



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

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

June 9, 2025

Detroit City Council
2 Woodward Avenue, Suite 1340
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

RE: Resolution to Revoke Obsolete Property Rehabilitation Exemption Certificate Number 3-21-0038 held by Detroit Public Media, a Michigan nonprofit corporation, in accordance with Section 12(2) of the Obsolete Property Rehabilitation Act (Public Act 146 of 2000) (the “Act”) (Related to Petition #1527)

Honorable City Council:

On October 19, 2021, after holding an appropriate public hearing, your Honorable Body voted to establish an Obsolete Property Rehabilitation District in the area of 234 Piquette Avenue, Detroit, Michigan (the “**Property**”) in accordance with the Act.

On October 19, 2021, after holding an appropriate public hearing, your Honorable Body voted to grant a Obsolete Property Rehabilitation Exemption Certificate to 234 Piquette, LLC, in accordance with the Act, which proposed to rehabilitate the Property for a mix of commercial and industrial uses. The Michigan Department of Treasury subsequently granted Obsolete Property Rehabilitation Exemption Certificate Number 3-21-0038 (the “OPREC”) to 234 Piquette, LLC for the Property on November 22, 2024.

On July 2, 2024, your Honorable Body approve assignment of the OPREC from 234 Piquette LLC to Detroit Public Media, after Detroit Public Media purchased the Property to use as its headquarters.

On May 19, 2025, Detroit Public Media submitted a letter to the City, requesting revocation of the OPREC effective as of December 31, 2024, because the Property, as being owned by a non-profit corporation, is eligible to be exempt from taxes, and has in fact been placed on the exempt tax rolls already.

Section 12(2) of the Act, being MCL 125.2797 provides that “Upon receipt of a request by certified mail to the legislative body of the qualified local governmental unit by the holder of an obsolete property rehabilitation exemption certificate requesting revocation of the certificate, the legislative body of the qualified local governmental unit may, by resolution, revoke the certificate.”

The Housing and Revitalization Department hereby requests that, in accordance with the Act and the request by Detroit Public Media, that your Honorable Body adopt the attached resolution revoking the OPREC for the Property.

Respectfully submitted,

DocuSigned by:

Rebecca Labov

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Rebecca Labov

Chief Investment & Development Officer

RL/JC

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

By Council Member _____

WHEREAS, this City Council is a Qualified Local Governmental Unit as defined by the Obsolete Property Rehabilitation Act, being Public Act 146 of 2000, as amended (the “**Act**”); and

WHEREAS, pursuant to the Act, after a duly noticed public hearing held on October 14, 2021, this City Council established by resolution the 234 Piquette Obsolete Property Rehabilitation District on October 19, 2021; and

WHEREAS, pursuant to the Act, after a duly noticed public hearing held on October 14, 2021, this City Council approved by resolution the issuance of an Obsolete Property Rehabilitation Exemption Certificate to 234 Piquette LLC, a Michigan limited liability company (“**234 Piquette LLC**”), for property located at 234 Piquette, City of Detroit, Michigan (the “**Property**”) on October 19, 2021; and

WHEREAS, On July 2, 2024, this City Council approved by resolution the assignment of the Obsolete Property Rehabilitation Exemption Certificate applicable to the Property from 234 Piquette LLC to Detroit Public Media, a Michigan nonprofit corporation (“**Detroit Public Media**”); and

WHEREAS, pursuant to Section (12)(2) of the Act, upon receipt of a request by certified mail to the legislative body of the qualified local governmental unit by the holder of an obsolete property rehabilitation exemption certificate requesting revocation of the certificate, the legislative body of the qualified local governmental unit may, by resolution, revoke the certificate; and

WHEREAS, on May 19, 2025, Detroit Public Media, submitted a letter to the City requesting revocation of Obsolete Property Rehabilitation Exemption Certificate number 3-21-0038 which affects the Property;

NOW THEREFORE BE IT RESOLVED, This City Council hereby revokes Obsolete Property Rehabilitation Exemption Certificate Number 3-21-0038 held by Detroit Public Media for property located at 234 Piquette, City of Detroit, Michigan; and be it further

RESOLVED, The City Clerk shall forward said revocation to the Michigan State Tax Commission as provided by the Act.