

Janice M. Winfrey  
City Clerk

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

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENT PETITION REFERENCE COMMUNICATION**

*To: The Department or Commission Listed Below*

*From: Janice M Winfrey, Detroit City Clerk*

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

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

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|                         |  |
|-------------------------|--|
| Petition No.            | 2024-032   |
| Name of Petitioner      | Greatwater Opportunity Capital   |
| Description of Petition | Please see request for Commercial Rehabilitation Exemption Certificate for 5700 Woodward Detroit, MI 48202   |
| Type of Petition        | <b>Tax Abatement</b>   |
| Submission Date         | 1/22/24  |
| Concerned Departments   | Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning                           |
| Petitioner Contact      | Sarah Pavelko<br>Greatwater Opportunity Capital<br>6001 Cass Ave.<br>Detroit, MI 48202<br>313-404-7661<br><a href="mailto:info@greatwater.us">info@greatwater.us</a> |

**January 18, 2024**

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

**RE: Request for the Establishment of a Commercial Rehabilitation Certificate at 5700 Woodward**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation Certificate for the property located at 5700 Woodward Ave. The building is currently vacant. It was previously used for a variety of retail uses including Showtime Clothing Store as described on Attachment A.

Since 2014, the members of Greatwater Opportunity Capital have acquired, rehabilitated, and leased over one million square feet of multifamily residential, commercial, and vacant land in several Detroit neighborhoods. 5700 Woodward is a 5,000 square foot commercial building owned by Greatwater Opportunity Capital.

Per Commercial Rehabilitation Act, PA 210 of 2005, MCL 207.842, this commercial rehabilitation certificate is in a business area on Woodward Avenue that is zoned B4 with a variety of commercial, retail and office uses along the entire thoroughfare. The property is a "qualified facility" per MCL 207842 as a building previously used for commercial purposes and shall remain qualified following due to the usage purpose.

The rehabilitation of 5700 Woodward will not be possible to undertake without the receipt of this exemption certificate. The establishment of this commercial rehabilitation certificate allows Greatwater to keep rents affordable for tenants and small businesses in Detroit. The current 5,000 square feet will be white boxed to provide a space for an array of businesses to sell goods and provide services to the residents of Detroit, but that is not feasible with our current cost of construction and taxes.

The initial work will include major façade improvements such as new windows, doorways, brick, and signage. This will correct poorly completed exterior work completed by the prior owner that does not comply with the City's building code. In addition, the interior will be cleaned, structural repairs will be completed, new flooring and dry wall will be added, the building will receive a fresh coat of paint and common bathrooms will be constructed for future tenants to share. In addition, the electrical and mechanical fixtures will be updated. All in all, construction costs are estimated to be \$621,000. Construction is expected to be completed by the end of 2024.

It is necessary we receive this commercial rehabilitation certificate to ensure rents are affordable to tenants, thus creating a ripple effect of benefits for the City of Detroit. This exemption is requested for 10 years.

5700 Woodward benefits the entire city of Detroit due to its endless possibilities. The small format retail spaces will be more affordable for small businesses to open a location in a premier location on Woodward Avenue. This opportunity will also provide an increase in jobs for the City of Detroit with the establishment of new retail shops.

The space will no longer be vacant along the main street of Woodward, instead it will have new life. The introduction of new businesses will also increase the walkability of the area. New businesses will not only generate revenue for themselves and the surrounding areas, but also attract patrons from beyond Detroit alone. Having multiple businesses lease this space allows for access to a wide variety of clientele. As may be seen in Attachment B, all taxes on this building are current.

In conclusion, Greatwater Opportunity Capital is appreciative of your consideration for our petition for this request. Greatwater's goal has always been to produce positive local outcomes for residents by maintaining affordability and high occupancy. Driven by our community investment strategy, we can create fundraisers for local nonprofits, provide housing that is accessible at a variety of income levels, and increase collaboration with the City of Detroit and other local stakeholders. For more information, please contact Sarah Pavelko, [spavelko@greatwater.us](mailto:spavelko@greatwater.us).

Respectfully submitted,



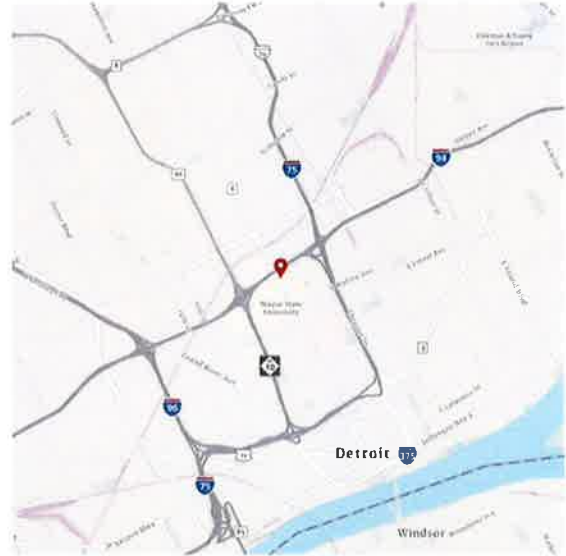
Greatwater Opportunity Capital / Sarah Pavelko

cc: K. Bridges, DEGC  
D. Howell , DEGC  
J. Cook, HRD

**Attachment A: Detailed Project and Legal Description**

## General Description

The proposed Commercial Rehabilitation Certificate project is located in the Midtown neighborhood of Detroit. The property consists of one parcel, standing one story tall and totaling 6,531 square feet (0.150 acres). 5700 Woodward was originally constructed in 1924. The building has been used as a retail space. For nearly 30 years Showtime Clothing operated out of 5700 Woodward. Showtime Clothing opened in 1989, selling items like leather jackets, fur coats and even some guitars.



The building was purchased in 2022, with the intent to renovate. The work will include major façade improvements such as new windows, doorways, brick, and signage. This will correct poorly completed exterior work completed by the prior owner that does not comply with the City's building code. Also, the interior will be cleaned, structural repairs will be completed, new flooring and dry wall will be added, the building will receive a fresh coat of paint and common bathrooms will be constructed for future tenants to share. In addition, the electrical and mechanical fixtures will be updated. Construction is expected to be completed by the end of 2024.

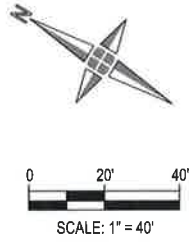
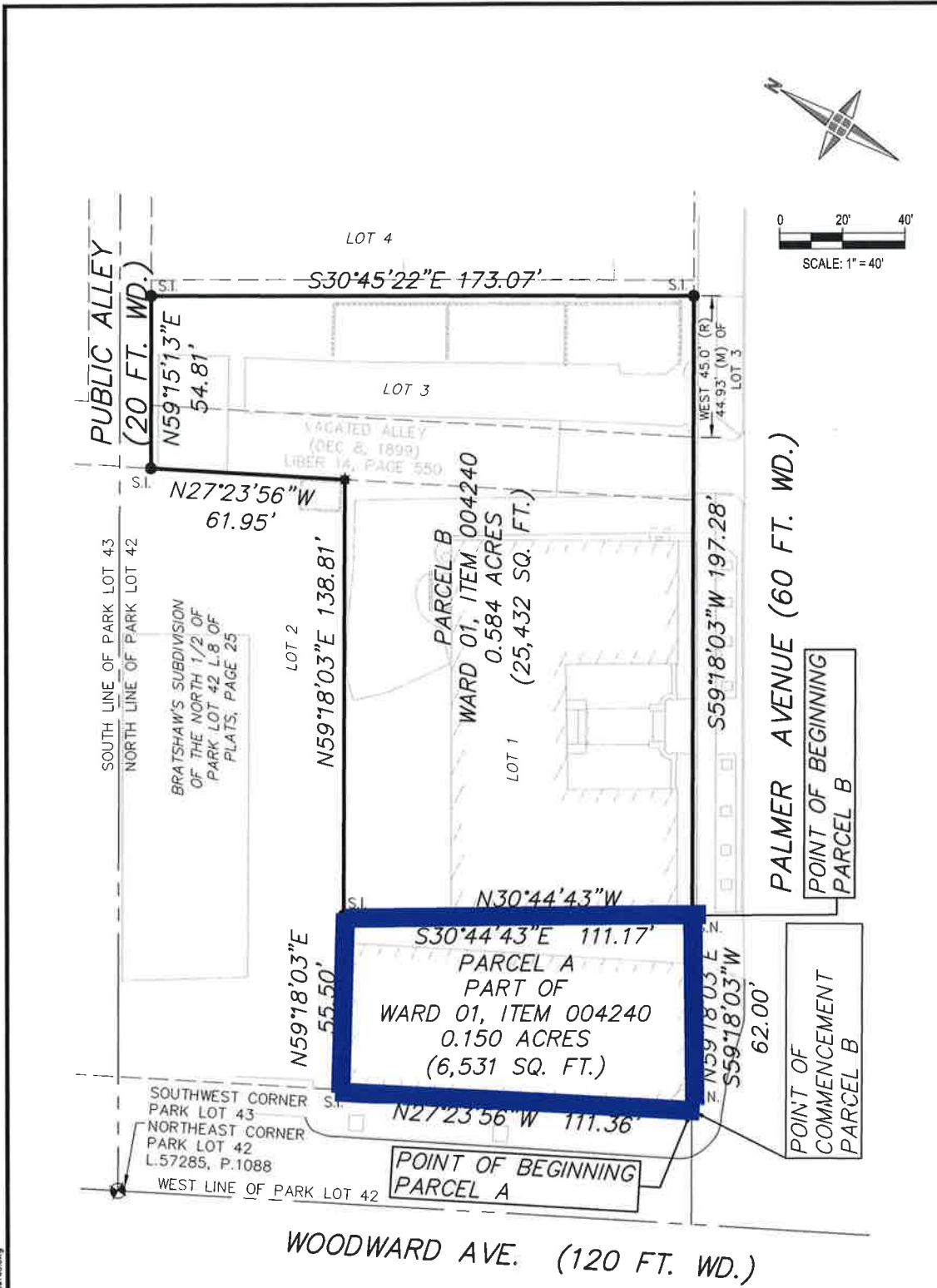


## 5700 Woodward Legal Description

### Parcel: 01004240.001

E WOODWARD PT OF 1 BRATSHAWS L8 P25 PLATS, W C R 1/85, DESC AS BEG AT  
INT NLY LN PALMER AVE (60 FT WD) AND ELY LN WOODWARD AVE (120 FT WD)  
TH N 27D 23M 56S W 111.36 FT  
TH N 59D 18M 3S E 55.5 FT TH S 30D 44M 43S E 111.17 FT TH S  
59D 18M 3S W 62 FT TO POB 0.15 AC

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF PALMER AVENUE  
(60 FEET WIDE) AND THE EAST LINE OF WOODWARD AVENUE (120 FEET WIDE),  
N.27°23'56"W, 111.36 FEET ALONG THE EAST LINE OF SAID WOODWARD AVENUE;  
THENCE N.59°18'03"E., 55.50 FEET; THENCE S.30°44' 43"E., 111.17 FEET TO A POINT  
ON THE NORTH LINE OF SAID PALMER AVENUE; THENCE S.59°18'03"W., 62.00  
FEET ALONG THE NORTH LINE OF PALMER AVENUE TO THE POINT OF  
BEGINNING AND CONTAINING 0.150 ACRES.



**LEGEND**

- SET IRON
- S.I. SET IRON
- (M) MEASURED
- ✱ SET NAIL
- S.N. SET NAIL
- (R) RECORD

■ Parcel A - 5700 Woodward Ave, Detroit, MI 48202



5700 WOODWARD

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

PARCEL SPLIT



28 West Adams Road  
Suite 1200  
Detroit, MI 48226  
p (313) 962-4442  
f (313) 962-5068  
www.giffelswebster.com

Executive: J.N.R.  
Manager: C.A.A.  
Designer: H.S.R.  
Quality Control: C.A.A.  
Park Lots: 42

| DATE: |       | ISSUE: |  |
|-------|-------|--------|--|
| Date  | Issue |        |  |
|       |       |        |  |
|       |       |        |  |
|       |       |        |  |

Date: 12.07.22  
Scale: 1"=40'  
Sheet: 2 OF 3  
Project: 19657.56D

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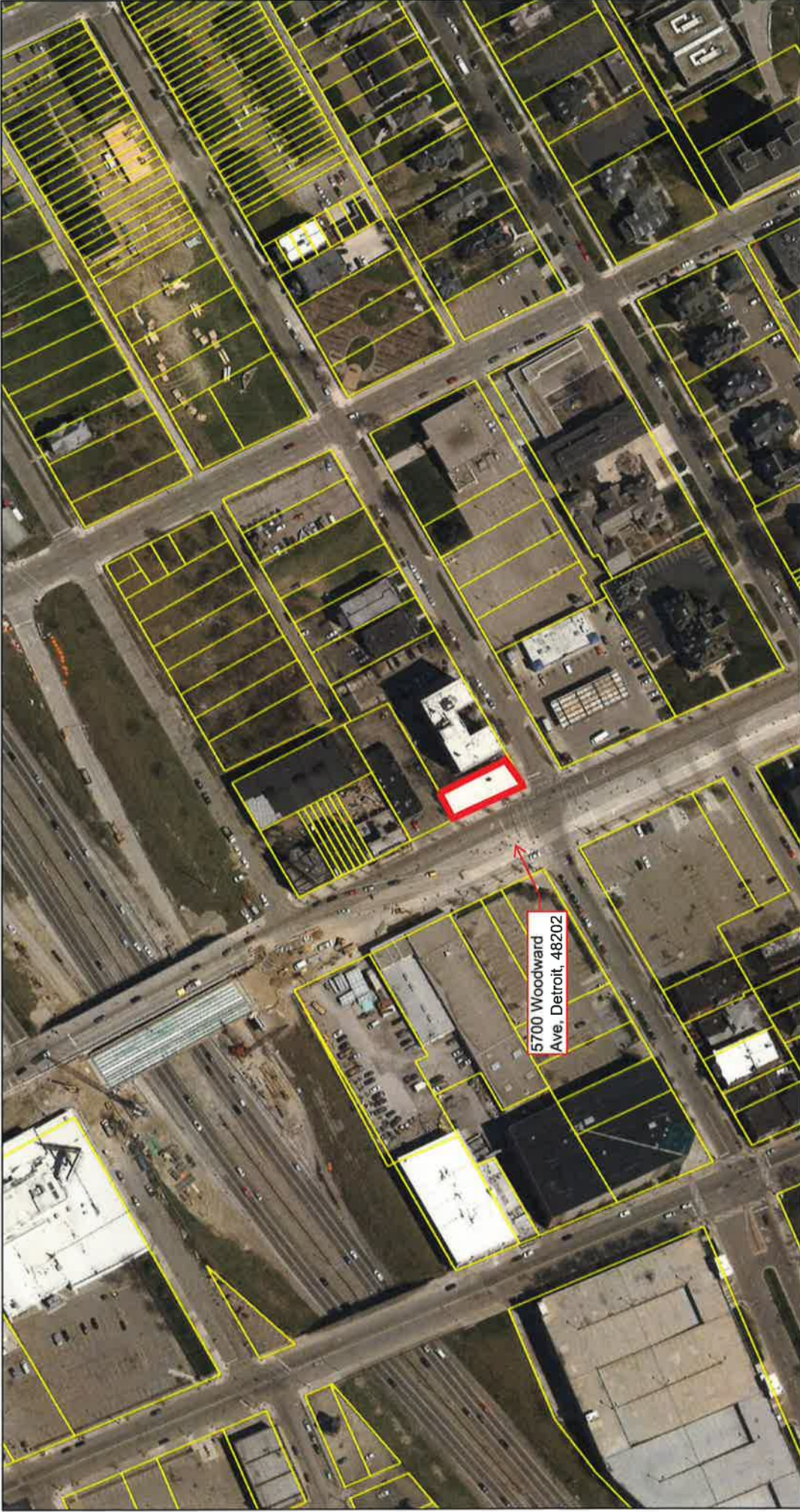
N:\19196001\9657.56 - Palmer Split\Drawings\Boundary\Certificate-PA1320\Palmer Split 1965756.dwg



**Attachment B: Parcel Map**

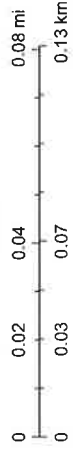
# Wayne County Parcel Viewer - 5700 Woodward

Attachment B



January 19, 2024

1:2,257



SEMCOG, Esri, Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCAN

**Attachment C: Paid Receipt of Current Taxes**



**5700 WOODWARD AVE 48202** (Property Address)

Parcel Number: 01004240.



Item 1 of 19 18 Images / 1 Sketch

**Property Owner: 825 PALMER LLC**

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1934
  - # of Buildings: 2
  - Total Sq.Ft.: 61,857
- > Assessed Value: \$4,258,700 | Taxable Value: \$4,258,700
- > Property Tax information found

**Owner and Taxpayer Information**

|              |   |                 |                       |
|--------------|---|-----------------|-----------------------|
| <b>Owner</b> | 825 PALMER LLC<br>206 E HURON ST STE 216<br>ANN ARBOR, MI 48104 | <b>Taxpayer</b> | SEE OWNER INFORMATION |
|--------------|---|-----------------|-----------------------|

**Legal Description**

E WOODWARD 1 EXC WOODWARD AS WD W 45 FT 3 AND VAC ALLEY LYG W OF & ADJ BRATSHAWS L8 P25 PLATS, W C R 1/85 111.47 IRREG

**Other Information**

**Recalculate amounts using a different Payment Date**

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

Enter a Payment Date

**Tax History**

| Year   | Season                    | Total Amount               | Total Paid         | Last Paid          | Total Due |
|--|---------------------------|----------------------------|--------------------|--------------------|-----------|
| 2023   | Winter                    | \$40,607.33                | \$40,607.33        | 01/10/2024         | \$0.00    |
| <b>General Information for 2023 Winter Taxes</b> |                           |                            |                    |                    |           |
| <b>School District</b>                           | 82010                     | <b>PRE/MBT</b>             | 0.0000%            |                    |           |
| <b>Taxable Value</b>                             | \$4,258,700               | <b>S.E.V.</b>              | \$4,258,700        |                    |           |
| <b>Property Class</b>                            | 201 - COMMERCIAL IMPROVED | <b>Assessed Value</b>      | \$4,258,700        |                    |           |
| <b>Tax Bill Number</b>                           | No Data to Display        | <b>Last Receipt Number</b> | 06751723           |                    |           |
| <b>Last Payment Date</b>                         | 01/10/2024                | <b>Number of Payments</b>  | 1                  |                    |           |
| <b>Base Tax</b>                                  | \$40,210.09               | <b>Base Paid</b>           | \$40,210.09        |                    |           |
| <b>Admin Fees</b>                                | \$397.24                  | <b>Admin Fees Paid</b>     | \$397.24           |                    |           |
| <b>Interest Fees</b>                             | \$0.00                    | <b>Interest Fees Paid</b>  | \$0.00             |                    |           |
| <b>Total Tax &amp; Fees</b>                      | \$40,607.33               | <b>Total Paid</b>          | \$40,607.33        |                    |           |
| <b>Renaissance Zone</b>                          | Not Available             | <b>Mortgage Code</b>       | Not Available      |                    |           |
| <b>Tax Bill Breakdown for 2023 Winter</b>        |                           |                            |                    |                    |           |
| Taxing Authority                                 |                           | Millage Rate               | Amount             | Amount Paid        |           |
| WAYNE COUNTY                                     |                           | 0.982900                   | \$4,185.87         | \$4,185.87         |           |
| W C JAILS  |                           | 0.935800                   | \$3,985.29         | \$3,985.29         |           |
|  |                           | <b>9.327800</b>            | <b>\$40,607.33</b> | <b>\$40,607.33</b> |           |

| Taxing Authority | Millage Rate    | Amount             | Amount Paid        |
|------------------|-----------------|--------------------|--------------------|
| W C PARKS        | 0.244200        | \$1,039.97         | \$1,039.97         |
| W C HCMA         | 0.207000        | \$881.55           | \$881.55           |
| W C RESA         | 0.095600        | \$407.13           | \$407.13           |
| W C RESA SP ED   | 3.344300        | \$14,242.37        | \$14,242.37        |
| W C COMM COLLEGE | 3.220200        | \$13,713.86        | \$13,713.86        |
| W C ZOO          | 0.099200        | \$422.46           | \$422.46           |
| W C DIA          | 0.198600        | \$845.77           | \$845.77           |
| DEL WATER/SEW    | 0.000000        | \$485.82           | \$485.82           |
| Admin Fees       |                 | \$397.24           | \$397.24           |
| Interest Fees    |                 | \$0.00             | \$0.00             |
|                  | <b>9.327800</b> | <b>\$40,607.33</b> | <b>\$40,607.33</b> |

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

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

2023 Summer \$327,957.84 \$327,957.84 01/10/2024 \$0.00

**Installment Information for 2023 Summer**

|                       | Amount       |
|-----------------------|--------------|
| <b>First Payment</b>  | \$163,978.92 |
| <b>Second Payment</b> | \$163,978.92 |

**General Information for 2023 Summer Taxes**

|                             |                           |                            |               |
|-----------------------------|---------------------------|----------------------------|---------------|
| <b>School District</b>      | 82010                     | <b>PRE/MBT</b>             | 0.0000%       |
| <b>Taxable Value</b>        | \$4,258,700               | <b>S.E.V.</b>              | \$4,258,700   |
| <b>Property Class</b>       | 201 - COMMERCIAL IMPROVED | <b>Assessed Value</b>      | \$4,258,700   |
| <b>Tax Bill Number</b>      | 003351                    | <b>Last Receipt Number</b> | 06751723      |
| <b>Last Payment Date</b>    | 01/10/2024                | <b>Number of Payments</b>  | 4             |
| <b>Base Tax</b>             | \$324,711.73              | <b>Base Paid</b>           | \$324,711.73  |
| <b>Admin Fees</b>           | \$3,246.11                | <b>Admin Fees Paid</b>     | \$3,246.11    |
| <b>Interest Fees</b>        | \$0.00                    | <b>Interest Fees Paid</b>  | \$0.00        |
| <b>Total Tax &amp; Fees</b> | \$327,957.84              | <b>Total Paid</b>          | \$327,957.84  |
| <b>Renaissance Zone</b>     | Not Available             | <b>Mortgage Code</b>       | Not Available |

**Tax Bill Breakdown for 2023 Summer**

| Taxing Authority | Millage Rate     | Amount              | Amount Paid         |
|------------------|------------------|---------------------|---------------------|
| STATE EDUCATION  | 6.000000         | \$25,552.20         | \$25,552.20         |
| GENERAL CITY     | 19.952000        | \$84,969.58         | \$84,969.58         |
| DEBT SERVICE     | 8.000000         | \$34,069.60         | \$34,069.60         |
| LIBRARY          | 4.630700         | \$19,720.76         | \$19,720.76         |
| SCHOOL DEBT      | 13.000000        | \$55,363.10         | \$55,363.10         |
| SCHOOL OPERATING | 17.043000        | \$72,581.02         | \$72,581.02         |
| W COUNTY TAX     | 5.609900         | \$23,890.88         | \$23,890.88         |
| WC RESA ENH      | 1.987600         | \$8,464.59          | \$8,464.59          |
| INSPECTION FEE   | 0.000000         | \$100.00            | \$100.00            |
| Admin Fees       |                  | \$3,246.11          | \$3,246.11          |
|                  | <b>76.223200</b> | <b>\$327,957.84</b> | <b>\$327,957.84</b> |

| Taxing Authority | Millage Rate     | Amount              | Amount Paid         |
|------------------|------------------|---------------------|---------------------|
| Interest Fees    |                  | \$0.00              | \$0.00              |
|                  | <b>76.223200</b> | <b>\$327,957.84</b> | <b>\$327,957.84</b> |

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

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

|      |        |             |             |            |        |
|------|--------|-------------|-------------|------------|--------|
| 2022 | Winter | \$2,988.76  | \$2,988.76  | 01/13/2023 | \$0.00 |
| 2022 | Summer | \$24,843.79 | \$24,843.79 | 09/16/2022 | \$0.00 |

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