

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

**Janice M. Winfrey**  
*City Clerk*

**Andre P. Gilbert II**  
*Deputy City Clerk*

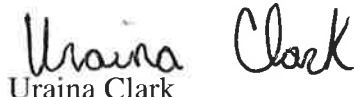
September 30, 2024

To: Antonie Bryant , Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 808  
Detroit, MI. 48226

**RE: Request for Issuance of an Obsolete Property Rehabilitation Act (OPRA) Certificate under PA146 of 2000 for 1346 Broadway, Detroit, MI 48226 (relates to Petition 2022-119 District)**

Please find the request for Issuance of an Obsolete Property Rehabilitation Act (OPRA) Certificate under PA146 of 2000 for 1346 Broadway, Detroit, MI 48226 (**Petition 2022-119 Certificate**)

Respectfully submitted,



Uraina Clark  
Junior Assistant City Council Committee Clerk  
Office of City Clerk

CC: Andre Gilbert, Deputy City Clerk  
Cindy Golden, Office of City Clerk  
Bryan Coe, Law Department  
Charles Ericson, Assessor  
Derrick Head, Legislative Policy Division  
Justus Cook, Housing and Revitalization Department  
Kenyetta Bridges, DEGC

CITY CLERK 2024 SEP 30 AM 8:41

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

September 25, 2024

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

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

Honorable City Council:

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

Cambridge Acquisitions LLC (“Developer”) is the project developer and owner of the Harvard Square Centre building. The Property is located in the local Broadway Avenue Historic District. The Property is also located in the Paradise Valley OPRA District, which was formally approved by your Honorable Body on July 24, 2019. The District approval is attached to this petition as Attachment C.

**General Description of Facility and Proposed Use**

The Property is the historic Harvard Square Centre building. The overall project involves a comprehensive rehabilitation of the Property, which is estimated to cost approximately \$40.6 million and is anticipated to create a 58,282 square foot, 12-story mixed-use development that will include a ground-floor food and beverage concept and forty-two (42) residential apartment units on floors 2-10. The project is estimated to create 115 construction jobs over the course of development, and 38 third-party, full-time employment jobs once the project is completed.

Originally constructed in 1925 as the Broadway Exchange Building for retail and office use, the building was renamed as the Harvard Square Centre building in the 1980s. The building was designed by George D. Mason, the same architect who designed the Detroit Masonic Temple, the original Hotel Ponchartrain, and the Mackinac Island Grand Hotel. The iconic structure has been vacant since 2015. Prior to acquisition by Developer, the Property fell into a state of severe disrepair. This building is the largest centerpiece in the Broadway Avenue Historic District and is vital to the rehabilitation of the entire district.

Developer is undertaking 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
- Complete interior build-out, including restoration of historic features.

### **Basis for Qualification**

Section 3(1) of the Obsolete Property Rehabilitation Act (the “Act”), 2000 PA 146, MCL 125.2783, provides that 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.” This Honorable Body determined that the Harvard Square Centre was “obsolete property” as part of the approval of the Paradise Valley OPRA District on July 24, 2019.

More specifically, the subject Property is functionally obsolete as:

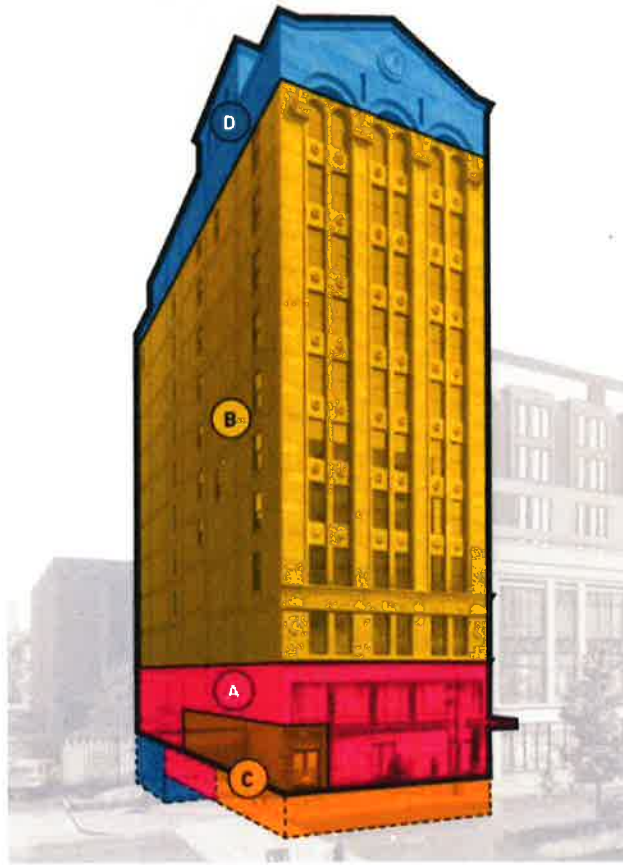
- All mechanical, electrical, plumbing, and life-safety systems are out of date / non-functional and need to be replaced.
- All elevators need to be replaced.
- The Property requires substantial rehabilitation of both the exterior and interior.
- The Property has suffered from decay and neglect, and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

Due to the condition of the building, the rehabilitation of the Harvard Square Centre is extremely challenging economically. The projected return on investment is 0.4% with the OPRA Exemption. The OPRA Exemption Certificate is therefore necessary for the project to pay its debt and operating expenses with virtually no return on investment, while rehabilitating a key historic asset in a strategically critical historic district. Further, because the Property is located within the DDA District, the OPRA Exemption Certificate has no impact on the City’s General Fund.

### **Timeline for Rehabilitation**

The rehabilitation began in August 2024 and currently has an estimated completion date of Q2 2026.

### **Figure 1. Site Plan**



**PROGRAM**

- A RETAIL / F&B**  
BASEMENT: 1,540 USF  
L01: 2,946 USF  
L01 MEZZANINE: 3,085 USF  
**TOTAL RETAIL / F&B: 7,571 USF**
- B RESIDENTIAL**  
L02: 2,289 USF  
L03 - L08: 2,894 USF EACH  
L09 - L10: 2,877 USF EACH  
**TOTAL RESIDENTIAL: 24,719 USF**
- C RESIDENTIAL LOBBY + AMENITIES**  
BASEMENT, L01, L02 (NOT VISIBLE)
- D MECHANICAL / BOH**  
SUB-BASEMENT, BASEMENT, & PENTHOUSE

**TOTAL BUILDING: 58,282 GSF**

\*\*\*

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 transformational project.

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

Thank you for your attention to this matter.

Sincerely yours,

DocuSigned by:  
  
B7B9A9239C31444...

Kofi S. Bonner  
Authorized Representative  
Cambridge Acquisitions LLC

**[INTENTIONALLY LEFT BLANK]**

**ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION**

<b>Parcel Tax ID Number</b>	<b>Address</b>	<b>Owner</b>	<b>Legal Description from Tax Records</b>
01004008.	1346 Broadway Street	Cambridge Acquisitions LLC	THE SOUTH 45 FEET OF LOT 8 AND THE VACATED 10 FEET IN FRONT AS DECREED BY CIRCUIT COURT, PLAT OF SECTION 9, GOVERNOR AND JUDGES PLAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 34 OF DEEDS, PAGE 552, WAYNE COUNTY RECORDS.

**ATTACHMENT B: PRE-REHABILITATION CONDITIONS AND PROJECT RENDERINGS**

**Figure B.1: Historic Photo**





**Figure B.2: Pre-Rehabilitation Exterior View (view from Broadway Street)**



**Figure B.3: Pre-Rehabilitation Interior Conditions**





**Figure B.4: Pre-Rehabilitation Interior Conditions**



**Figure B.5: Pre-Rehabilitation Interior Conditions**



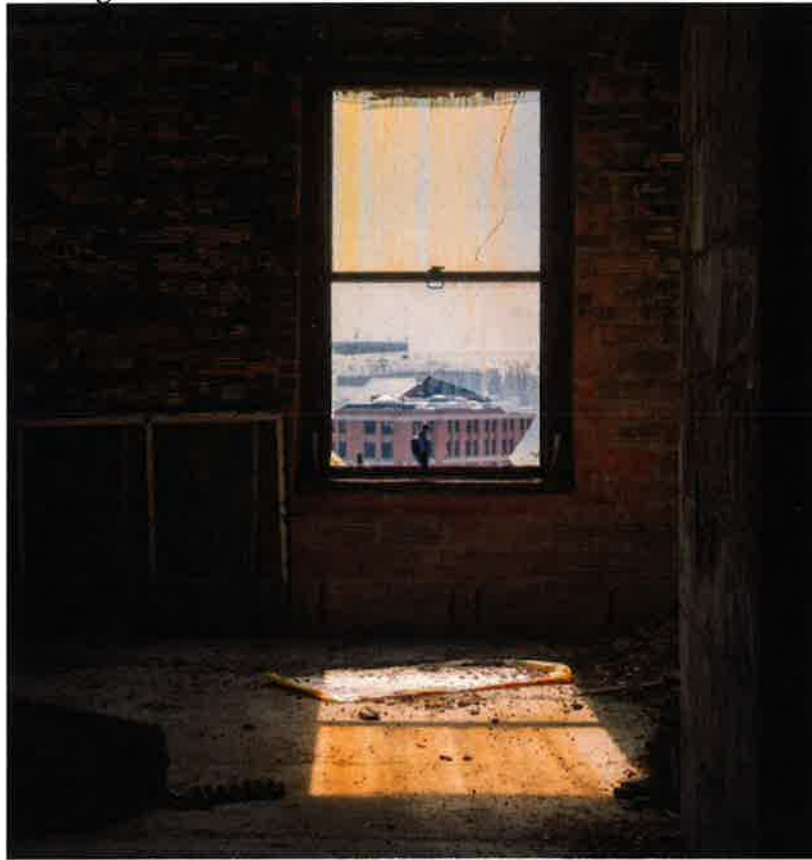
**Figure B.6: Pre-Rehabilitation Interior Conditions**



**Figure B.7: Pre-Rehabilitation Interior Conditions**



**Figure B.8: Pre-Rehabilitation Interior Conditions**



**Figure B.9: Pre-Rehabilitation Interior Conditions**





**Figure B.10: Pre-Rehabilitation Interior Conditions**



**Figure B.11: Rendering of Rehabilitated Property**



**ATTACHMENT C: APPROVAL AND ESTABLISHMENT OF THE PARADISE  
VALLEY OPRA DISTRICT**

Michigan Department of Treasury  
3674 (Rev. 12-20)

# Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) <b>Cambridge Acquisitions LLC</b>		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) <b>630 Woodward Ave. Detroit, MI 48226</b>		
Location of obsolete facility (Number and Street, City, State, ZIP Code) <b>1346 Broadway Street, Detroit, MI 48226</b>		
City, Township, Village (indicate which) <b>City of Detroit</b>	County <b>Wayne</b>	
Date of Commencement of Rehabilitation (mm/dd/yyyy) <b>08/15/2024</b>	Planned date of Completion of Rehabilitation (mm/dd/yyyy) <b>05/01/2026</b>	School District where facility is located (include school code) <b>DPSCD</b>
Estimated Cost of Rehabilitation <b>\$40,687,716.00</b>	Number of years exemption requested <b>12</b>	
Attach legal description of obsolete property on separate sheet.		
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 checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. <b>153</b>		
<input type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		

**APPLICANT CERTIFICATION**

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.


**The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.**

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he 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 unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (No authorized agents) <b>Kofi S. Bonner</b>	Telephone Number <b>(313) 373-8700</b>	Fax Number <b>(855) 455-2929</b>
Mailing Address <b>630 Woodward Ave. Detroit, MI 48226</b>	E-mail Address <b>KofiBonner@bedrockdetroit.com</b>	
Signature of Company Officer (no authorized agents)	Title <b>Chief Executive Officer</b>	

**LOCAL GOVERNMENT UNIT CLERK CERTIFICATION**

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature  B7B9A9239C31444	Date Application Received
---	---------------------------

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

<b>LOCAL GOVERNMENT ACTION</b>		
This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.		
<b>PART 1: ACTION TAKEN</b>		
Action Date _____		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) <input type="checkbox"/> Denied		
Date District Established _____	LUCI Code _____	School Code _____
<b>PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)</b>		
A statement that the local unit is a Qualified Local Governmental Unit. A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000. A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit. A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years. A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing. A statement that the applicant is not delinquent in any taxes related to the facility. If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit. A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.	A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000. A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District. A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district. A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in. A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000. A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.	
<b>PART 3: ASSESSOR RECOMMENDATIONS</b>		
Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)		
Building Taxable Value	Building State Equalized Value	
\$	\$	
Name of Government Unit _____	Date of Action Application _____	Date of Statement of Obsolescence _____
<b>PART 4: CLERK CERTIFICATION</b>		
The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.		
Name of Clerk _____	Telephone Number _____	
Clerk Mailing Address _____		
Mailing Address _____		
Telephone Number _____	Fax Number _____	E-mail Address _____
Clerk Signature _____	Date _____	

**For faster service, email completed application and attachments to PTE@michigan.gov.** An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.





TO: Uraina Clark, City Clerk's Office  
FROM: Greg Moots, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property Certificate** (PA 146) at 1346  
Broadway  
[Petition #2022-119]  
DATE: October 7, 2024  
CC: Antoine Bryant, Director, Planning and Development  
Justus Cook, HRD

In order to ensure that the creation of an Obsolete Property certificate is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner is Cambridge Acquisitions, LLC.

**Location and Project Proposal:** The Harvard Square Centre building at 1346 Broadway Avenue seeks approval of the approval for a certificate for the previously approved obsolete property district to support redevelopment activities underway to rehabilitate the 58,282 sq ft, 12 story mixed-use building with ground-floor food and beverage and 42 apartments.

**Master Plan Interpretation:**

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas "... 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 following Master Plan goals and/or policies of the Central Business District neighborhood describe the following recommendations to support/advise project:

- Policy 6.1: Provide incentives to attract businesses to participate in the rehabilitation and occupancy of the Central Business District's major office buildings
- Policy 11.1: Give high priority to the preservation of historic buildings, especially the restoration, rehabilitation, and reuse of building facades
- Policy 12.1: Attract complimentary entertainment venues in proximity to the casino, stadia, and theater districts

**The proposed development conforms to the Future General Land Use characteristics of the area.**



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

COLEMAN A. YOUNG MUNICIPAL CENTER  
 2 WOODWARD AVE., SUITE 824  
 DETROIT, MI 48226  
 PHONE: 313•224•3011  
 FAX: 313•224•9400

October 1, 2024

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

Re: **Obsolete Property Rehabilitation Certificate – Cambridge Acquisitions LLC**  
 Addresses: 1346 Broadway  
 Parcel Number: 01004008

Dear Mr. Bryant:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation Certificate for the property located at **1346 Broadway** located in the **Central Business District** area of the City of Detroit.

The rationale for Obsolete Property Rehabilitation Certificates 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 2024 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
01004008	1346 Broadway	\$1,438,100	\$287,001	\$294,200	\$58,713

The project as proposed by the **Cambridge Acquisitions LLC** consists of a 12-story office building (AKA Harvard Square Centre) with 50,578 square feet of building area, built in 1925, on 0.114 acres of land. The proposed project consists of rehabilitating the property into a mixed-use development consisting of 34 residential units and three floors of retail and food & beverage space. The building will undergo major renovations including window replacement, façade restoration, life safety equipment replacement, all major mechanical, plumbing and electrical systems replacement, interior buildouts, and remediation of lead and asbestos.

This property meets 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.



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

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE., SUITE 824  
DETROIT, MI 48226  
PHONE: 313•224•3011  
FAX: 313•224•9400

Obsolete Property Rehabilitation Certificate  
Cambridge Acquisitions LLC  
Page 2

A review of the project plan and related statutes indicated that the proposed Obsolete Property Rehabilitation Certificate for the property located at **1346 Broadway** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor/Board of Assessors



Obsolete Property Rehabilitation Certificate  
Cambridge Acquisitions LLC  
Page 3

Property Address: 1346 BROADWAY

Parcel Number: 01004008.

Property Owner: CAMBRIDGE ACQUISITIONS LLC

Legal Description: 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

