



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

February 20, 2025

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

**RE: Resolution Approving a Commercial Rehabilitation Exemption Certificate for Petition on Behalf of Aria Warren Detroit, LLC at 16621-16653 E. Warren Ave, Detroit MI, in Accordance with Public Act 210 of 2005. (Related to Petition # 2023-258)**

Honorable City Council:

On **February 20, 2025**, a public hearing in connection with approving a Commercial Rehabilitation Exemption Certificate for the above-captioned property was held before your Honorable Body's Planning and Economic Development Committee. All interested persons and organizations were given an opportunity to be heard. No impediments to the approval of this certificate were presented during the hearing.

**Aria Warren Detroit, LLC** has submitted satisfactory evidence that they possess the necessary financial resources required to develop this property in accordance with Public Act 210 of 2005 ("the Act") and the Commercial Rehabilitation Exemption Agreement for the project.

Respectfully submitted,

DocuSigned by:

*Rebecca Labov*

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Rebecca Labov

Chief Development & Investment Officer

RL/jc

cc: M. Washington, Mayor's Office  
A. Bush, PDD  
J. Schnieder, HRD  
J. Cook, HRD



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By Council Member \_\_\_\_\_

**WHEREAS, Aria Warren Detroit, LLC (“Applicant”),** has filed with the City Clerk an Application for a Commercial Property Rehabilitation Exemption Certificate, under Public Act 210 of 2005 (“the Act”) in City of Detroit Commercial Property Rehabilitation District in the manner and form prescribed by the Michigan State Tax Commission; and

**WHEREAS,** This City Council is a Qualified Local Governmental Unit as defined by the Act; and

**WHEREAS,** this City Council on **October 12, 2023** held a public hearing in connection with approving an Commercial Property Rehabilitation District in accordance with the Act before the Planning and Economic Development Committee; and

**WHEREAS,** this City Council on **October 17, 2023** established by Resolution a Commercial Property Rehabilitation District in the area located at **16621-16653 E. Warren Ave,** Detroit, Michigan, after a Public Hearing held, in accordance with the Act; and

**WHEREAS,** the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under the Act and under Public Act 210 of 2005 does not exceed 5% of the total taxable value of property in the City of Detroit; and

**WHEREAS,** the Applicant is not delinquent in any taxes related to the facility; and

**WHEREAS,** the Application is for Commercial property as that term is defined in Section 2(a) of the Act, which property is owned by the Applicant; and

**WHEREAS,** commencement of the rehabilitation of the subject facility did not occur before the establishment of the Commercial Property Rehabilitation District; and

**WHEREAS,** the Application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of the Act and which is situated within the aforesaid City of Detroit Commercial Property Rehabilitation District and

**WHEREAS,** completion of the rehabilitation is calculated to, and will at the time the Certificate is issued, have the reasonable likelihood of increasing and/or retaining employment, increasing commercial activity, revitalizing an urban area, or increasing the number of residents in the community in which the facility is located; and

**WHEREAS,** the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at the commencement of the rehabilitation as provided by the Act; and

**WHEREAS,** this City Council has granted until **December 31, 2025,** for the completion of the rehabilitation; and

**WHEREAS,** on **February 20, 2025,** a formal public hearing was held on aforesaid application, at which time the Applicant, the Assessor, the general public, and representatives of the affected taxing units had an opportunity to be heard; and



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By Council Member \_\_\_\_\_

**WHEREAS**, notice was given by certified mail to the Detroit Board of Education, the City of Detroit Board of Assessors, the Wayne County Board of Commissioners, Wayne County Community College, the Wayne County Intermediate School District, the Huron-Clinton Metropolitan Authority, the Applicant, and by publication to the general public, informing them of the receipt of the Application, the date and location of the Public Hearing, and the opportunity to be heard;

**NOW THEREFORE BE IT**

**RESOLVED**, That it is hereby found and determined that the granting of a Commercial Property Rehabilitation Exemption Certificate, considered together with the taxable value of Commercial Property Rehabilitation Exemption Certificates and Industrial Facilities Exemption Certificates if previously granted and currently in force, will not have the effect of substantially impeding the operation of the local governmental unit or impairing the financial soundness of any other taxing unit which levies an ad valorem property tax with the City of Detroit; and be it further

**RESOLVED**, That it is hereby found and determined that the Applicant has complied with the requirements of the Act; and be it further

**RESOLVED**, That the application of **Aria Warren Detroit, LLC**, for a Commercial Property Rehabilitation Exemption Certificate, in the City of Detroit Commercial Property Rehabilitation District is hereby approved for a period of **Ten (10) years, from completion of the rehabilitation, with the certificate beginning December 31, 2025 and the certificate expiring December 30, 2035**, in accordance with the provisions of the Act; and be it finally

**RESOLVED**, That the City Clerk shall forward said application to the Michigan State Tax Commission as provided by the Act; and be it further

**RESOLVED**, That the rehabilitation of the facility shall be completed no later than **December 31, 2025**, unless an extension of that time period is granted by this City Council, which extension shall be granted if this City Council determines that the rehabilitation of the facility is proceeding in good faith and the proposed extension is reasonable; and be it finally

**RESOLVED**, That the City of Detroit's Planning and Development Department and City Assessor's Office are hereby authorized to enter into, substantially in the form attached hereto, a Commercial Property Rehabilitation Exemption Certificate Agreement and attached Summary of Procedures for the purpose of establishing the operating procedures for and implementing the aforesaid Certificate.