

TRUE COPY CERTIFICATE

Form C of D-16-CE

STATE OF MICHIGAN, }  
City of Detroit } ss.

CITY CLERK'S OFFICE, DETROIT

I, JANICE M. WINTREY, City Clerk of the City of Detroit, in said State, do hereby certify that the annexed paper is a TRUE COPY OF RESOLUTION

adopted (passed) by the City Council at session of

July 24 2019

and approved by Mayor

July 29 2019

as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City, at

Detroit, this 24<sup>TH</sup>

day of MAY A.D. 2022

[Signature]  
CITY CLERK



CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

#72

USE

G

~~COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 - TTY: 711  
(313) 224-1629  
WWW.DETROITMI.GOV~~

July 16, 2019

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

**RE: Resolution Approving an Obsolete Property Rehabilitation District, on behalf of City of Detroit in the area of Paradise Valley District Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 896).**

Honorable City Council:

On **July 18, 2019**, a public hearing in connection with establishing an Obsolete Property Rehabilitation District was held before your Honorable Body. No impediments to the establishment of the District were presented at the public hearing.

Please find attached, a resolution and legal description, which will establish an Obsolete Property Rehabilitation District in the area of **Paradise Valley District**, Detroit, MI. in accordance with Public Act 146 of 2000 ("the Act"). Such establishment will materially assist in the development of the site in accordance with the plans of the developer of the property.

Respectfully submitted,

Donald Rencher  
Director

DR/(vf)

cc: S. Washington, Mayor's Office  
M. Cox, PDD  
D. Rencher, HRD  
V. Farley, HRD

7-18-19 - Read @ the table PED #5



BY COUNCIL MEMBER

Tate

**WHEREAS**, pursuant to Public Act No. 146 of 2000 (“Act 146”), this City Council has the authority to establish “Obsolete Property Rehabilitation Districts” within the boundaries of the City of Detroit; and

**WHEREAS**, City of Detroit has requested that this City Council establish an Obsolete Property Rehabilitation District in the area of **Paradise Valley District**, Detroit, Michigan, the area being more particularly described in the map and legal description attached hereto; and

**WHEREAS**, the aforesaid property is obsolete property in an area characterized by obsolete commercial property or commercial housing property; and

**WHEREAS**, Act 146 requires that, prior to establishing an Obsolete Property Rehabilitation District, the City Council shall provide an opportunity for a hearing on the establishment of the District, at which a representative of any jurisdiction levying *ad valorem taxes*, or any owner of real property within the proposed District, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter; and

**WHEREAS**, a public hearing was conducted before City Council on **July 18, 2019**, for the purpose of considering the establishment of the proposed Obsolete Property Rehabilitation District described in the map and legal description attached hereto; and

**WHEREAS**, no impediments to the establishment of the proposed District were presented at the public hearing.

**NOW THEREFORE BE IT**

**RESOLVED**, that Obsolete Property Rehabilitation District, more particularly described in the map and legal description attached hereto, is hereby approved and established by this City Council in accordance with Act 146.

ADOPTED AS FOLLOWS  
COUNCIL MEMBERS

			YEAS	NAYS
Janee		AYERS	✓	
Scott		BENSON	✓	
Raquel		CASTANEDA-LOPEZ	✓	
Gabe		LELAND	✓	
Roy		MCCALISTER, JR.	✓	
*Mary		SHEFFIELD	✓	
Andre		SPIVEY	✓	
James		TATE	✓	
Brenda	PRESIDENT	JONES	✓	
*PRESIDENT PRO TEM				
			9	0



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

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY:711  
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July 16, 2019

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

Re: ***Obsolete Property Rehabilitation District – Paradise Valley District – City of Detroit***  
Address: See Property List  
Parcel Numbers: See Parcel List

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District for Paradise Valley generally bounded by **Broadway, Randolph and Grand River** in the **Downtown** area in the City of Detroit.

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

**The Downtown Development Authority** selected developers to invest \$65 million in properties being purchased from the DDA to redevelop structures and parking lots in and nearby Paradise Valley. The properties located in the district have high vacancy rates are largely underutilized. Only the property owners who undertake significant development efforts will be eligible to request an exemption certificate in the proposed Obsolete Property Rehabilitation District. Four properties are owned by the DDA and planning efforts are underway to renovate the building at 311 E. Grand River as the Harmonie Social Club, 1435 Randolph to renovate his firm, Hamilton Anderson Associates, 1427 and 1407 Randolph to renovate as a restaurant on the first floor and offices on the two upper floors, and 1332 and 1326 Broadway to renovate two vacant structures. The other properties owned by other taxpayer either have development plans not identified or renovation proposed.

The properties meet 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.



Obsolete Property Rehabilitation District  
Paradise Valley District – City of Detroit  
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A field investigation indicated that the proposed **Paradise Valley** Obsolete Property Rehabilitation District generally bounded by **Broadway, Randolph and Grand River** are eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Ericson".

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



Obsolete Property Rehabilitation District  
 Paradise Valley District – City of Detroit  
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Parcel Number	Property Address	Owner Name	Legal Description
01004010.	206 E. Grand River (aka 1368 Broadway)	Broadway Merchants LLC	NE BROADWAY 10 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 65.65 X 110
01004008.	1346 Broadway	Cambridge Acquisition LLC	NE BROADWAY S 45 FT OF 8 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 45 X 110
01004007.	1332 Broadway	Downtown Development Authority	NE BROADWAY N 45.65 FT OF 7 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 45.65 X 110
01004006.	1326 Broadway	Downtown Development Authority	NE BROADWAY S 20 FT OF 7 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 20 X 110
01004005.	1322 Broadway	Broadway Detroit Properties LLC	NE BROADWAY N 30.65 FT OF 6 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 30.65 X 110
01004004.	1310 Broadway	1310 – 1313 Broadway LLC	NE BROADWAY N 9 FT OF W 60.85 FT OF 5 W 35 FT OF 6 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 44 IRREG
01004041-2	267 E. Grand River (aka 311 E. Grand River)	Downtown Development Authority	NE CENTRE 71&70 PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 124.22 IRREG
01004003.	1308 Broadway	Taxpayer/Occupant	NE BROADWAY S 56.65 FT OF W 60.85 FT OF 5 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 56.65 X 70.85
01003949.	1407 Randolph	Downtown Development Authority	W RANDOLPH 58&57 PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 119.46 IRREG
01003948.	1427 Randolph	Downtown Development Authority	W RANDOLPH S 1/2 59 PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 39.6 IRREG
01003946-7	1435 Randolph	Downtown Development Authority	W RANDOLPH 60 N 1/2 OF 59 PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 19.76 IRREG
01004050. 23002017.017F 23002017.017N	1465 Centre	230 E. Grand River LLC	SW CENTRE 62 N 5.35 FT 61 PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 PLATS, W C R 1/56 71 X 100



Obsolete Property Rehabilitation District  
 Paradise Valley District – City of Detroit  
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Parcel Number	Property Address	Current Use	No. of Stories	Building Area	Year Built	Acres
01004010.	206 E. Grand River (aka 1368 Broadway)	Retail/Office	8	53,861	1921	.166
01004008.	1346 Broadway	Office	11	50,594	1925	.114
01004007.	1332 Broadway	Retail/Apartment	3	15,090	1919	.115
01004006.	1326 Broadway	Retail	3	5,562	1900	.051
01004005.	1322 Broadway	Office	3	10,115	1922	.077
01004004.	1310 Broadway	Bar Lounge/Office	2	7,013	1914	.103
01004041-2	267 E. Grand River (aka 311 E. Grand River)	Private Club	4	35,632	1894	.205
01004003.	1308 Broadway	Retail/Office	8	38,743	1908	.092
01003949.	1407 Randolph	Retail/Lofts	3	9,744	1908	.076
01003948.	1427 Randolph	Retail/Lofts	3	7,623	1903	.059
01003946-7	1435 Randolph	Restaurant/Office	4	38,612	1898	.224
01004050. 23002017.017F 23002017.017N	1465 Centre	Retail/Office PA 210 Commercial Rehab	7	49,700	1913	.163

The legal description matches the OPRA district request.



