

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

To: The Department or Commission Listed Below

From: Janice M Winfrey, Detroit City Clerk

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

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

Petition No.	2024-032
Name of Petitioner	Greatwater Opportunity Capital
Description of Petition	Please see request for Commercial Rehabilitation District for 5700 Woodward Detroit, MI 48202
Type of Petition	Tax Abatement
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 Greatwater Opportunity Capital 6001 Cass Ave. Detroit, MI 48202 313-404-7661 info@greatwater.us

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 District at 5700 Woodward**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation Development District for the property located at 5700 Woodward Ave. The building is currently vacant. It previously was 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 district 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 207.842 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 district 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

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 district to ensure rents are affordable to tenants, thus creating a ripple effect of benefits for this 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.

Respectfully submitted,



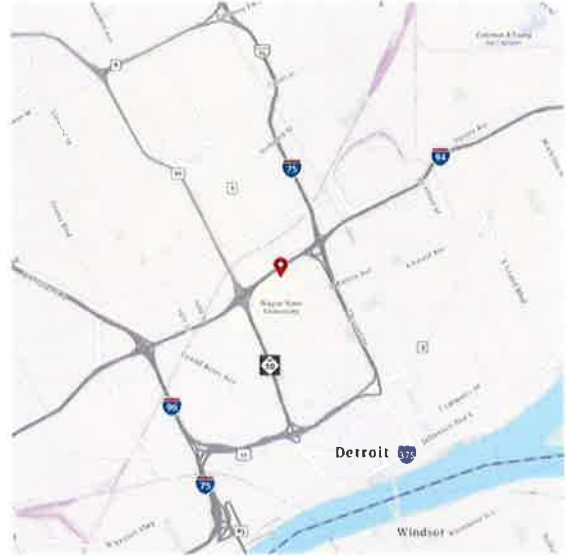
Greatwater Opportunity Capital / Sarah Pavelko

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

Attachment A: Detailed Project and Legal Description

General Description

The proposed Commercial Rehabilitation District 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.

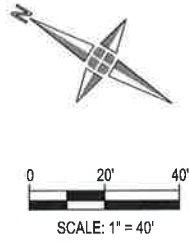
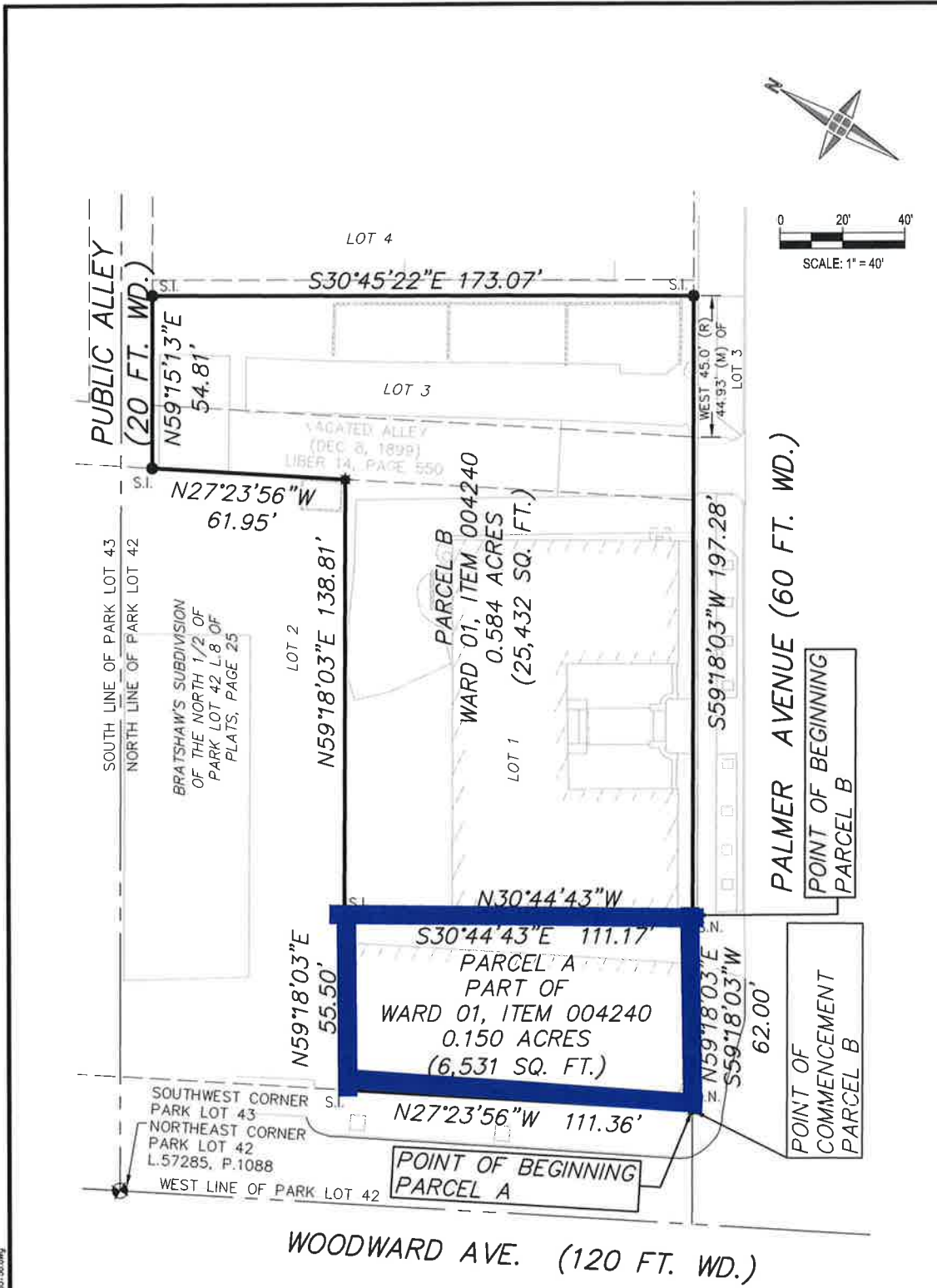


5700 Woodward Legal Description

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
- ★ SET NAIL
- Parcel A -5700 Woodward Ave, Detroit, MI 48202
- S.I. SET IRON
- S.N. SET NAIL
- (M) MEASURED
- (R) RECORD



Know what's below.
Call before you dig.

5700 WOODWARD CITY OF DETROIT, WAYNE COUNTY, MICHIGAN PARCEL SPLIT

giffels webster
Engineers Surveyors Planners
Landscape Architects

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:\196001\9657_56 - Palmer Split\Drawings\Boundary\Certificate PA133\Palmer Split_19657.56.dwg

Attachment B: Parcel Map

Wayne County Parcel Viewer - 5700 Woodward

Attachment B



January 19, 2024



SEMCOG, Esri, Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, 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
 - > Property Tax information found
- > Assessed Value: \$4,258,700 | Taxable Value: \$4,258,700

Owner and Taxpayer Information

Owner	825 PALMER LLC 206 E HURON ST STE 216 ANN ARBOR, MI 48104	Taxpayer	SEE OWNER INFORMATION
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Legal Description

E WOODWARD 1 EXC WOODWARD AS WD W 45 FT 3 AND VAC ALLEY LYG W OF & ADJ BRATSHAW'S 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
General Information for 2023 Winter Taxes					
School District	82010	PRE/MBT	0.0000%		
Taxable Value	\$4,258,700	S.E.V.	\$4,258,700		
Property Class	201 - COMMERCIAL IMPROVED	Assessed Value	\$4,258,700		
Tax Bill Number	No Data to Display	Last Receipt Number	06751723		
Last Payment Date	01/10/2024	Number of Payments	1		
Base Tax	\$40,210.09	Base Paid	\$40,210.09		
Admin Fees	\$397.24	Admin Fees Paid	\$397.24		
Interest Fees	\$0.00	Interest Fees Paid	\$0.00		
Total Tax & Fees	\$40,607.33	Total Paid	\$40,607.33		
Renaissance Zone	Not Available	Mortgage Code	Not Available		
Tax Bill Breakdown for 2023 Winter					
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	
		9.327800	\$40,607.33	\$40,607.33	

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
	9.327800	\$40,607.33	\$40,607.33

[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
First Payment	\$163,978.92
Second Payment	\$163,978.92

General Information for 2023 Summer Taxes

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

Tax Bill Breakdown for 2023 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE EDUCATION	6.000000	\$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
	76.223200	\$327,957.84	\$327,957.84

Taxing Authority	Millage Rate	Amount	Amount Paid
Interest Fees		\$0.00	\$0.00
	76.223200	\$327,957.84	\$327,957.84

[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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