

# 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.	2022-119
Name of Petitioner	Cambridge Acquisitions LLC
Description of Petition	Request for Establishment of an Obsolete Property Rehabilitation Act (OPRA) District under P Al 46 of 2000 for 1346 Broadway Street, Detroit, MI 48226
Type of Petition	Tax Abatement
Submission Date	04/08/2022
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Jared Fleisher 630 Woodward Ave Detroit MI 48226 <a href="mailto:aredFleisher@rocketcompanies.com">aredFleisher@rocketcompanies.com</a>

**Cambridge Acquisitions LLC**  
**an affiliate of**  
**Bedrock Management Services LLC**

CAMBRIDGE ACQUISITIONS LLC

April 8, 2022

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

**RE: Request for Establishment of an Obsolete Property Rehabilitation Act (OPRA)  
District under PA146 of 2000 for 1346 Broadway Street, Detroit, MI 48226**

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation Act (“OPRA”) District for the redevelopment of the Harvard Square Centre building located at 1346 Broadway Street, Detroit MI 48226 (the “Property”), as more particularly described in Attachment A.

**General Description of Facility and Proposed Use**

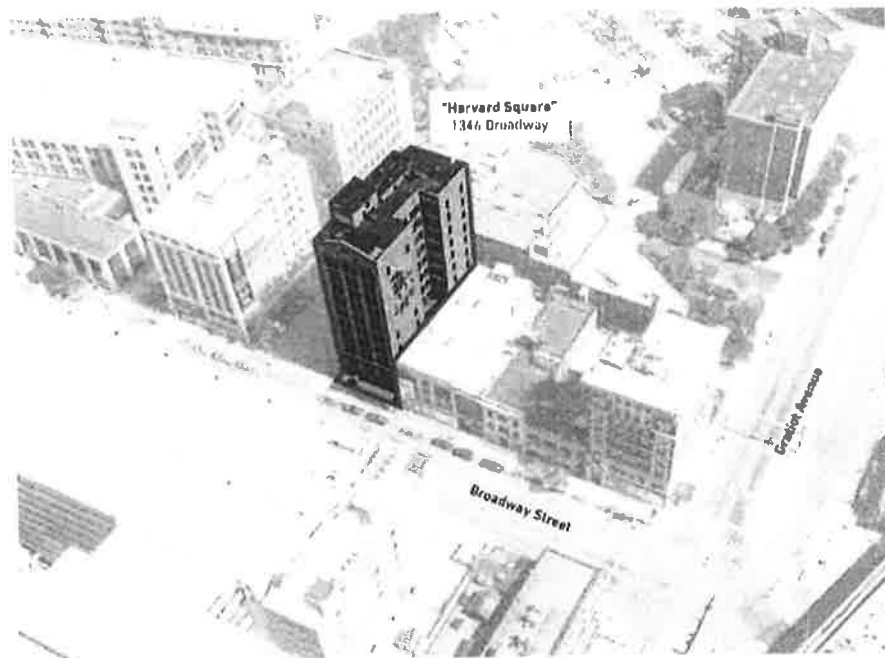
The Property is the historic Harvard Square Centre building, which is set on one tax parcel at 1346 Broadway Street. The Property was constructed in 1925 and designed by local architect George D. Mason, who is also known for designing iconic landmark buildings such as the Detroit Masonic Temple and the original Hotel Pontchartrain.

Cambridge Acquisitions LLC (“Developer”), an affiliate of Bedrock Management Services LLC, is the project developer and owner of the Property.

Located on Broadway Street in the Broadway Avenue Historic District, the rehabilitation of Harvard Square Centre into a mixed-use residential project is critical to the overall revitalization of the Broadway Street corridor and plans to turn the surrounding area into a vibrant live-work-play destination.

The project, which is anticipated to cost approximately \$44 million based on preliminary construction estimates, will rehabilitate the 12-story historic building and transform it into a mixed-use development with an anticipated 34 units of residential units across 8 floors, and 3 floors of retail and food & beverage space. Prior to acquisition by Developer, the Property fell into a state of severe disrepair. Developer is planning to undertake a complete rehabilitation and restoration of the historic structure, including:

- Replacement of all mechanical and electrical systems, plumbing, elevators, life safety systems, and windows;
- Lead and asbestos abatement and hazardous materials removal; and
- Complete restoration of the historic façade and interior build-out.



***The Harvard Square Centre building (1346 Broadway St.)***

### **Basis for Qualification**

Pursuant to Section 3(1) of the Obsolete Property Rehabilitation Act (the "Act"), 2000 PA 146, MCL 125.2783, a qualified local government unit may designate an OPRA District consisting of one or more parcels of "obsolete [commercial] property." The Act further defines "obsolete property" as property that is "functionally obsolete."

The subject Property is functionally obsolete as:

- All mechanical, electrical, plumbing, and life-safety systems are out of date / non-functional and need to be replaced.
- All elevators need to be replaced.
- The Property requires substantial rehabilitation of both the exterior and interior.
- The Property has suffered from decay and neglect, and comprehensive rehabilitation is required to restore the Property to an economically efficient condition and to meet current code standards.

### **Timeline for Rehabilitation**

Rehabilitation is expected to commence in mid-2023. The timeline for completion is being finalized but, due to the condition of the historic building, the rehabilitation is anticipated to require approximately 20 months.

Bedrock and its affiliates are deeply committed to the revitalization of Detroit. We appreciate your Honorable Body's consideration of this request and support for this important project.

For questions about this request, please contact Jared Fleisher at [JaredFleisher@rocketcompanies.com](mailto:JaredFleisher@rocketcompanies.com).

Thank you for your attention to this matter.

Sincerely yours,

A handwritten signature in black ink that reads "Jared Fleisher". The signature is written in a cursive style with a large initial "J".

Jared Fleisher  
Authorized Representative  
Cambridge Acquisitions LLC  
630 Woodward Ave  
Detroit MI 48226

**Attachment A: Legal Description and Parcel ID**

<b><u>Parcel Tax ID Number</u></b>	<b><u>Address</u></b>	<b><u>Owner</u></b>	<b><u>Legal Description</u></b>
01004008	1346 Broadway Street	Cambridge Acquisitions 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

**Attachment B: Exterior Pre-Rehabilitation Conditions**



**Attachment C: Interior Pre-Rehabilitation Conditions**

