



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

Phone: 313.224.6380
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www.detroitmi.gov

February 15, 2022

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

RE: Resolution Approving an Obsolete Property Rehabilitation District, on behalf of 1732 Bethune Lofts, LLC in the area of 1732 & 1800 Bethune Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 1530).

Honorable City Council:

On **March 3, 2022**, a public hearing in connection with establishing an Obsolete Property Rehabilitation District was held before your Honorable Body. No impediments to the establishment of the District were presented at the public hearing.

Please find attached, a resolution and legal description, which will establish an Obsolete Property Rehabilitation District in the area of **1732 & 1800 Bethune Avenue, Detroit, Michigan**, in accordance with Public Act 146 of 2000 ("the Act"). Such establishment will materially assist in the development of the site in accordance with the plans of the developer of the property.

Respectfully submitted,

DocuSigned by:
A handwritten signature in black ink, appearing to read "K. Vickers".

A1E218A0ECAA417...
Kelly R. Vickers
Chief Housing Development & Investment Officer

KV/(jc)

cc: G. Fulton, Mayor's Office
A. Bryant, PDD
J. Schnieder, HRD
J. Cook, HRD



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BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 146 of 2000 (“Act 146”), this City Council has the authority to establish “Obsolete Property Rehabilitation Districts” within the boundaries of the City of Detroit; and

WHEREAS, **1732 Bethune Lofts, LLC** has requested that this City Council establish an Obsolete Property Rehabilitation District in the area of **1732 & 1800 Bethune Avenue, Detroit, Michigan**, the area being more particularly described in the map and legal description attached hereto; and

WHEREAS, the aforesaid property is obsolete property in an area characterized by obsolete commercial property or commercial housing property; and

WHEREAS, Act 146 requires that, prior to establishing an Obsolete Property Rehabilitation District, the City Council shall provide an opportunity for a hearing on the establishment of the District, at which a representative of any jurisdiction levying *ad valorem taxes*, or any owner of real property within the proposed District, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter; and

WHEREAS, a public hearing was conducted before City Council on **March 3, 2022**, for the purpose of considering the establishment of the proposed Obsolete Property Rehabilitation District described in the map and legal description attached hereto; and

WHEREAS, no impediments to the establishment of the proposed District were presented at the public hearing.

NOW THEREFORE BE IT

RESOLVED, that Obsolete Property Rehabilitation District, more particularly described in the map and legal description attached hereto, is hereby approved and established by this City Council in accordance with Act 146.

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.	1530
Name of Petitioner	1732 Bethune Lofts, LLC
Description of Petition	Request for the Establishment of an Obsolete Property Rehabilitation District for the property located at 1732 and 1800 Bethune Avenue, Detroit, Wayne County, and Michigan for 1732
Type of Petition	Tax Abatement
Submission Date	08/19/2021
Concerned Departments	Housing and Revitalization; Finance Department; Legislative Policy Division; City Planning Commission; Planning and Development Department;
Petitioner Contact	Michael Rivait 1732 Bethune Lofts LLC michael@newdetroit.com (248) 670-2011



August 13, 2021

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

RE: Request for the Establishment of an Obsolete Property Rehabilitation District (OPRD) Located at 1732 and 1800 Bethune Avenue, Detroit, Wayne County, Michigan for 1732 Bethune Lofts, LLC

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation District (OPRD) in accordance with P.A. 146 of 2000 for the properties located at 1732 and 1800 Bethune Avenue, Detroit, Wayne County, Michigan (the "Property"), further described in Attachment A.

Company and Project Synopsis

1800 Bethune Lofts, LLC and 1732 Bethune Lofts, LLC (the "Developer") were founded by Michael Rivait and Martin Herz in 2021. Michael Rivait, owner of Rivait Design + Build Group (the general contractor (GC)) has been investing in southeast Michigan since 1985 and is well-versed in real estate, building and contracting, and development. In over 35 years, Rivait Design + Build has built over 200 energy efficient homes and residential projects, before expanding to include additional construction and development or senior living condos and apartment buildings. With demonstrated experience in building and rehabilitating residential properties in southeast Michigan, Michael has recently completed the rehabilitation of Elaine Lofts in Milwaukee Junction and is poised to successfully rehabilitate these buildings. As a German native, Martin Herz has his B.S. and M.S in Structural Engineering and a vast background in entrepreneurship ventures. In 2016, Herz moved to Detroit and owns, renovates, and manages real estate in the city and southeast Michigan.

The proposed OPRD contains two adjacent parcels, which are separated by Churchill Street. The properties total approximately 0.496 acres and include the addresses of 1732 and 1800 Bethune Avenue. 1732 Bethune Lofts, LLC is the applicant and owner of 1732 Bethune Avenue, which comprises more than 50% of the taxable value of the parcels included within this OPRD request, in accordance with Section 3(2) of P.A. 146 of 2000. 1800 Bethune Lofts, LLC is the prospective purchaser of 1800 Bethune Avenue, which is included in this OPRD request.

The OPRD is bounded by the property line to the north, a public alley to the east, Bethune Avenue to the south, and the property line to the west. The OPRD is located in the Henry Ford Neighborhood of Detroit with the Henry Ford Hospital, Motown Museum, and LaSalle Park all within walking distance of the development. The Herman Kiefer redevelopment is located approximately one-half mile from the properties, and the currently-postponed Rosa Parks Streetscape project is located one block to the west. The western property, 1800 Bethune, is occupied by a 4-story residential building totaling approximately 43,313 square feet. The eastern

*Request for Establishment of an Obsolete Property Rehabilitation Act at
1732 and 1800 Bethune Street, Detroit, Wayne County, Michigan
For 1732 Bethune Lofts LLC*

property, 1732 Bethune, is occupied by a two- and one-half split level mixed-use building totaling approximately 7,370 square feet.

The project will entail the rehabilitation and renovation of the current buildings to provide a total of 97 residential apartment units and one commercial space. As part of the rehabilitation, the residential units within 1732 Bethune will be renovated with new plumbing, electrical, and HVAC equipment and fixtures, appliances, and updates to finishes. The exterior masonry will require extensive repairs and replacement after a partial veneer collapse. One commercial space will be retained, updated, and white boxed to host a retail/café space. An existing secondary commercial space will be converted to additional residential units, creating a total of 13 apartment units in the building. As for 1800 Bethune, the building will be gutted prior to rehabilitation to allow for an updated layout. Upgrades will include new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems, new energy efficient windows and doors, construction of balconies or patios for certain units, kitchen and bathroom cabinetry, appliances, and fixtures, and repairs to the building structure as needed. The building will contain 84 residential units.

Acquisition Timeline

1732 Bethune Avenue was acquired in July 2021 by the applicant, 1732 Bethune Lofts, LLC. This property comprises 78.2% of the taxable value of the parcels, in accordance with Section 3(2) of P.A. 146 of 2000.

1800 Bethune Avenue is planned to be acquired by 1800 Bethune Lofts, LLC ahead of the submission of an OPRA Certificate application.

Necessity for Tax Relief

Substantial investment is necessary to rehabilitate the area into a viable, long-term development. Additionally, the property currently contains dilapidated and deteriorating buildings that will require repair and selective demolition with the property rehabilitation. The overall internal rate of return for the proposed development will be extremely low without the receipt of the Obsolete Property Rehabilitation District (and Certificate), and therefore, the development would not be possible without it.

In order to secure financing and future tenants, the operating costs of the proposed renovations and redevelopment of the project need to be kept as low as possible (including property taxes).

Job Creation and Investment

The proposed Development included within the request will result in approximately 100 construction jobs and one full-time equivalent (FTE) job associated with the ongoing management and maintenance for the proposed residential development. Approximately four full-time equivalent additional permanent jobs will be created by the commercial tenant.

*Request for Establishment of an Obsolete Property Rehabilitation Act at
1732 and 1800 Bethune Street, Detroit, Wayne County, Michigan
For 1732 Bethune Lofts LLC*

PA 146 Request

This application documents the request for the establishment of an Obsolete Property Rehabilitation District (OPRD).

The proposed OPRD is eligible as defined in Section 3 of Public Act 146, as amended because it is an area characterized by obsolete commercial properties.

A 12-year abatement will be requested under a future Certificate application.

Economic Advantages of the Rehabilitation

Upon completion, the Development will return obsolete properties to productive use and will increase residential density in an area characterized by vacant land and disinvestment. Activation of this property will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Rosa Parks corridor and the surrounding neighborhoods.

The granting of the OPRA tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. On a short-term basis approximately 100 construction jobs will be created. Design Build Detroit (the GC) has proactively lined-up Detroit-based contractors through their years of experience. As needed, the Developer will reach out to the Skilled Trades Taskforce in order to ensure Detroit-based contractors benefit from the development.

Upon successful redevelopment, the proposed redevelopment associated with the Development will create approximately one full-time equivalent (FTE) job related to the management and maintenance of the property. This new job, along with the new residents living at the development, will generate increased income taxes for the City of Detroit. Approximately four full time equivalent additional permanent jobs will be created by the commercial tenant.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment will have a positive economic impact within the Henry Ford neighborhood and the Rosa Parks Boulevard corridor.

Closing

1732 Bethune Lofts, LLC is a compassionate group of professionals with a proven track record and experience in multi-family investments within Metro Detroit. Members of the Development team have reached out to members of the community, and neighboring property owners regarding the new ownership and anticipated improvements and garnered significantly positive feedback.

The team is looking forward to pursuing this redevelopment and creating a community space on the heart of Detroit's Henry Ford Neighborhood.

Respectfully submitted,



Michael Rivait
1732 Bethune Lofts LLC
michael@newdetroit.com
(248) 670-2011

***Request for Establishment of an Obsolete Property Rehabilitation Act at
1732 and 1800 Bethune Street, Detroit, Wayne County, Michigan
For 1732 Bethune Lofts LLC***

Submitted with Assistance from:
Ginny Dougherty
PM Environmental, Inc.
dougherty@pmenv.com
(248) 414-1436

Attachment A: Detailed Project Description
Attachment B: Parcel Map

cc: N. Marsh, DEGC
V. Farley, HRD

Attachment A: Detailed Project Description

General Description

The proposed Obsolete Property Rehabilitation District (OPRD) is bounded by the property line to the north, a public alley to the east, Bethune Avenue to the south, and the property line to the west. The OPRD is located in the Henry Ford Neighborhood of Detroit and consists of two adjoining parcels, separated by Churchill Street. Together, the parcels total approximately 0.496 acres. The western property, 1800 Bethune, is occupied by a 4-story residential building totaling approximately 43,313 square feet including the basement level. The eastern property, 1732 Bethune, is occupied by a two- and one-half split level mixed-use building totaling approximately 7,370 square feet.



Historically, both properties have been developed with the residential apartments since 1924 (1800 Bethune) and 1916 (1732 Bethune). 1800 Bethune has been vacant for over a decade with parts of the building in a state of disrepair from exposure to the elements and vandalism/scrap metal collectors. 1732 Bethune requires significant renovations before the building can be considered livable.

The Property is located along the Rosa Parks Boulevard corridor, within the Henry Ford neighborhood. The Property is within walking distance to many of the City's amenities, including the Henry Ford Hospital, Motown Museum, and LaSalle Park. The project is nearby the Rosa Parks – Clairmont Revitalization Framework area that encourages renovation and development of homes and business within existing building stock. The project also aids in the transformation of Rosa Parks Boulevard by increasing investment and providing a walkable destination within the corridor.



Description of Proposed Use

Unit Type	Unit Count	Bathrooms	Unit Avg Sq Ft
1800 Bethune			
Studio	46	1	425
1-bdr	36	1	617
2-bdr	2	2	2,000
1732 Bethune			
1-bdr	9	1	580
1-bdr	2	2	1,000
2-bdr	2	1	800
Commercial	1	NA	3,000

The project involves the renovation of residential units within 1732 Bethune to incorporate new plumbing, electrical, and HVAC equipment and fixtures, appliances, and updates to finishes. The exterior masonry will require extensive repairs and replacement after a partial veneer collapse. One commercial space will be retained, updated, and white boxed to host a small retail/café space. A secondary commercial space will be converted to additional residential units, creating a total of 13 units.

As for 1800 Bethune, the building will be internally gutted prior to rehabilitation to allow for an updated layout. The building will contain 84 residential units. Upgrades will include new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems, new energy efficient windows and doors, construction of balconies or patios for certain units, kitchen and bathroom cabinetry, appliances, and fixtures, and repairs to the building structure as needed.

Additional on-site amenities include in-unit laundry, stainless steel appliances, AC, hardwood floors, balconies, and gated parking lots. New landscaping will also be installed throughout the site and on-site gated parking will be available.

Nature and Extent of the Rehabilitation

1800 Bethune has sustained significant deferred maintenance and both buildings lack in functional use due to uninhabitable building conditions. Redevelopment will require extensive repairs, major renovations, and improvements.

Demolition of the outdated interior layout will occur within 1800 Bethune. Both buildings will receive electrical, plumbing, and mechanical/HVAC upgrades and replacement to improve the current conditions and meet modern demands while providing increased efficiency. Upgrades and repairs to the freight and passenger elevators will be required. Replacement of the windows to a modern energy efficient system will also take place.

The Developer plans to apply for a 12-year real property tax abatement under the provisions of a PA 146 Obsolete Property Rehabilitation Act tax abatement. The remaining sources of funds for the project are through Owner Equity and Permanent Financing. Hard-cost investment is estimated at \$9.94 million, with total project investment estimated at \$13.6 million.

Descriptive List of the Fixed Building Equipment

Renovations, new fixed building equipment and materials for the project include;

- Masonry; restoration activities associated with the existing building
- Carpentry; including framing, kitchen cabinetry, vanities, trim work
- Thermal and Moisture Protection; roofing system, caulking and sealing, waterproofing
- Doors and Windows; new windows, exterior doors, interior doors/frames/hardware
- Mechanical; plumbing and HVAC
- Electrical; electrical work, security system, and communications
- Fire alarm/suppression system
- Finishes; drywall and steel studs/insulation, hard tile, hardwood flooring, painting, granite countertops
- Specialties; elevator, fire extinguishers, toilet accessories, and appliances

Time Schedule

Renovation activities are anticipated to commence immediately following approval of the OPRA. Construction activities will take one year for completion.

Statement of Economic Advantages

The proposed development will bring much needed housing and commercial space to Detroit.

The granting of the tax abatement will not result in any fewer taxes to the City in the short-term or long-term. All City taxes are current as of the date of this submittal. Upon successful redevelopment, the project will generate increased property and income taxes.

On a short-term basis approximately 100 full-time equivalent (FTE) construction jobs will be created. On a long-term basis, the proposed redevelopment associated with the Development will create approximately one full-time equivalent (FTE) job related to the management and maintenance of the property. The Development will house approximately 97 new Detroit households. Therefore, it is anticipated the City of Detroit will collect approximately 2.4% income tax per resident per year. The table below illustrates the resident tax impact the development will have following completion.

Residential Benefits	Annual Amount
97 apartment units	
\$30,894 x 97 x 2.4% (Median Household Income x Units x 2.4%)	\$71,291
One FTE permanent job	
\$45,000 x 1 x 2.4%	\$1,080
Total	\$73,001

Additionally, there will be other indirect benefits such as spin off spending in the City that will contribute to the economic benefits produced by this investment. With the Henry Ford Hospital within walking distance, this development will provide excellent housing opportunities for the 30,000 employees that work there. Additionally, a plethora of nearby developments, including the

Henry Ford Health System's expansion and creation of the south campus and the Herman Kiefer development helps to bridge the two neighborhood's upward momentum. Investments in the community such as this that will have long-term effects and provide sustainable principals will retain community identity and foster local talent that is vital to neighborhood development.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a catalyst effect within this downtown neighborhood.

Legal Descriptions

Parcel Number: 08005730

Address: 1732 Bethune

Acres: 0.11

Legal Description: E CHURCHILL 12 BLK 15 IRVING PL SUB L11 P5 PLATS, W C R 8/84 40 X 120

Parcel Number: 08005733

Address: 1800 Bethune

Acres: 0.386

Legal Description: W CHURCHILL 3 THRU 1 AND VAC ALLEY ADJ BLK 16 IRVING PLACE SUB L11 P5 PLATS, W C R 8/84 120 X 142.42A

Attachment B: Parcel Map

1800 W. Bethune Street

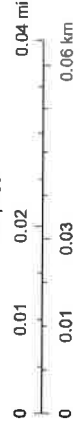


April 16, 2021

Condominiums

Parcel Boundaries

1:1,128



SEMCOG, Esri, Canada, Esri, HERE, Garmin, INCREMENT P,
USGS, EPA, USDA, AAFC, NRCan



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

September 10, 2021

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

Re: **Obsolete Property Rehabilitation District – 1732 Bethune Lofts LLC**
Addresses: 1732/1800 Bethune
Parcel Number: 08005730/08005733

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **1732/1800 Bethune** in the **Henry Ford** area of the City of Detroit.

The rationale for creating Obsolete Property Rehabilitation Districts 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 district as proposed by the **1732 Bethune Lofts LLC** consists of one two-story apartment building with first floor retail space, consisting of 7,370 square feet and built in 1916, and one 4-story apartment building with 43,313 square feet, built in 1924. The proposed project consists of rehabilitating the structures with a total of 97 apartment units and a retail space. The buildings will undergo major renovations including layout reconfiguration, all major mechanical, HVAC, plumbing and electrical systems replacement, new windows and doors, structural repairs, and façade improvements.

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
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Obsolete Property Rehabilitation District
1732 Bethune Lofts LLC
Page 2

A review of the project and related statutes indicated that the proposed Obsolete Property Rehabilitation District located at **1732/1800 Bethune** 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



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

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Obsolete Property Rehabilitation District
1732 Bethune Lofts LLC
Page 3

Property Address: 1732 BETHUNE
Parcel Number: 08005730.
Property Owner: 1732 BETHUNE LOFTS LLC
Legal Description: E CHURCHILL 12 BLK 15 IRVING PL SUB L11 P5 PLATS, W C R 8/84 40 X 120

Property Address: 1800 BETHUNE
Parcel Number: 08005733.
Property Owner: 1732 BETHUNE LOFTS LLC
Legal Description: W CHURCHILL 3 THRU 1 AND VAC ALLEY ADJ BLK 16 IRVING PLACE SUB L11 P5 PLATS, W C R 8/84 120 X 142.42A





TO: Veronica Farley, Housing and Revitalization
FROM: Shelby Holmes, Planning and Development
RE: Master Plan Interpretation for **Obsolete Property District (PA 146)** at t 1732 and 1800
Bethune Avenue (Associated to Petition #1530)
DATE: September 9, 2021
CC: Katharine Trudeau, Deputy Director, Planning and Development
Kevin Schronce, PDD Central, Planning and Development
Karen Gage, PDD Zoning, Planning and Development

In order to ensure that the creation of an Obsolete Property District 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 1732 Bethune Lofts LLC.

Location and Project Proposal: 1732 and 1800 West Bethune Avenue The project will entail the rehabilitation and renovation of the current buildings to provide a total of 97 residential apartment units and one commercial space.

Current Master Plan (MP) & Zoning: MP Classification – Low/Medium Density Residential (RLM)
Zoning – Low Density Residential District (R3)

Master Plan Interpretation

The subject site area is designated Low/Medium Density Residential (RLM). Low/Medium Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking, or garages with alley access. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents' day-to-day needs

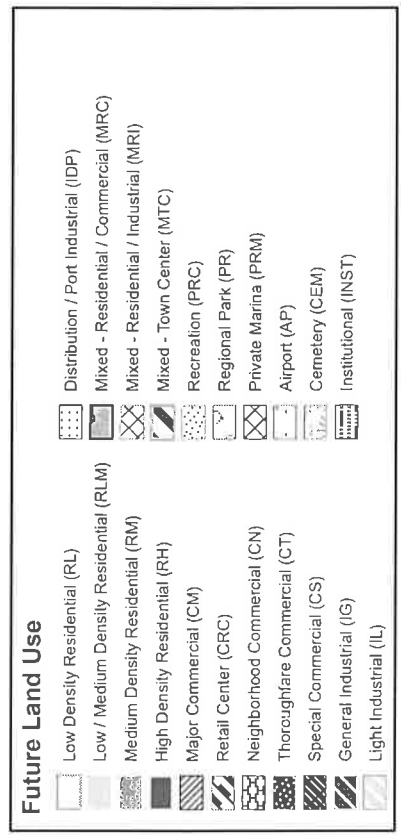
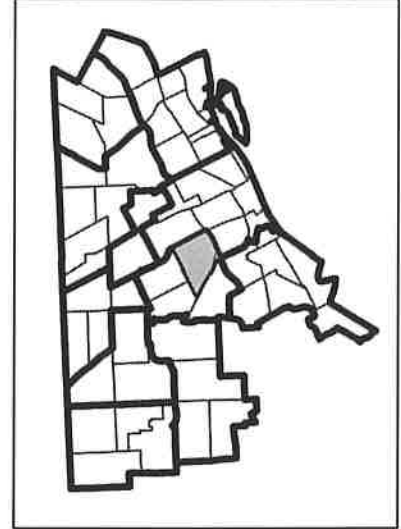
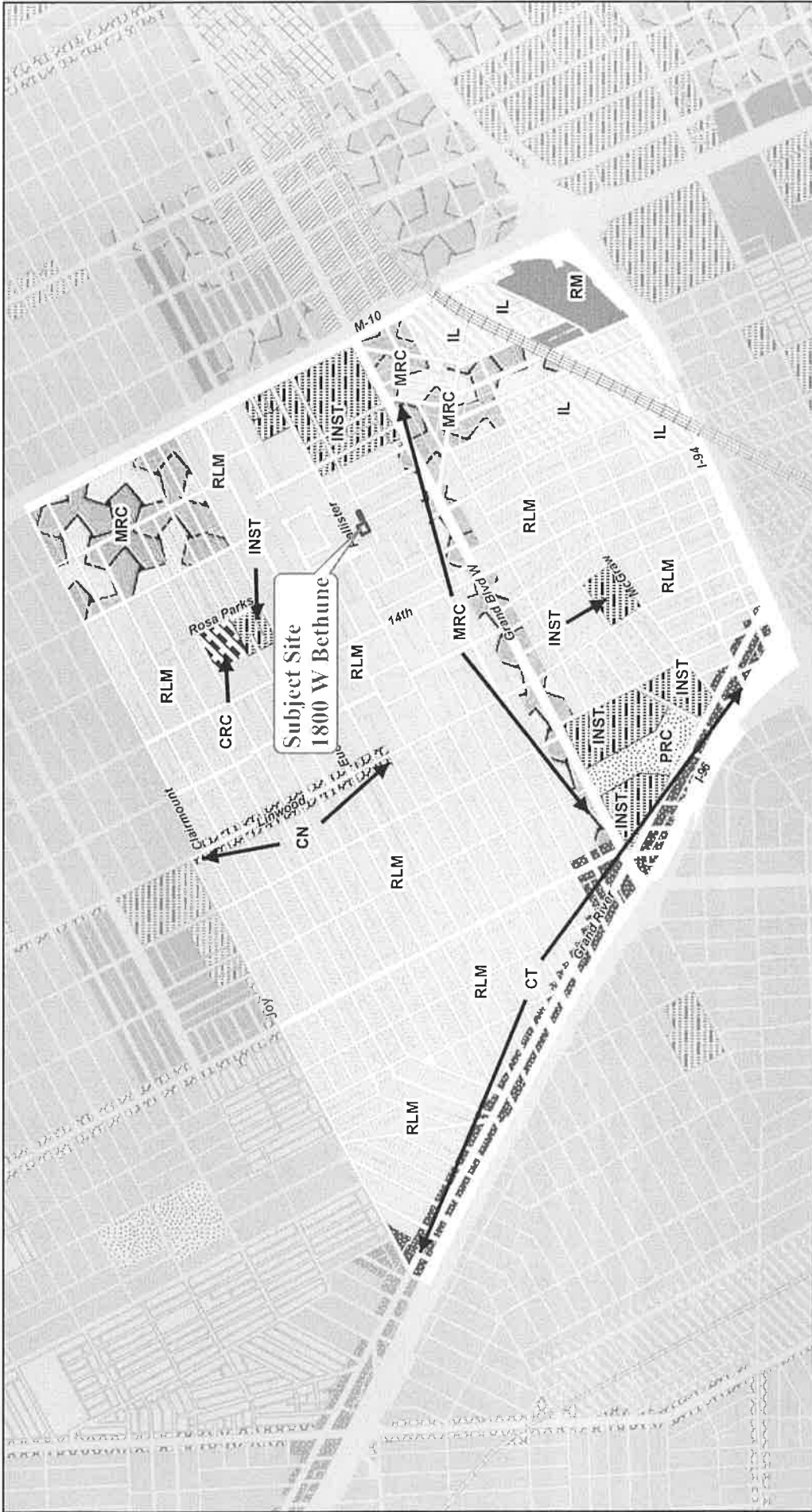
The following policies of the Rosa Parks neighborhood describe the following recommendations:

- GOAL 2: Revitalize neighborhoods with poor housing conditions
- Policy 2.2: Preserve and rehabilitate the existing housing stock and construct new affordable and market rate housing in the Virginia Park (northwest of the Lodge Freeway and West Grand Boulevard) and Research Park Urban Renewal Areas (near Trumbull and the Ford Freeway).

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

Attachments

Future General Land Use Map: Neighborhood Cluster 6, Rosa Parks; Map 6-2B



Map 6-2B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 6
Rosa Parks