.
- h. The Restoration and current and planned future operation of the Property is in compliance with the City of Detroit Zoning Ordinance and Master Plan.

3. Community Benefits Requirements.

Pursuant to City of Detroit Ordinance 35-16, also known as the Community Benefits Ordinance (“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 the Applicant’s compliance with this Agreement. At a minimum, the Applicant shall provide the City with the following 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 Restoration 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 Restoration 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 CFEC 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: 1) the Restoration work completed at the Property and the Applicant’s financial investment in the Property for that year and 2) 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 and each year of the Term thereafter, 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.

5. Revocation of CFEC and Termination of this Agreement.

The City may, in its sole discretion and by resolution of Detroit City Council, revoke the CFEC if the City finds that: (a) the completion of Restoration 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 Restoration 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 Facilities Tax due under the CFEC, an amount equal to the difference between the amount of ad valorem tax that would be due on the Property without the CFEC, and the amount of Commercial Facilities Tax due on the Property under the CFEC, 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 CFEC 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. For purposes of this section, a transfer of the Property shall include any sale of the Property or any lease that transfers tax liability at the Property.

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 FACILITIES 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:**

1400 Holden LLC

By: John Walton

Print: John Walton

Its: Manager

**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 FACILITIES EXEMPTION CERTIFICATE IS APPROVED BY THE DETROIT CITY COUNCIL.**

**ADDENDUM 1**  
**Requirements**

None

**EXHIBIT A**

**Application for Commercial Facilities Exemption Certificate**

**EXHIBIT B**  
**Detroit City Council Resolution**  
**Granting the Commercial Facilities Exemption Certificate**



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

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**Date:** March 28, 2024

**Tax Abatement Type:** PA 255

New  Renewal

**Duration of Abatement:** ~~13 Years~~ 12 years

TA 4/10/24

**Development:** 1400 Holden LLC

**Parcel/Facility Address:** 1420 Holden, Detroit, MI 48202

**Applicant/Recipient:** 1400 Holden LLC

**Applicant Contact:** Richard Barr

### 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:** 1 Job

### **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) with 8-12 full-time employees to do the following;
  - a. **Use DAW as the company's priority staffing partner** for all openings in Detroit for the life of the local incentive;
  - b. **Develop and implement a DAW Staffing Plan** in partnership with the company's DAW Staffing Consultant to include a regular meeting schedule of at least every 30 days and agreed-upon data-sharing related to program criteria and candidate submissions;
  - c. **Post all Detroit job openings through the DAW website;**
  - d. **Ban the Box:** To the extent possible according to law and job requirements, commits to removing the felony and/or misdemeanor question from the employment application, and agrees to using a background-friendly approach to hiring new employees in Detroit; and,
  - e. **Modify pre-employment screening and testing** so that an applicant who tests positive for a legalized substance in the State of Michigan are not disqualified from the hiring process, to the extent permissible under applicable laws, regulations, and other legal requirements.
  - f. **Commit to one consultation with DAW staffing consultant** on strategies for upskilling of new employees, including offerings in adult basic education, State-provided training funds and incentives, apprenticeship programs development, and post-secondary educational attainment.