

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

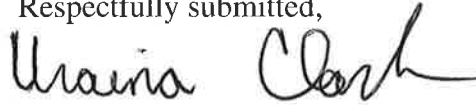
April 30, 2024

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

RE: Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA) Exemption.

Please find the attached Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate Located at 210 East Bethune Street, Detroit, Wayne County, Michigan for EBE Bethune, LLC. **(In reference to petition 2023-290 Amend)**

Respectfully submitted,



Uraina Clark

Junior Assistant City Council Committee 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

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) EBE Bethune, LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 1420 Washington Blvd, Ste. 301, Detroit, Michigan, 48226		
Location of obsolete facility (No. and street, City, State, ZIP Code) 210 E. Bethune Street, Detroit, Michigan 48202		
City, Township, Village (indicate which) City		County Wayne
Date of Commencement of Rehabilitation (mm/dd/yyyy) 10/2/2023	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 10/1/2025	School District where facility is located (include school code) Detroit - 82010
Estimated Cost of Rehabilitation \$2,745,483.00	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply):		
<input checked="" type="checkbox"/> Increase Commercial activity	<input checked="" type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>5</u>		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion.		
<input checked="" type="checkbox"/>		

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Edi Demaj	Telephone Number (248) 495-4353	Fax Number
Mailing Address 19 Clifford Street, Detroit, MI 48226		Email Address edi@kodelabs.com
Signature of Company Officer (no authorized agents) <i>Edmond Demaj</i>		Title Managing Member

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
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FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
<input type="checkbox"/> Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
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PART 3: ASSESSOR RECOMMENDATIONS

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

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

PART 4: CLERK CERTIFICATION

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

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

Mail completed application and attachments to: Michigan Department of Treasury
 State Tax Commission
 P.O. Box 30471
 Lansing, Michigan 48909-7971

If you have any questions, call 517- 335-7491.

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



April 26, 2024

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

RE: Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate Located at 210 East Bethune Street, Detroit, Wayne County, Michigan for EBE Bethune, LLC

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate for the property located at 210 East Bethune Street, Detroit, Wayne County, Michigan (the "Property"), further described in Attachment A.

Company and Project Synopsis

EBE Bethune, LLC (Developer) is an affiliate of Kode Labs which was founded in 2017 in part by brothers Edi and Etrit Demaj. The two were born in Kosovo and came to Detroit in 1999 as refugees during the Kosovo War. Their ties to both communities led to the company's name (Ko) for Kosovo and (De) for Detroit. Both founders are serial entrepreneurs having scaled and exited real estate technology companies for over \$100M+. Together they have built a team of building engineers, software developers, and data scientists to visualize buildings everywhere. They believe in a future of real estate that is easy, open, data driven, and carbon neutral.

The proposed Obsolete Property Rehabilitation Exemption Certificate (OPREC) contains a single approximately 0.544-acre parcel located at 210 East Bethune Street. The property is located within Detroit's Milwaukee Junction Neighborhood, bounded by East Bethune Street to the north, John R Street to the east, Custer Avenue to the south, and the property line to the west. The Property is occupied by a two-story building consisting of 9,067 square feet (the main building) that was previously utilized as a mounted police station, and a two-story building totaling 1,150 square feet (the eastern building) that was previously utilized for storage and horseshoeing. Both buildings were operated by the City of Detroit's Police Department until the mounted police division was disbanded in 2005, and the buildings have been unoccupied since that time. Prior to its use as a mounted police station, was parcel was occupied by residential dwellings as early as 1897.

The proposed project will entail the rehabilitation of the main building into office space for Kode Labs as part of the first phase of Development. The east building will be rehabilitated during the second phase into a commercial retail space or coffee shop/small café.

Acquisition Timeline

The Property was acquired by EBE Bethune, LLC in August of 2019.

**Request for Establishment of an Obsolete Property Rehabilitation Act at
210 East Bethune Street, Detroit, Wayne County, Michigan 48202
for EBE Bethune, LLC**

PA 146 Request

This application documents the request for the establishment of an Obsolete Property Rehabilitation Exemption Certificate (OPREC).

The proposed OPREC is eligible as defined in Section 3 of Public Act 146, as amended because it is 1) an obsolete property in an area characterized by obsolete commercial property or commercial housing property, and 2) a commercial property that is obsolete property that was owned by a qualified local government unit and conveyed to a private owner.

Necessity for Tax Relief

Substantial investment is necessary to rehabilitate the existing buildings into a viable, long-term development. The rehabilitation project would not be possible without the receipt of an Obsolete Property Rehabilitation Exemption Certificate.

In order to secure financing for the development, the operating costs of the proposed project must be kept as low as possible (including property taxes).

Closing

EME Bethune, LLC is driven by an environmentally sustainable, data-oriented investment strategy and has designed 210 Bethune to enhance and promote the redevelopment efforts underway in the Milwaukee Junction Neighborhood. EME Bethune, LLC has a proven record of successfully redeveloping properties within the City of Detroit, which have utilized Detroit based contractors and Detroit residents, and is eager to instill the same approach on this development. EME Bethune, LLC is looking forward to pursuing this redevelopment and continuing investing in Detroit.

Respectfully submitted,



Edi Demaj
EBE Bethune, LLC
edi@kodelabs.com
(248) 495-4353

Submitted with Assistance from:
Ginny Dougherty
PM Environmental, a Pinchin Company
ginny.dougherty@pmenv.com
(248) 414-1436

Attachments:

- Attachment A: Detailed Project Description
- Attachment B: Parcel Map
- Attachment C: Paid Receipt of Current Taxes
- Attachment D: Support Letters

cc: DEGC
J. Cook, HRD

Attachment A: Detailed Project Description

Attachment A

General Description

The proposed Obsolete Property Rehabilitation Act (OPRA) project is bounded by East Bethune Street to the north, John R Street to the east, Custer Avenue to the south, and the property line to the west.

Totaling 0.544 acres, the Property is occupied by a two-story building consisting of 9,067 square foot building (the main building) that was previously utilized as a mounted police station, and a two-story building of 1,150 square feet (the east building) that was previously utilized for storage and horseshoeing.

Constructed between 1910 and 1915, the buildings were previously utilized as a mounted police station for the City of Detroit's Police Department. The mounted police division was disbanded in 2005 and the buildings have been unoccupied since that time. Prior to its use as a mounted police station, the parcel was occupied by residential dwellings as early as 1897. The buildings are in poor condition due to the general lack of maintenance and lacks modern electrical, mechanical, plumbing, HVAC, and technological systems.



Description of Proposed Use

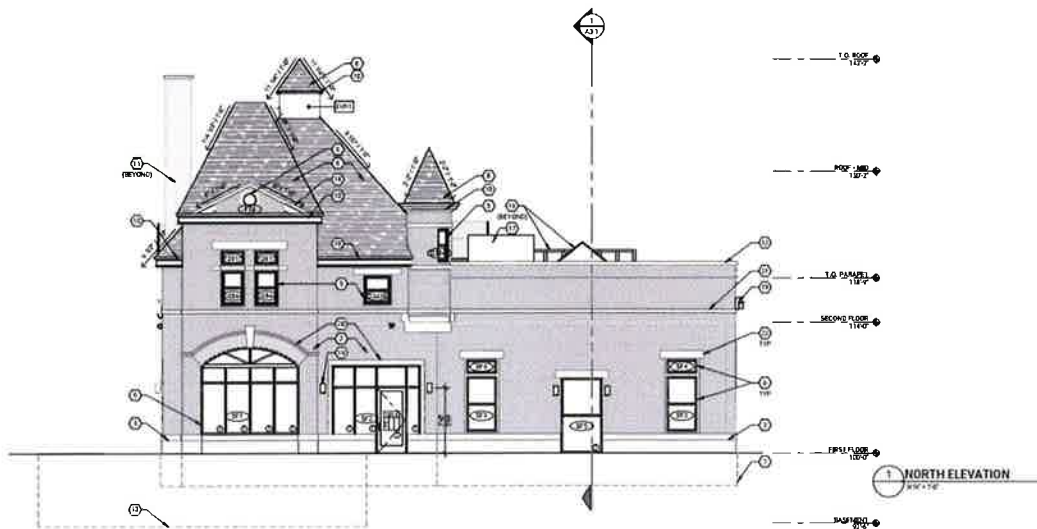
Phase I of the project will gut, renovate, and modernize the main building involves the redevelopment of the main building which includes 6,430 square feet of office space on the first floor, with the remaining space in the basement and second floors being redeveloped into storage space (est. 2,637 square feet). The entire 9,067 square feet will be occupied



Kode Labs, the Developer's parent entity, to accommodate the need for additional office space. Phase II of the project will involve the renovation of the east building, which will commence after the main building has been completed (estimated in the fall of 2025). Although renovation plans for the east building have yet to be prepared, the Developer intends to convert the building into approximately 1,150 square feet of commercial retail space or a small restaurant (i.e., coffee shop) that will be available for lease.

Phase I also includes the conversion of the overgrown area on the eastern portion of the parcel into an outdoor event space, green space, native pollinator garden beds, street trees, decorative concrete and pavers, and sidewalk improvements that will integrate into the surrounding landscape. The outdoor event space will be open to the public when not in use by Kode Labs.

Attachment A



The proposed project will help meet demand for additional space for the growth of Kode Labs and will restore two buildings within the North End Neighborhood to productive use after years of vacancy and neglect. The project will also contribute to new income tax for Detroit as a result of the creation of private investment.

Nature and Extent of the Rehabilitation

The building has sustained significant deferred maintenance and has a lack in functional use due to previous uses. Redevelopment will require extensive repairs, major renovations, and improvements. Demolition of the outdated interior layout will occur along with electrical, plumbing, and mechanical/HVAC upgrades and replacement to improve the current conditions and meet modern demands while providing increased efficiency. The redevelopment of the buildings will pay particular attention to the preservation of the historic nature of the property. Renovations will incorporate original details, repairing or replacing the deteriorated and/or damaged plaster, masonry, brick, and stone. Additionally, the rehabilitation will ensure that any damaged decorative details will be replaced with material consistent with the current profile, finish, and color. As part of the rehabilitation, the building will receive new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems, and new energy efficient windows, doors, and fixtures. A complete overhaul of the restrooms to become ADA compliant.



Descriptive List of the Fixed Building Equipment

Renovations, new fixed building equipment and materials for the project include;

- Masonry; restoration activities associated with the existing building
- Carpentry; including framing, kitchen cabinetry, vanities, trim work
- Thermal and Moisture Protection; roofing system, caulking and sealing, waterproofing
- Doors and Windows; exterior and interior doors/frames/hardware
- Mechanical; plumbing and HVAC

Attachment A

- Electrical; electrical work, security system, and communications
- Fire alarm/suppression system
- Finishes; drywall and steel studs/insulation, hard tile, hardwood/LVT flooring, painting
- Specialties; fire extinguishers

Time Schedule

Phase I of the project activities are anticipated to commence in fall of 2024. Construction completion is anticipated for fall of 2025. Phase II of the project will begin once Phase I of the project has been completed (estimated, 2025). Timelines are dependent upon the approval schedule for the OPRA.

Statement of Economic Advantages

The proposed project will help meet demand for additional space for the growth of Kode Labs, an affiliate of EBE Bethune, LLC. Total hard cost investment is estimated to be \$2,601,558 and total capital investment is estimated to be \$3,152,558 (Phase I only). The sources of funds for the project are through owner equity, permanent financing as well as brownfield tax increment financing at an estimated value of \$753,753. The Developer is applying for a 12-year real property tax abatement under the provisions of a PA 146 Obsolete Property Rehabilitation Act property tax abatement. The Developer is not delinquent on any property tax related to the facility.

On a short-term basis, approximately 48 construction jobs will be needed during the estimated 12-month construction period. On a long-term basis, the proposed redevelopment of Phase I of the project, and subsequent relocation of Kode Labs will retain approximately 15 jobs within the City of Detroit and create an estimated 5 new FTE jobs within the first year. Up to 15 additional jobs are anticipated to be created as the company grows. The project may also create new Detroit residents, which will also generate additional taxable income. The increase in permanent jobs will increase City collected income tax at a 2.4% per resident per year.

This redevelopment also incorporates the recommendations of the Milwaukee Junction Framework Study which include 1) prioritizing preservation and adaptive reuse of historic building stock over demolition wherever possible, 2) developing long-term affordable commercial space for small businesses, and 3) investing in public infrastructure and streetscape amenities throughout the district. Other indirect benefits such as spin off spending in the City that will contribute to the economic benefits produced by this investment.

The granting of the tax abatement will not result in any fewer taxes to the City in the short-term or long-term. Upon successful redevelopment, the project will generate increased property income, and sales taxes. Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a catalyst effect within this neighborhood.

Legal Description

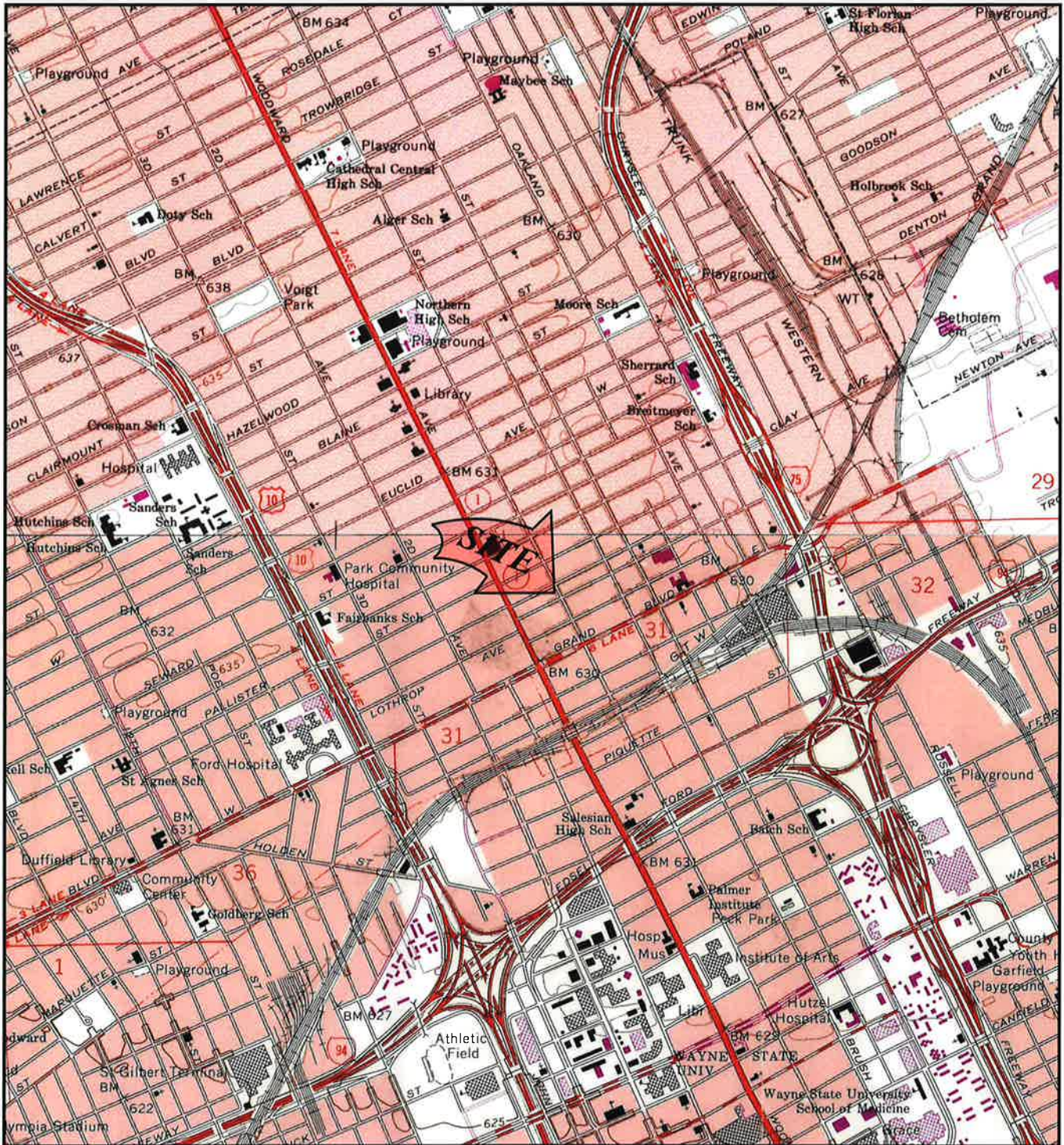
Parcel Number: 01002114-5

Address: 210 East Bethune Street, Detroit, Wayne County Michigan 48202

Acres: 0.544

Legal Description: S BETHUNE 289 THRU 294 AND VAC CUSTER AVE ADJ WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 184.75 X 128.32A

Attachment B: Parcel Map



MICHIGAN QUADRANGLE LOCATION

WAYNE COUNTY

FIGURE 1

PROPERTY VICINITY MAP

UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES

DETROIT, MI QUADRANGLE, 1968. PHOTO REVISED 1973 AND 1980.

HIGHLAND PARK, MI QUADRANGLE, 1983.



PROJ:
FORMER POLICE OFFICE AND
STABLES
210 BETHUNE STREET
DETROIT, MI

THIS IS NOT A LEGAL
SURVEY

VERIFY SCALE
0 2000'

IF NOT 1" ON THIS
SHEET, ADJUST
SCALES ACCORDINGLY.

DRN BY: CS DATE: 5/11/2022



CHKD BY: DB SCALE: 1" = 2,000'

FILE NAME:
01-14028-0-003F00R00

210 Bethune Street



May 25, 2022

-  Condominiums
-  Parcel Boundaries

1:2,257



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, Japan, METI, Esri, China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Attachment C: Paid Receipt of Current Taxes

PROPERTY #: 01002114-5 SCHOOL: 82010
 CLASS: 201 PRE/MBT%: 0.0000
 TAXABLE VAL: 273,331 SEV: 312000

TAXPAYER: EBE BETHUNE LLC MORTGAGE CODE: Z9991
 19 CLIFFORD ST.
 DETROIT MI 48226

PROP ADDRESS: 210 E BETHUNE

SUMMER TAX INFO

 AD VALOREM TAX 20,834.13
 SP. ASSMENTS 100.00
 ADMIN FEE 208.34
 INTRST/PNTLY 0.00
 TOTAL 21,142.47

07/01/2023 21,142.47 Pd

BALANCE DUE 0.00

TOTAL BALANCE DUE

WINTER TAX INFO

 AD VALOREM TA 2,549.54
 SP. ASSMENTS: 0.00
 ADMIN FEE: 25.49
 INTRST/PNTLY: 0.00
 TOTAL: 2,575.03

12/01/2023 2,751.09 Pd

03/18/2024 -176.06 Pd

BALANCE DUE 0.00

0.00

LEGAL DESCRIPTION

S BETHUNE 289 THRU 294 AND VAC CUSTER AVE ADJ WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R
1/103 184.75 X 128.32A

Attachment D: Support Letters



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

May 3, 2023

Ms. Jennifer Kanalos
Authorized Agent
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: 210 Bethune Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the 210 Bethune Brownfield Redevelopment Plan (the "Plan") for consideration.

EBE Bethune, LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel bounded by East Bethune Street to the north, John R Street to the east, Custer Avenue to the south, and the property line to the west in the North End neighborhood of Detroit.

The project consists of the redevelopment of the existing two-story building consisting of 9,067 square feet (the main building) that was previously utilized as a mounted police station, and a two-story building totaling 1,150 square feet (the eastern building) that was previously utilized for storage and horseshoeing. Both buildings were operated by the City of Detroit's Police Department until the mounted police division was disbanded in 2005 and the buildings have been unoccupied since that time. Phase I of the project will redevelop the main building into laboratory and office space consisting of 9,067 square feet which will be occupied Kode Labs, the Developer's parent entity. Phase II will commence after the redevelopment of the main building has been completed and will consist of 1,150 square feet of retail or restaurant space. Additionally, the overgrown vegetation on the eastern portion of the parcel will be cleared to create an outdoor event space, landscaping that includes open green space, native pollinator garden beds, street trees, and sidewalk improvements.

The project will redevelop an underutilized and contaminated property to provide new office space, employment opportunities, and green space in the North End neighborhood of Detroit. Total investment is estimated at \$2.7 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,

Russell Baltimore
Assistant Director Design
Planning and Development Department

c: B. Vosburg
C. Capler

April 13, 2023

Edi Demaj
1420 Washington Blvd, Suite 301
Detroit, MI 48226

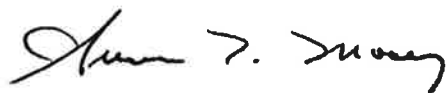
Dear Mr. Demaj,

As a non-profit with the goal of supporting community and economic development in Detroit's Midtown and New Center neighborhoods, Midtown Detroit, Inc. would like to express its support for KODE Labs' OPRA tax abatement and Brownfield TIF application for 210 E Bethune.

210 E Bethune sits at the intersection of growth in the New Center, North End, and Milwaukee Junction neighborhoods. Nearby is the recently completed New Center Plaza retail and office space, the under-construction Detroit Food Commons, and countless new businesses in the works along Woodward Avenue and Grand Boulevard. Your redevelopment of the former DPD mounted police station at 210 E Bethune will join this wave of development and help expand office and retail work in the surrounding neighborhoods. Through this your development will help continue this growth and further expand the footprint of prosperity that has been created in these three neighborhoods.

Growth in the North End supports growth in New Center and vice versa. For this reason, MDI strongly supports your development in our neighboring community and the approval of an OPRA tax abatement and Brownfield TIF for KODE Labs.

Sincerely,



Sue Mosey
Executive Director
Midtown Detroit, Inc.



April 17, 2023

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

RE: 210 E. Bethune Redevelopment Project – EBE Bethune, LLC

Dear Honorable Council Members,

I would like to express support for the redevelopment of property located at 210 East Bethune Street in the City of Detroit's Milwaukee Junction District. We understand the project is seeking an Obsolete Property Rehabilitation Act exemption (OPRA), as well as Brownfield Tax Increment Financing (TIF) in support of the project. Both will be valuable tools to support the restoration of the former mounted police station which will enhance the revitalization efforts taking place in this neighborhood. Having recently redeveloped properties in the Milwaukee Junction District, we understand the impact that the addition of a new business has to the local economy and the vibrancy of the area.

We are pleased to offer our full support of this project. If you have any questions, please feel free to contact me at (248) 421-5809.

Sincerely,

Rocky Lala
Managing Member
Method MJ, LLC
rocky@methodevelop.com



Subject: Letter of Support for New Development

To Whom it may concern,

I am writing in support for the new KODE Labs development located at 210 Bethune in the Detroit's North End district.

Having recently developed and relocated in the adjacent Milwaukee Junction district we see the impact that the addition of new business has on the local economy and vibrancy of the neighborhood.

It's vital to this area's ability to sustain continued growth by attracting new business ventures and property development such as KODE Labs. Their project promises to bring this blighted but unique building to life adding to the vitality of our area.

I hope this letter of support assists the Developer with their mission in taking this project to fruition.

Thank you.

Sincerely,

Nicole Piach
Co-Owner
The Creative Bloc
313-758-6737
6538 Russell Street
Detroit, MI 48211



*Lower North End Block Club
643 Horton St.
Detroit, MI 48202
Netteroberson@gmail.com
May 8th, 2023*

*Detroit Brownfield Redevelopment Authority
500 Griswold St., Ste. 2200
Detroit, MI 48226*

Subject: Community Letter of Support for Kode Labs Redevelopment Project at 210 E Bethune St., Detroit, MI 48202

Dear Members of the Detroit Brownfield Redevelopment Authority,

We, the members of the Lower North End Block Club, are writing this letter to express our enthusiastic support for Kode Labs and their proposed redevelopment project to rehabilitate the property located at 210 E Bethune St., Detroit, MI 48202 for the purposes of locating their company headquarters on site. We believe that this project holds significant promise for our community and aligns perfectly with our vision for the revitalization and growth of the Lower North End neighborhood.

The Lower North End Block Club (formerly, the Horton-Custer-Bethune-Oakland Block Club and Smith & Clay Block Club) has been working to support the residents of the Lower North End for the last six years. We maintain a membership of 150 unique residents, who have attended nearly over 100 community meetings since our inception. The mission of our block club is to facilitate inclusiveness, sustainability, involvement, and to promote a safe and vibrant neighborhood.

We understand the importance of sustainable development, economic growth, and the preservation of our community's unique heritage. Kode Labs' redevelopment project embodies these principles and presents a remarkable opportunity to enhance our neighborhood.

We are particularly impressed by Kode Labs' commitment to preserving the character of the site. We strongly believe that Kode Labs has the capacity and tasteful eye needed to bring this historic structure back to life. Their vision for the redevelopment aligns perfectly with our goals of creating a thriving, vibrant, diverse, and sustainable community that fosters win-win collaborative relationships. We don't think we could find a better fit for the space than to have a successful local tech company in the community.

Additionally, we appreciate Kode Labs' emphasis on community engagement and inclusion throughout the redevelopment process. They have actively sought input from residents and area stakeholders, and incorporated valuable feedback into their plans. This level of transparency and collaboration demonstrates their genuine dedication to ensuring that the project benefits the existing community and respects our unique identity.



Co-Founder Edi Demaj took the time to meet with the Lower North End Block Club in person to review the site proposal and was very open to all feedback. Within the meeting we explored various options for activating or razing the auxiliary structure on the East side of the main structure. We also discussed a variety of partnerships with the community centered around supporting our youth, neighborhood-based aspiring entrepreneurs, and general local business support. We agreed to work together moving forward and will be submitting joint applications for larger-scale neighborhood level revitalization funding. Edi was extremely easy to work with and we feel he will be a great stakeholder for our community.

Moreover, the proposed redevelopment project will have a positive impact on the aesthetics of our neighborhood. The revitalized 210 E Bethune St. will serve as an ato our community, with its tasteful balance of historic preservation and complementary modern elements. We especially love the proposed landscaping improvements. This will undoubtedly enhance the visual appeal of our neighborhood and contribute to a sense of pride and belonging among residents.

We are confident that the Kode Labs redevelopment project will bring numerous benefits to our community, including job creation, increased property values, and a revitalized local economy. It will serve as a catalyst for further development and inspire other businesses to invest in the Lower North End..

In light of the above, we, the members of the Lower North End Block Club, wholeheartedly support Kode Labs' proposed redevelopment project at 210 E Bethune St. We kindly request the Detroit Brownfield Redevelopment Authority to grant all necessary approvals and provide the assistance required to facilitate the successful completion of this project.

Thank you for considering our input and for your commitment to fostering sustainable and community-oriented development within the city of Detroit. We believe that together, we can create a vibrant, prosperous, and inclusive neighborhood for current and future generations to enjoy.

Should you require any additional information or have any questions, please do not hesitate to reach out to us. We would be more than happy to provide further details or discuss this matter further.

Respectfully,

Date Signed: 05/08/2023

Lynnette Roberson

President, Lower North End Block Club

734-377-9282 - netteroberson@gmail.com



THE
MICHIGAN
URBAN FARMING
INITIATIVE

MUFI Letter of Support for Kode Labs' Application for Brownfield TIF for the Redevelopment of the Old Stables at 210 E Bethune St., Detroit, MI 48202

To: Brownfield Redevelopment Authority
500 Griswold St., Ste. 2200 Detroit, MI 48226

The Michigan Urban Farming Initiative
7432 Brush St. Detroit, MI 48202
Phone: 313-444-6834
Email: support@miufi.org
Website: www.miufi.org

May 8th, 2023

To Whom it May Concern,

Please accept this letter on behalf of the Michigan Urban Farming Initiative (MUFI) to express our strong support for Kode Labs' application for a Brownfield Tax Increment Financing (TIF) to redevelop the old stables located at 210 E Bethune St., Detroit, MI 48202. MUFI is an urban agriculture nonprofit organization that operates a thriving campus roughly 500 feet from the proposed development site, making us keenly aware of the potential impact this project could have on our community.

We firmly believe that Kode Labs' redevelopment of the old stables aligns with the vision and mission of MUFI, as well as the broader goals of sustainable urban development and community revitalization in Detroit. The proposed project not only has the potential to breathe new life into a long-neglected property but also to catalyze economic growth, foster job creation, and enhance the overall livability of the surrounding neighborhood.

Kode Labs' leadership team has an admirable track record of successfully restoring and reprogramming existing historic architecture. Their commitment to community engagement and sustainable development make them an ideal partner for this project.



MUFI Letter of Support for Kode Labs' Application for Brownfield TIF for the Redevelopment of the Old Stables at 210 E Bethune St., Detroit, MI 48202

Their expertise in redevelopment and revitalization, coupled with their demonstrated dedication to creating inclusive and vibrant spaces, ensures that the project will be carried out with the utmost consideration for the needs and aspirations of the local community.

As an organization operating in close proximity to the proposed development site for the past twelve years, we have watched this property change hands several times. Each new owner promising activation of the space with zero results delivered. Kode Labs is the first owner of the property that has actually followed through with site improvements, cleaning up the site to such an extent that it has already improved quality of life for the people and businesses nearby. We are confident that Kode Labs can and will see this project through to completion.

Kode Labs' Co-Founder Edi Demaj has taken time to meet with representatives from our organization several times to explain his vision prior to his plan being set in stone. He created space for us to provide meaningful feedback throughout the process. He showed humility and respect from the start. We cannot tell you how admirable this approach to development is for our community. We commend Edi for the level of consideration he has approached our community with.

In conclusion, the Michigan Urban Farming Initiative wholeheartedly supports Kode Labs' application for a Brownfield TIF for the redevelopment of the old stables at 210 E Bethune St., Detroit, MI 48202. We believe that this project will contribute to the revitalization of the area, promote sustainable urban development, and provide invaluable opportunities for community engagement and collaboration.

Thank you for your time and consideration. Should you require any further information or wish to discuss this matter in more detail, please do not hesitate to contact me directly.

Respectfully,



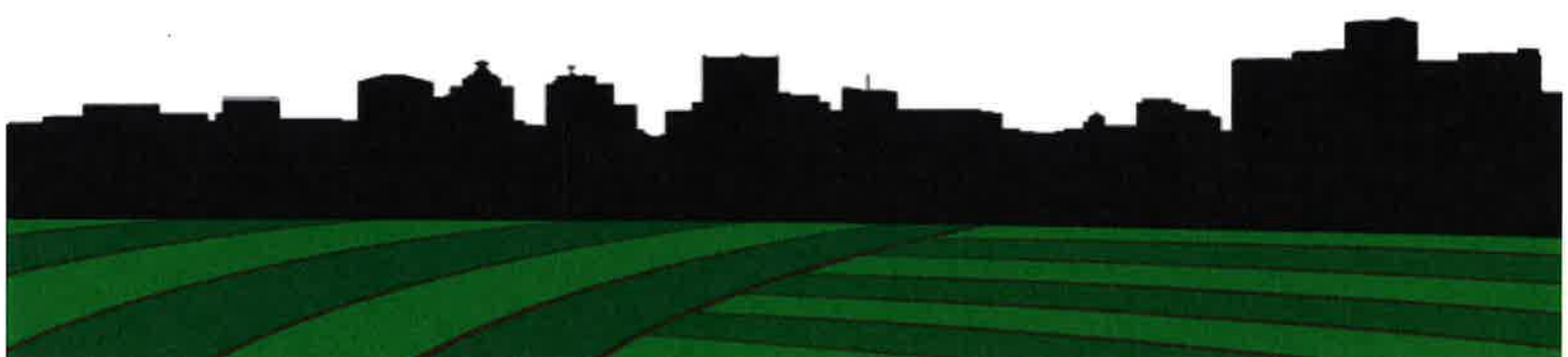
Signed May 8th, 2023

Tyson Gersh

Co-Founder & President | The Michigan Urban Farming Initiative

7432 Brush St. Detroit, MI 48202

Cell: 734-330-5691 | tysongersh@miufi.org | <http://www.miufi.org>





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

August 23, 2023

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

Re: **Obsolete Property Rehabilitation Certificate – EBE Bethune LLC**
 Addresses: 210 E. Bethune
 Parcel Number: 01002114-5

Dear Mr. Bryant:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation Certificate for the property located at **210 E. Bethune** located in the **Milwaukee Junction** area of the City of Detroit.

The rationale for Obsolete Property Rehabilitation Certificates 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 2023 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
01002114-5	210 E. Bethune	\$47,100	\$41,262	\$264,900	\$232,069

The project as proposed by **EBE Bethune LLC** consists of 2 -2 story buildings formerly used as the Detroit PD mounted unit station. The buildings, 9,067 & 1,150 square feet respectively, were built in 1897, including a 1966 addition. As described by the developer in its application, the buildings will undergo major renovations including layout reconfiguration to transform the buildings into office and commercial retail space. The rehabilitation will include plumbing, electrical, and HVAC systems replacement, masonry restoration, new windows and doors, new roofing, new carpentry work, and installation of a new fire suppression system.

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
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
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Obsolete Property Rehabilitation Certificate
EBE Bethune LLC
Page 2

A review of the project plan and related statutes indicated that the proposed Obsolete Property Rehabilitation Certificate for the property located at **EBE Bethune LLC** 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



Obsolete Property Rehabilitation Certificate
EBE Bethune LLC
Page 3

Property Address: 210 E. Bethune
Parcel Number: 01002114-5
Property Owner: EBE Bethune LLC
Legal Description: S BETHUNE 289 THRU 294 AND VAC CUSTER AVE ADJ WM Y HAMLIN & S J BROWNS L8 P72 PLATS,
W C R 1/103 184.75 X 128.32A



**OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE
AGREEMENT**

THIS OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE AGREEMENT (this “Agreement”) is made this 9th day of May, 2024 by and between the City of Detroit, a Michigan municipal corporation (the “City”), acting by and through its Planning & Development Department, with an office at 2 Woodward Avenue, Suite 808, Detroit, Michigan 48226, and **EBE Bethune, LLC**, an (“Applicant”) with an office at **1420 Washington Blvd, Ste. 301, Detroit Michigan 48226**.

WITNESSETH:

WHEREAS, Public Act 146 of 2000, as amended, also known as the Obsolete Property Rehabilitation Act (the “Act”), (1) provides for the establishment of obsolete property rehabilitation districts by local governmental units, (2) provides for the abatement or exemption from certain taxes for qualified obsolete property owners, and (3) allows local governmental units to levy and collect a specific tax from the owners of an obsolete property, among other provisions; and

WHEREAS, the Applicant has submitted an application (the “Application”) for an Obsolete Property Rehabilitation Exemption Certificate (“OPREC”) for the property located at: **210 E. Bethune Street, Detroit, Michigan** (the “Property”). A copy of the Application is attached hereto as **Exhibit A** and made a part hereof; and

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

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

WHEREAS, the City has approved the Application by adopting a resolution granting the OPREC to the Applicant, contingent upon the covenants and representations contained herein and pending approval by the Michigan State Tax Commission. A copy of the City resolution granting the OPREC is attached hereto as **Exhibit B** and made a part hereof; and

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

1. General.

a. Unless earlier revoked as provided for in Section 12 of the Act, being MCL 125.2792, or as provided for in this Agreement, the term of the OPREC and the term of this Agreement (collectively, the “Term”) will be for a period of **Twelve (12)** years, beginning on the certificate beginning date stated in the OPREC issued by the Michigan State Tax Commission.

b. The Applicant will complete the Property Rehabilitation, as defined in the Act and as set forth in the Application, no later than **October 1, 2025**.

c. The Applicant shall create, or cause to be created, at least four (4) (the “Employee Commitment Number”) full-time employees at the Property within one (1) year of the effective date of this Agreement.

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

e. For purposes of this Agreement, a “full-time employee” is defined as a person: (i) who is employed by the Applicant or its affiliates on a salary, wage, commission, or other basis for a minimum period of forty (40) hours a week and (ii) from whose compensation the Applicant or its affiliates, including a staffing agency, are required by law to withhold City of Detroit income taxes. Affiliates may include Applicant’s tenant(s) that lease space at the Property.

2. Applicant Representations and Warranties.

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

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

b. The Property is an “Obsolete Property” as defined under the Act.

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

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

e. The Applicant would not have considered accomplishing Rehabilitation of the Property without an OPREC.

f. Rehabilitation of the Property did not start prior to establishment of the obsolete property rehabilitation district in which the Property is located.

- g. There are no delinquent taxes owed on the Property.
- h. The Applicant will pay any applicable taxes on the Property as they become due.
- i. The Rehabilitation and Applicant's current and planned future operation of the Property are in compliance with the City of Detroit Zoning Ordinance and Master Plan.
- j. If the Rehabilitation of the Property will include the provision of housing at the Property, the Applicant agrees: (i) to comply with Fair Housing Practices that meet the guidelines set forth by the U.S. Fair Housing Act (42 U.S.C. 3601 through 3619); and (ii) to comply with the Affordability Requirements set forth on Addendum 2, attached hereto.

3. Community Benefits Requirements.

Pursuant to City of Detroit Ordinance 35-16, also known as the Community Benefits Ordinance (the "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 for the City to determine the Applicant's compliance with this Agreement. At a minimum, the Applicant shall comply with the following covenants during the Term:

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

financial investment in the Property for that year; and (iii) the number of full-time employees at the Property for that year.

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

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

5. Revocation of OPREC and Termination of this Agreement.

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

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

6. Payment of Exempted Taxes for Shortfall of Employment.

If the average number of full-time employees at the Property for any given year of the Term is less than the Employee Commitment Number, the Applicant agrees to pay to the City, in addition to the Obsolete Properties Tax due under the OPREC, an amount equal to the difference between the amount of ad valorem tax that would be due on the Property without the OPREC, and the amount of Obsolete Properties Tax due on the Property under the OPREC, 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 OPREC nor this Agreement may be transferred or assigned by the Applicant to a new owner of the Property unless the City, in its sole discretion, approves such transfer or assignment upon application by the new owner.

10. Headings.

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

11. Capitalized Terms.

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

12. Governing Law; Venue.

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

13. Amendment.

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

[Remainder of Page Intentionally Left Blank]

**[SIGNATURE PAGE TO OBSOLETE PROPERTY REHABILITATION EXEMPTION
CERTIFICATE AGREEMENT]**

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

APPLICANT:

By: Edmond Demaj

Print: Edi Demaj

Its: Managing Partner

**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
AN OBSOLETE PROPERTY REHABILITATION CERTIFICATE IS APPROVED BY
THE MICHIGAN STATE TAX COMMISSION**

ADDENDUM 1
Requirements

EXHIBIT A

Application for Obsolete Property Rehabilitation Exemption Certificate

EXHIBIT B
Detroit City Council Resolution
Granting the Obsolete Property Rehabilitation Exemption Certificate



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: September 1, 2023

Tax Abatement Type: PA 146

New Renewal

Duration of Abatement: 12 years

Development Name: 210 Bethune Redevelopment Project

Development: The developer intends to renovate two, two-story buildings in two phases. The first phase consists of renovating the main building which will be occupied by Kode Labs. Phase I will also include an outdoor event space, green space, native pollinator garden beds, street trees, decorative concrete pavers, sidewalk improvements that will integrate the surrounding landscape. Phase II of the project will involve the renovation of the eastern building into 1,150 sq ft of commercial retail space or a small restaurant/coffee shop that will be available for lease.

Parcel/Facility Address: 210 Bethune Street

Applicant/Recipient: Edi Demaj

Applicant Contact: edi@kodelabs.com 248-495-4353

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: 4

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



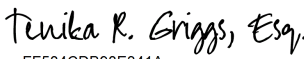
COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 1240
 DETROIT, MICHIGAN 48226
 PHONE: 313.224.4950
 FAX: 313.224.3434

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

upon annual reports to and appraisals by this agency of the recipient's employment measures projected and achieved for the duration of the abatement.

Tenika R. Griggs, Esq.

CRIO Deputy Director Name

DocuSigned by:

 FE584CDB98E341A...

CRIO Deputy Director Signature

9/5/2023

Date