

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.	2024-328 Certificate
Name of Petitioner	2930 E Jefferson LLC
Description of Petition	Petition request for the Establishment of a Commercial Facilities Exemption Certificate at 2930 E Jefferson Ave, Detroit, MI 48202.
Type of Petition	Tax Abatement for the Establishment of a Commercial Facilities Exemption Certificate
Submission Date	09/23/2024
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Tonja Stapleton 42 Watson St., Suite C Detroit, MI 48201 P: (734) 716-7347 nev@shokargroup.com



September 19th, 2024

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

Re: Request for Establishment of a Commercial Facilities Exemption Certificate Pursuant to 1978 PA 255, as amended, for property at 2930 E Jefferson Ave.

Honorable City Council:

On behalf of 2930 E Jefferson LLC ("Company"), enclosed is an Application for a Commercial Facilities Exemption Certificate for the property located at 2930 E Jefferson Ave.

The PA 255 district petition number is 2024-328.

Thank you,

A handwritten signature in black ink that reads "Nevan Shokar". The signature is written in a cursive style with a prominent initial "N".

Nevan Shokar
Principal, Shokar Group LLC

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Facilities Exemption Certificate

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

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

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name 2930 E Jefferson LLC		NAICS or SIC Code 5614	
Facility's Street Address 2930 E Jefferson Ave	City Detroit	State MI	ZIP Code 48202
Name of City, Township or Village (taxing authority) Detroit		School District Where Facility is Located Detroit P.S. Community	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		County Wayne	
Date of Rehabilitation Commencement (mm/dd/yyyy) 12/01/2024		Planned Date of Rehabilitation Completion (mm/dd/yyyy) 06/30/2026	
Estimated Cost of Rehabilitation \$619,090		Number of Years Exemption Requested (1-12) 12	
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input checked="" type="checkbox"/> Revitalize Urban Areas <input type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of perm. jobs to be created due to facility's rehab. 0	No. of perm. jobs to be retained due to facility's rehab. 0	Number of construction jobs to be created during rehabilitation 20	
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.			
<input type="checkbox"/> Check this box if you wish to be considered for this exclusion.			
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the facility	
<input checked="" type="checkbox"/> General description of the facility's proposed use		<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction	
<input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken		<input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption	
<input checked="" type="checkbox"/> Legal description of the facility			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Tonja Stapleton		Telephone Number (734) 716-7347	
Fax Number		E-mail Address nev@shokargroup.com	
Mailing Address 42 Watson St, Suite C		City Detroit	State MI
		ZIP Code 48201	
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.</i></p>			
Signature of Authorized Company Officer (no authorized agents) 		Title Owner	Date 9/19/24

PART 4: LGU ASSESSOR CERTIFICATION

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

	Taxable Value (excluding land)	State Equalized Value (SEV) (excluding land)	
Building			

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

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

Name of Assessor (first and last name)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address	City	State	ZIP Code

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature	Date
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PART 5: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)

Action Taken By LGU:

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

Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code
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Name of Clerk (first and last name)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number	

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

Clerk's Signature	Date
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If you have questions, need additional information or sample documents, call (517) 373-2408 or visit www.michigan.gov/propertytaxexemptions.

**ATTACHMENT TO APPLICATION FOR COMMERCIAL FACILITIES EXEMPTION
CERTIFICATE (2930 E JEFFERSON LLC)**

September 19, 2024

2930 E Jefferson LLC, a Michigan limited liability company (“Owner”), requests the establishment of a Commercial Facilities Exemption Certificate pursuant to Section 5 of the Commercial Redevelopment Act, PA 255 of 1978, MCL 207.655, to support the planned rehabilitation and restoration of the property located at 2930 E Jefferson Ave in the City of Detroit. The Owner owns 100% of the state equalized value of the commercial property located in the proposed district. This 12-year tax incentive is necessary for this project to proceed and without it the project would not occur.

I. General Description of the Obsolete Facility.

The property, located at 2930 E Jefferson Ave, Detroit, MI 48207, was constructed in 1964. It has had various uses and was most recently used as the law offices of the Cannabis Counsel. The parcel size is 0.225 acres and the building is approximately 6,703 square feet. The building requires repairs to the roof, waterproofing and masonry restoration, ADA compliance, siding, windows, and doors as well as improvements to the mechanical, electrical, and plumbing systems as substantial interior rehabilitation to be able to be used in an economically efficient manner.

The building suffers from obsolescence from impaired conditions and changes in technology. A wide variety of restoration activities are included in the project budget, as described below, to restore the property to an economically efficient condition.

II. General Description of the Facility’s Proposed Use.

Once the restoration and rehabilitation is complete, the property will open as a small business incubator targeting women and minority owned businesses. It will offer individuals and teams the opportunity to enjoy the private and flexible workspaces throughout the building with the opportunity to be a part of meaningful dialogues with leading creatives and professional services entrepreneurs in the Detroit community. The first floor of the property will be wellness focused small businesses, including: massage therapists, fitness instructors, and a body art professional. The second floor will be private offices that can be leased on a longer-term basis and will be the headquarters of Parkstone Development Partners. The workspace is designed to meet the individual needs of an entrepreneur and creative leaders allowing for the experience to be interactive, immersive and inspiring. The Owner is creating something not only unique among shared spaces but to the City itself.

III. General Description of the Nature and Extent of the Restoration.

The Owner plans to reconfigure the interior layout, improve the building’s systems, restore existing architectural and design features and construct new interior improvements. See the plans attached as Attachment C.

The total building restoration, estimated to cost approximately \$619,000, will enhance the overall curb appeal on along a major thoroughfare and attract businesses and economic activity to the area.

IV. Legal Description of the Facility.

See Attachment A.

V. Descriptive List of Fixed Building Equipment That Will Be Part of the Facility.

See Attachment B.

VI. Time Schedule for Undertaking and Completing the Restoration.

The restoration is expected to commence December 1, 2024 and be completed by June 30, 2026.

VII. Statement of the Economic Advantages Expected From Receiving the Exemption.

The exemption supports the economic feasibility of the investment, which is expected to result in (a) increased economic activity with additional workers and visitors to the area, supporting new businesses in Detroit, as (b) tenants which will create new jobs by hiring employees, and (c) increased real property investment in the general area of the property.

In connection with the physical rehabilitation and rejuvenation of the property, there will be an estimated 15-20 temporary skilled construction jobs.

Respectfully submitted,



Nevan Shokar
Shokar Group LLC / Consultant to Owner
Phone: (734)-716-7347
Email: nev@shokargroup.com

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

ATTACHMENT A

Legal Description of Proposed Commercial Redevelopment District

Land situated in the City of Detroit, Wayne County, Michigan, more particularly described as follows:

S JEFFERSON 5 BLK 11 SUB OF PT JOS CAMPAU FARM L5 P26 PLATS, W C R 11/13 56
IRREG

Common Address: 2930 E JEFFERSON AVE

Parcel Identification No.: 11000085

ATTACHMENT B

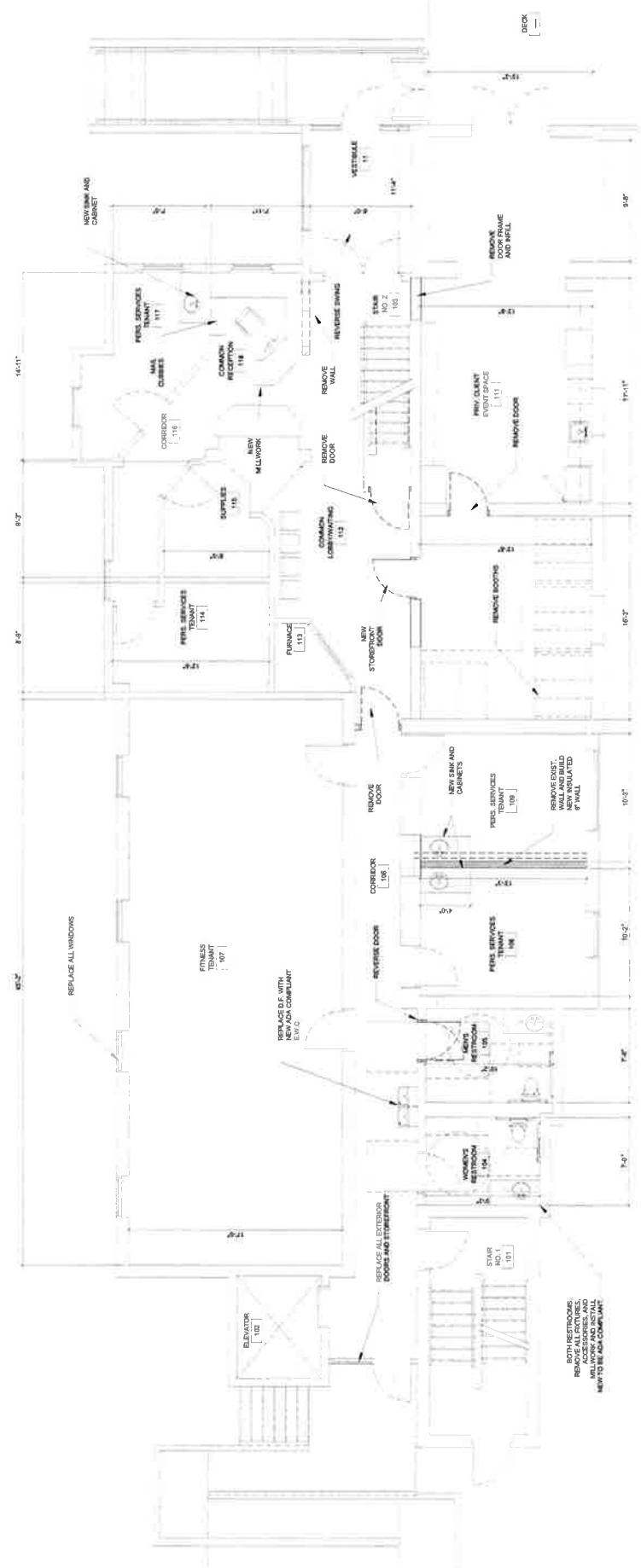
Descriptive List of Fixed Building Equipment That Will Be Part Of The Facility

1. New Windows
2. New Doors
3. Parking Lot Replacement
4. Waterproofing / Masonry Restoration
5. New ADA Ramp
6. Roofing Upgrades
7. Mechanical Upgrades
8. Electrical Upgrades
9. Plumbing Upgrades
10. New Appliances
11. New Flooring

ATTACHMENT C
Architectural Plans



DESIGNER	ARCHITECT
DATE	PROJECT
NO. 001	NO. 001
NO. 002	NO. 002
NO. 003	NO. 003
NO. 004	NO. 004
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NO. 096	NO. 096
NO. 097	NO. 097
NO. 098	NO. 098
NO. 099	NO. 099
NO. 100	NO. 100



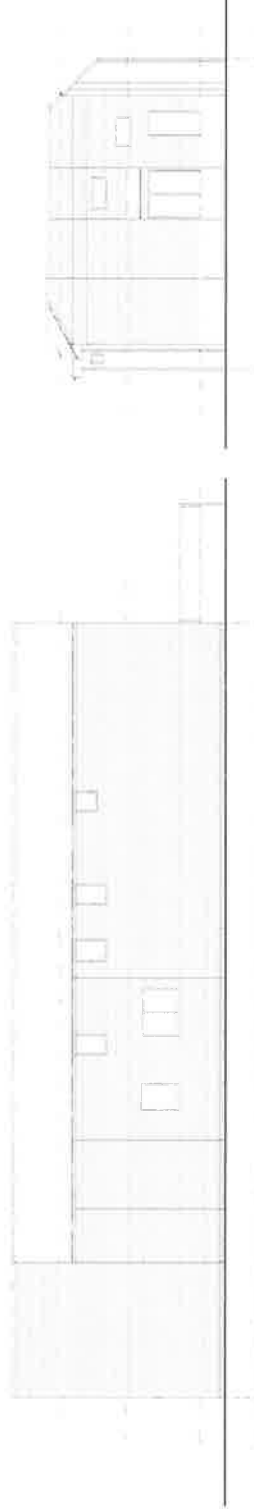
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

BOTH RESTROOMS
REMOVED AND
ACCESSIBLE AND
NEW TOILETS AND COMPLIANT



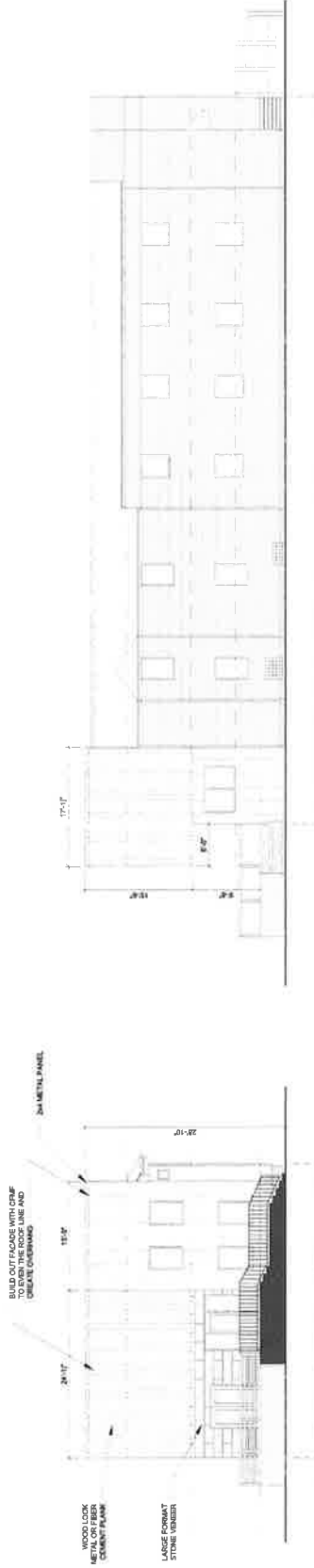
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Client:
Parkstone
Development
Partners



Project:
Wood, HQ, and Shared
Business Space
Office Renovation

2550 East Jefferson Avenue
Cobden, Michigan 48207

Scale:

Date: 11/24/12

Project: 11/24/12

Drawn: [Blank]

Checked: [Blank]

Approved: [Blank]

Sheet Title:

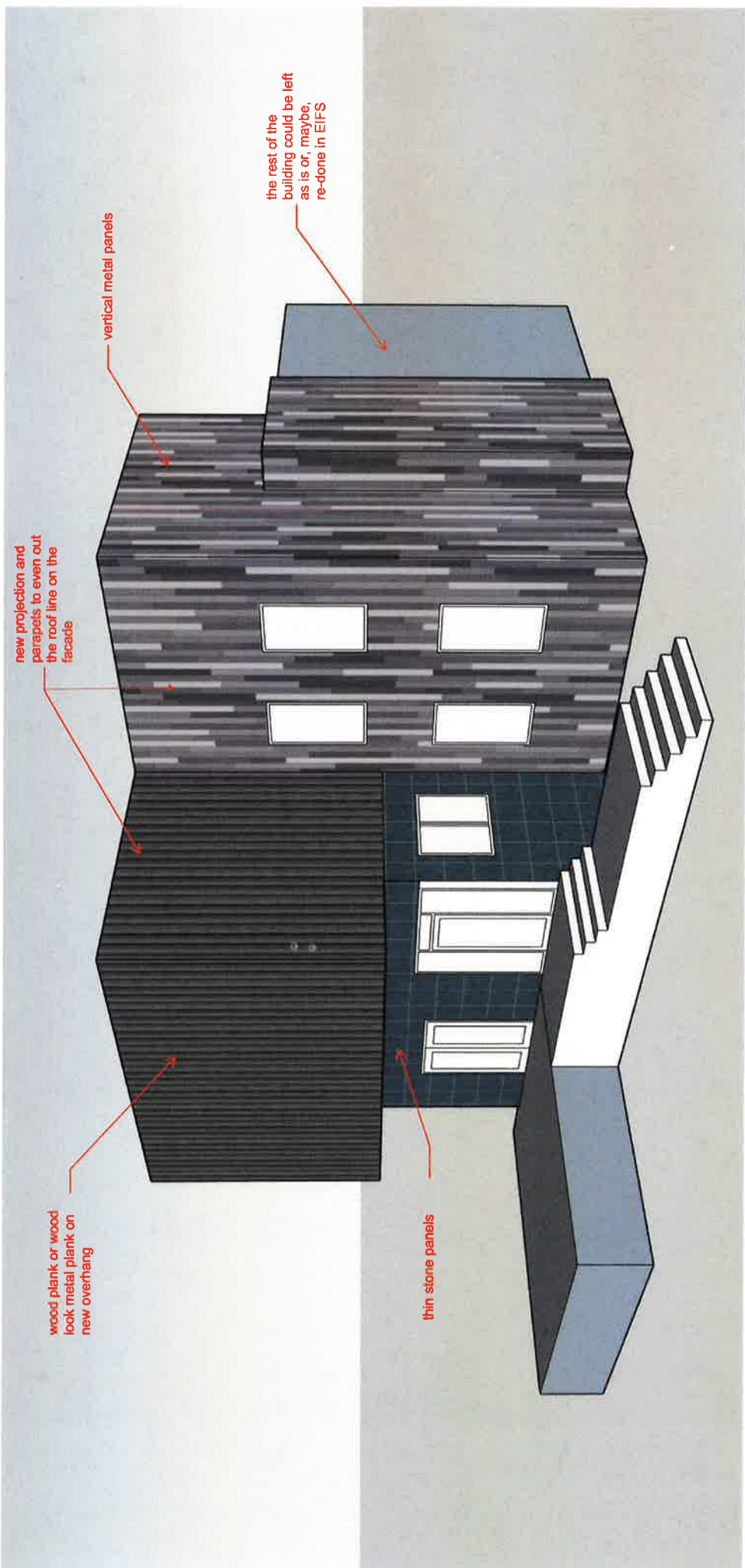
Project No.:

Sheet Number:

**NEW WORK
EXTERIOR
ELEVATIONS**

Project No.: 24-12

Sheet Number: A-30



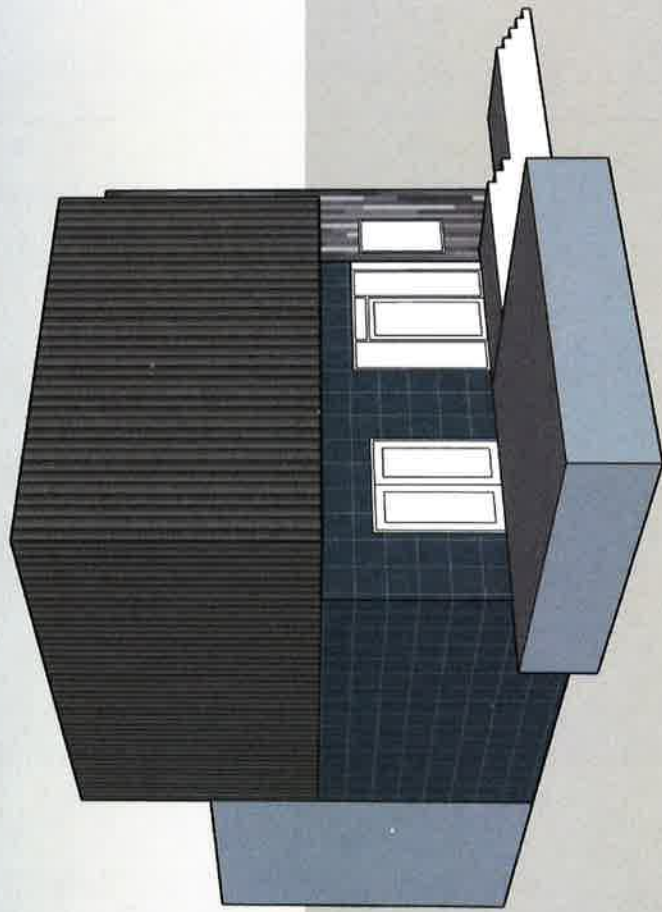
new projection and
parapets to even out
the roof line on the
facade

wood plank or wood
look metal plank on
new overhang

vertical metal panels

the rest of the
building could be left
as is or, maybe,
re-done in EIFS

thin stone panels





**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
www.detroitmi.gov

TO: AliReda Jaefar, City Clerk's Office
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Commercial Facilities Exemption Certificate (PA 255)** at
2930 E Jefferson (Associated with Petition # 2024-238)
DATE: September 25, 2024

In order to ensure that the issuance of a **Commercial Facilities Exemption Certificate** pursuant to State of Michigan, Public Act 255 of 1978 (Section 207.656) is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity through replacement, restoration, or new construction; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, the Planning and Development Department's Planning Division submits the following interpretation.

Petitioner:
2930 E Jefferson LLC

Project Description:
The development proposes complete rehabilitation of the 6,703 sq ft office building to house a small business incubator targeting women and minority owned businesses.

Project Location
2930 E. Jefferson

Interpretation:
The Master Plan Future General Land Use designation of the central portion of the site is **Mixed Residential/Commercial**. Such areas generally "... consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city."

The development conforms to the Future General Land Use designation and Master Plan Policies for the area.

CC: Antoine Bryant, Director
Karen Gage, Director of Design + Development Innovation
Justus Cook, HRD