

# 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*

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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.

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Petition No.	2025-137 (District)
Name of Petitioner	EPIC Health & Vital Impact Ventures
Description of Petition	Petition request for the establishment of a Commercial Rehabilitation District at 4306, 4330, 4340 East Davison Detroit, MI 48212.
Type of Petition	<b>Tax Abatement for a Commercial Rehabilitation District</b>
Submission Date	06/06/2025
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission, Civil Rights, Inclusion, & Opportunity Department
Petitioner Contact	Brooke Booth EPIC Health & Vital Impact Ventures 18000 W Nine Mile Ste 200 Southfield, MI 48075 P: (248) 970-0658 <a href="mailto:bbooth@epichs.org">bbooth@epichs.org</a>

## B. Developer Information

Completed by [bbooth@epichs.org](mailto:bbooth@epichs.org) on 5/19/2025 5:37 PM

**Case Id:** 35369

**Name:** EPIC Health Medical Office Building - 2025

**Address:** 4340 East Davison, Detroit, MI 48212

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### B. Developer Information

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Please provide the following information.

**B.1. Developer Organization:**

Epic Health & Vital Impact Ventures

**B.2. Ownership Entity Name:**

Exclusive Physicians PLLC and Vital Impact Ventures LLC

**B.3. Mailing Address of Ownership Entity:**

18000 W Nine Mile Ste 200 Detroit, MI 48075

**B.4. Applicant Contact First Name:**

Brooke

**B.5. Applicant Contact Last Name:**

Booth

**B.6. Applicant Contact Phone Number:**

(248) 970-0658

**B.7. Applicant Contact Email:**

[bbooth@epichs.org](mailto:bbooth@epichs.org)

**B.8. Applicant's Relationship to Developer:**



May 7, 2025

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

RE: **Request for the Establishment of a Commercial Rehabilitation District at 4306, 4330, 4340 East Davison Detroit, MI 48212**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation Development District for the property located at **4306, 4330, 4340 East Davison Detroit, MI 48212** and described in Attachment A.

EPIC Health has purchased the parcels located at 4306, 4330, and 4340 East Davison, Detroit, MI 48212. The proposed medical center project is being developed in coordination with a planned multifamily housing development. To meet the parking requirements for the medical center, a portion of land currently zoned for residential use will need to be repurposed for parking. EPIC Health holds an option to purchase this residentially zoned land from the Detroit Land Bank.

EPIC Health was founded by two physician brothers who grew up in the City of Detroit and have dedicated over 25 years to providing primary care services to the community. With more than 40,000 attributed lives, EPIC Health is a mission-driven organization committed to serving marginalized and underserved populations.

EPIC Health has operated at its East Davison location for many years, currently serving over 4,000 patients in that community alone. However, the existing leased facility is no longer adequate to meet the needs of patients or staff. The building has deteriorated significantly due to the landlord's failure to maintain the property or bring it into compliance with building codes. Despite extensive efforts, EPIC Health has been unable to identify a suitable alternative location in the area.

To continue delivering high-quality care, EPIC Health proposes the construction of a new, purpose-built medical center. The new facility will be approximately 7,000 square





**EPIC**  
H E A L T H

g l o b a l   c o m p l e x   c a r e   a n d  
p r e v e n t i o n   c e n t e r s

feet and will include 15 exam rooms, as well as dedicated spaces for behavioral health services, ultrasound, physical therapy, and laboratory diagnostics.

[MCLS § 207.655](#) allows for tax incentives related to this project.

EPIC Health as ownership of the vacant lots that are part of this project.

EPIC Health affirms that the rehabilitation of the facility is contingent upon the receipt of the exemption certificate. Without the issuance of this certificate, the rehabilitation project would not be financially feasible and, therefore, will not be undertaken.

Tax relief is necessary in order to proceed with the project.

The current medical office has approximately 11 full-time employees. This new facility will have up to 30 full-time employees.

The project will be financed through a CDFI lender, among other options. The letter of intent is attached as Exhibit C.

The exemption is requested for 10 years.

The exemption is expected to provide significant short-term and long-term economic benefits to the City of Detroit. In the short term, the project will stimulate local economic activity through construction-related jobs, the use of local contractors and suppliers, and increased demand for nearby goods and services. The rehabilitation of the facility will revitalize underutilized property, enhance neighborhood aesthetics, and improve access to essential health services.

In the long term, the project will serve as a stabilizing anchor in the community, attracting further investment and encouraging the redevelopment of surrounding properties. It will support job creation, generate sustained economic activity, and contribute to the overall health and well-being of Detroit residents. Additionally, the facility will continue to provide employment opportunities and essential services to underserved populations, reinforcing the city's long-term strategic goals for economic equity and public health.

The exemption will help offset the high upfront costs of development, making the project financially viable. Without it, the project would not proceed. By enabling this investment, the City of Detroit can benefit from a ripple effect of increased economic engagement,





**EPIC**  
H E A L T H

g l o b a l c o m p l e x c a r e a n d  
p r e v e n t i o n c e n t e r s

18000 W Nine Mile rd. | Suite 200 | Southfield, Michigan

property value stabilization, and improved quality of life in the surrounding area—  
outweighing the temporary reduction in tax revenue during the exemption period.

EPIC Health plans to seek other public assistance from local and state resources, however  
the tax abatement is the first effort as it comes so early in the development process.

EPIC Health is deeply committed to serving the citizens of Detroit for generations to  
come and plans to continue expanding its network of primary care centers throughout the  
city. With support from the City, EPIC Health can ensure that Detroit residents have  
consistent access to high-quality, community-based healthcare—right in their own  
neighborhoods.

Please reach out to our leadership with any questions:

Dr. Greg Naman, MD – Founder and CEO – [gnanman@epichs.org](mailto:gnanman@epichs.org)

Dr. Ted Naman – Founder and CTO – [tnaman@epichs.org](mailto:tnaman@epichs.org)

Brooke Booth – Head of Commercial Real Estate and General Counsel –  
[bbooth@epichs.org](mailto:bbooth@epichs.org) 248-970-0658

Respectfully submitted,

Brooke Booth  
248-970-0658  
[bbooth@epichs.org](mailto:bbooth@epichs.org)

**Attachment A: Site Map that includes the parcel(s) of property / Legal Description**  
**Attachment B: Paid Receipt of Current Taxes**



**ATTACHMENT A**  
**4306, 4330, 4340 East Davison Detroit, MI 48212**

- (a) The site consists of three parcels with one building.

The subject property is improved with one, single-story building containing approximately 2,766 square feet constructed in 1946.

Historical review indicates the subject property was occupied by an automotive and truck repair facility (4306 East Davison Street) from at least 1949 through 1977, an undercoating operation (4320/4330 East Davison Street) from at least 1951 through 1977, and a lithographic plate production operation (4340 East Davison Street) from at least 1968 through 2001.

- (b) General description of the proposed use of the rehabilitated facility;

This project involves the development of a new primary care physician office for EPIC Health. The facility will provide comprehensive services, including laboratory testing, X-rays, and instant video consultations with specialists. EPIC Health is committed to delivering a fully integrated healthcare model, particularly focused on serving underserved communities.

The new medical center will replace an existing leased facility that no longer meets the needs of patients or staff. The current building has deteriorated due to the landlord's failure to maintain it or ensure compliance with building codes. Despite efforts, EPIC Health has been unable to find a suitable alternative location nearby to continue providing quality care to its patients.

- (c) Description of the general nature and extent of the rehabilitation to be undertaken;

The existing building will be demolished and a new structure will be constructed. The new medical office building will be approximately 7,000 square feet and service Epic Health's current 4,000 patients from the local community. The new building will have exam rooms for primary care, laboratory, x-ray, mammography, ultrasound, physical therapy, and behavior health.



(d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility'

None

(e) A time schedule for undertaking and completing the rehabilitation of the facility

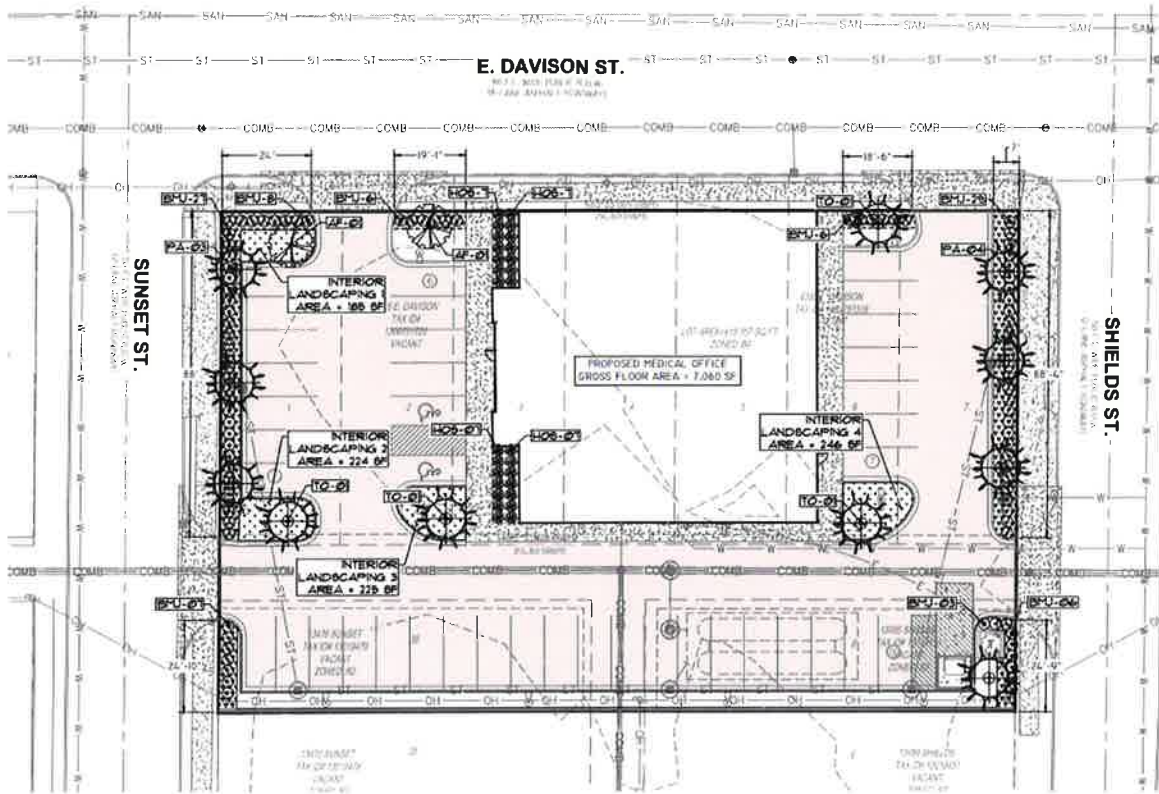
12-16 months

(f) The parcel ID(s) and Legal Description(s) of the property.

4306 East Davison Street S DAVISON 4-3-2-1 EXC DAVISON AVE AS WIDENED BLK 12 MECHANIC PARK L26 P1 PLATS, W C R 13/220 122.5 X 90.03A

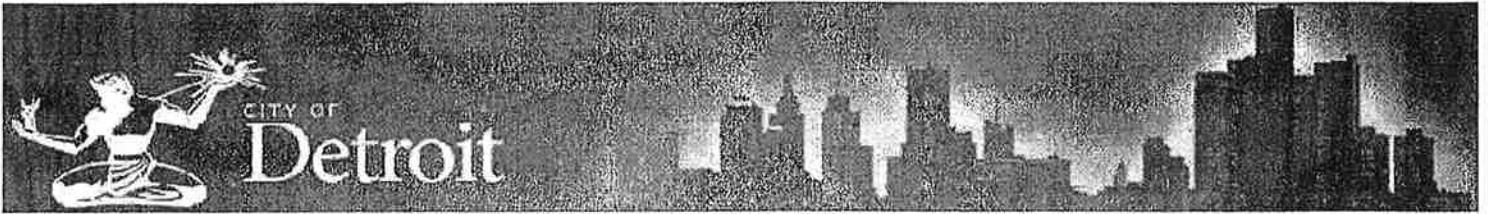
4330 East Davison Street S DAVISON 6-5 EXC DAVISON AVE AS WD BLK 12 MECHANIC PARK L26 P1 PLATS, W C R 13/220 60 X 90.02

4340 East Davison Street S DAVISON 7 EXC DAVISON AVE AS WIDENED BLK 12 MECHANIC PARK L26 P1 PLATS, W C R 13/220 32.5 X 90



**ATTACHMENT B**  
**Paid Receipt of Current Taxes**





Step 1: Select Payments

Step 2: Review and Submit

Step 3: Confirmation and Receipt

Ref # 008416

### Step 3: Confirmation and Receipt

## Result: Payment Authorized Confirmation Number: 169444561

Your payment has been authorized successfully and payment will be processed.

The City of Detroit Thanks You for your payment. Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

### My Bills

Description	Amount
Winter Tax Payment payment of \$37.75 on Parcel Number 13007515-16	\$37.75

### Customer Information

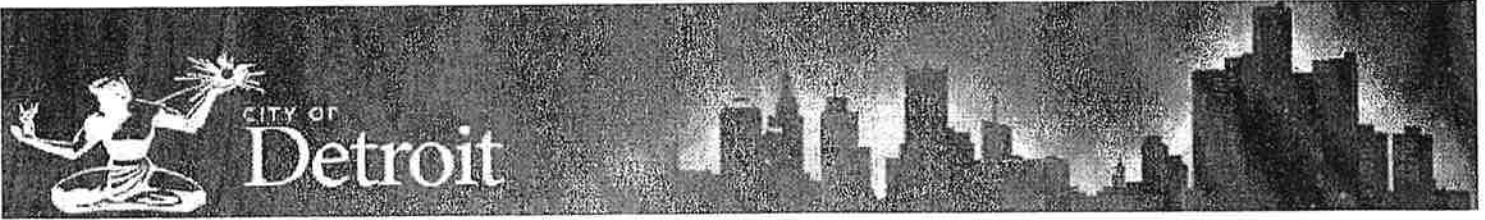
First Name: Exclusive  
 Last Name: Physicians PLLC  
 Address Line 1: 18000 W 9 MILE RD FL 2  
 Address Line 2:  
 City: SOUTHFIELD  
 State: Michigan  
 Zip Code: 48075  
 Phone Number: 2482780971  
 Email Address: mwilliams@epchs.org

Subtotal:	\$37.75
Convenience Fee:	\$1.00
<b>Total Payment:</b>	<b>\$38.75</b>

### Payment Information

Payment Date: 01/17/2025  
 Card Type: Visa  
 Card Number: \*\*\*\*\*2692

Print



Step 1: Select Payments

Step 2: Review and Submit

Step 3: Confirmation and Receipt

REF# 008417

### Step 3: Confirmation and Receipt

## Result: Payment Authorized

## Confirmation Number: 169444714

Your payment has been authorized successfully and payment will be processed.

The City of Detroit Thanks You for your payment. Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

### My Bills

Description	Amount
Winter Tax Payment payment of \$503.47 on Parcel Number 13007514.	\$503.47
<b>Subtotal:</b>	<b>\$503.47</b>
<b>Convenience Fee:</b>	<b>\$12.59</b>
<b>Total Payment:</b>	<b>\$516.06</b>

### Customer Information

First Name: Exclusive  
 Last Name: Physicians PLLC  
 Address Line 1: 18000 W 9 MILE RD FL 2  
 Address Line 2:  
 City: SOUTHFIELD  
 State: Michigan  
 Zip Code: 48075  
 Phone Number: 2482780971  
 Email Address: mwilliams@epichs.org

### Payment Information

Payment Date: 01/17/2025  
 Card Type: Visa  
 Card Number: \*\*\*\*\*2692

Print



Step 1: Select Payments

Step 2: Review and Submit

Step 3: Confirmation and Receipt

Ref # 008415

### Step 3: Confirmation and Receipt

## Result: Payment Authorized Confirmation Number: 169444417

Your payment has been authorized successfully and payment will be processed.

The City of Detroit Thanks You for your payment. Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

### My Bills

Description	Amount
Winter Tax Payment payment of \$71.05 on Parcel Number 13007517-20	\$71.05

<b>Subtotal:</b>	<b>\$71.05</b>
<b>Convenience Fee:</b>	<b>\$1.78</b>
<b>Total Payment:</b>	<b>\$72.83</b>

### Customer Information

First Name: Exclusive  
 Last Name: Physicians PLLC  
 Address Line 1: 18000 W 9 MILE RD FL 2  
 Address Line 2:  
 City: SOUTHFIELD  
 State: Michigan  
 Zip Code: 48075  
 Phone Number: 248-278-0971  
 Email Address: mwilliams@epichs.org

### Payment Information

Payment Date: 01/17/2025  
 Card Type: Visa  
 Card Number: \*\*\*\*\*2692

Print

# NOTICE OF PUBLIC HEARING

**Planning and Development Department**  
**To establish a Commercial Rehabilitation District for 4306, 4330, 4340 East Davison**

The Planning & Economic Development Standing Committee will hold a **PUBLIC HEARING** on the request of the Planning and Development Department (**Petition #2025-137 District**), for a Commercial Rehabilitation District for 4306, 4330 4340 East Davison, Detroit, Michigan, in accordance with Public Act 210 of 2005.

Pursuant to the Michigan Open Meetings Act as amended, which authorizes the continued use of hybrid electronic meetings to provide virtual public participation in accordance with the requirements of MCL 15.263a(2), the Detroit City Council will be meeting **in person** at the **City Council Committee of the Whole Room, 13<sup>th</sup> Floor, Coleman A. Young Municipal Center** on **THURSDAY, JULY 17, 2025 at 11:05 a.m.**

This Public Hearing may be viewed in the following manner.

1. Watch via television
  - Comcast: Channel 10
  - ATT: From Channel 99, click Detroit, then Channel 10
2. Watch online by using <https://detroitmi.gov/government/city-council> and clicking on Channel 10.
3. To attend by phone only, call one of these numbers:  
+1-929-436-2866, +1-312-626-6799, +1-669-900-6833, +1-253-215-8782, +1-301-715-8592, or +1-346-248-7799 Enter Meeting ID: 85846903626#
4. To attend online: <https://Detroitmi.gov/Online-CC-Meeting>

**Public Comment:**

To participate at the time of Public Comment, please raise your hand within the zoom application.

1. Telephone participants: Raise your hand by pressing \*9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
  - a. Windows computer = [ALT] + [Y]
  - b. Apple computers = [OPTION] + [Y]

To be consistent with how Public Comment has been handled for in-person meetings:

- You will be called on in the order in which your hand is raised
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

**PLEASE PRINT IN DETROIT LEGAL NEWS ON TUESDAY, JULY 8, 2025**

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Clerk's Office [CityClerkHelpDesk@detroitmi.gov](mailto:CityClerkHelpDesk@detroitmi.gov) via e-mail, for the record.

*With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including American Sign Language, language translation and reasonable ADA accommodations. Please contact Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.*

**JANICE M. WINFREY**  
City Clerk

JMW/uc

, JULY 8, 2025

**NOTICE OF PUBLIC HEARING**  
**PLANNING AND DEVELOPMENT DEPARTMENT**  
**TO ESTABLISH A COMMERCIAL REHABILITATION DISTRICT**  
**FOR 4306, 4330, 4340 EAST DAVISON**

The Planning and Economic Development Standing Committee will hold a **PUBLIC HEARING** on the request of the Planning and Development Department (**Petition #2025-137 District**), for a Commercial Rehabilitation District for 4306, 4330, 4340 East Davison, Detroit, Michigan, in accordance with Public Act 210 of 2005.

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