

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.	2025-137 (Certificate)
Name of Petitioner	Davison Hamtramck Bldg LLC
Description of Petition	Petition request for the establishment of a Commercial Facilities Exemption Certificate at 4306, 4330, 4340 East Davison, Detroit, MI 48212.
Type of Petition	Tax Abatement for a Commercial Facilities Exemption Certificate
Submission Date	08/27/2025
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	Davison Hamtramck Bldg LLC Brooke Booth 18000 W Nine Mile Ste 200 Detroit, MI 48075 P: (248) 970-0658 bbooth@epichs.org



August 21, 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 Facilities Exemption
Certificate at 4306, 4330, 4340 East Davison, Detroit, MI 48212**

Honorable City Council:

Paragraph #01

Please accept this letter as a request to establish a Commercial Facilities Exemption Certificate 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.

Paragraph #02

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.

Paragraph #03

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

Paragraph #04

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 25 full-time employees.

The capital investment project consists of demolition, construction of a new medical office building, and purchasing of new equipment. The project will be financed through a CDFI lender, among other options. The letter of intent is attached as Exhibit C.

Paragraph #05

The exemption is requested for 10 years.

Paragraph #06

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.





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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, 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.

Paragraph #07

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 – gnaman@epichs.org

Dr. Ted Naman – Founder and CTO – tnaman@epichs.org

Brooke Booth – Head of Commercial Real Estate and General Counsel –
bbooth@epichs.org 248-970-0658

Respectfully submitted,

Brooke Booth
248-970-0658
bbooth@epichs.org

Attachment A: Site Map that includes the parcel(s) of property / Legal Description

Attachment B: Paid Receipt of Current Taxes

Attachment C: LOI from CDFI

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



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

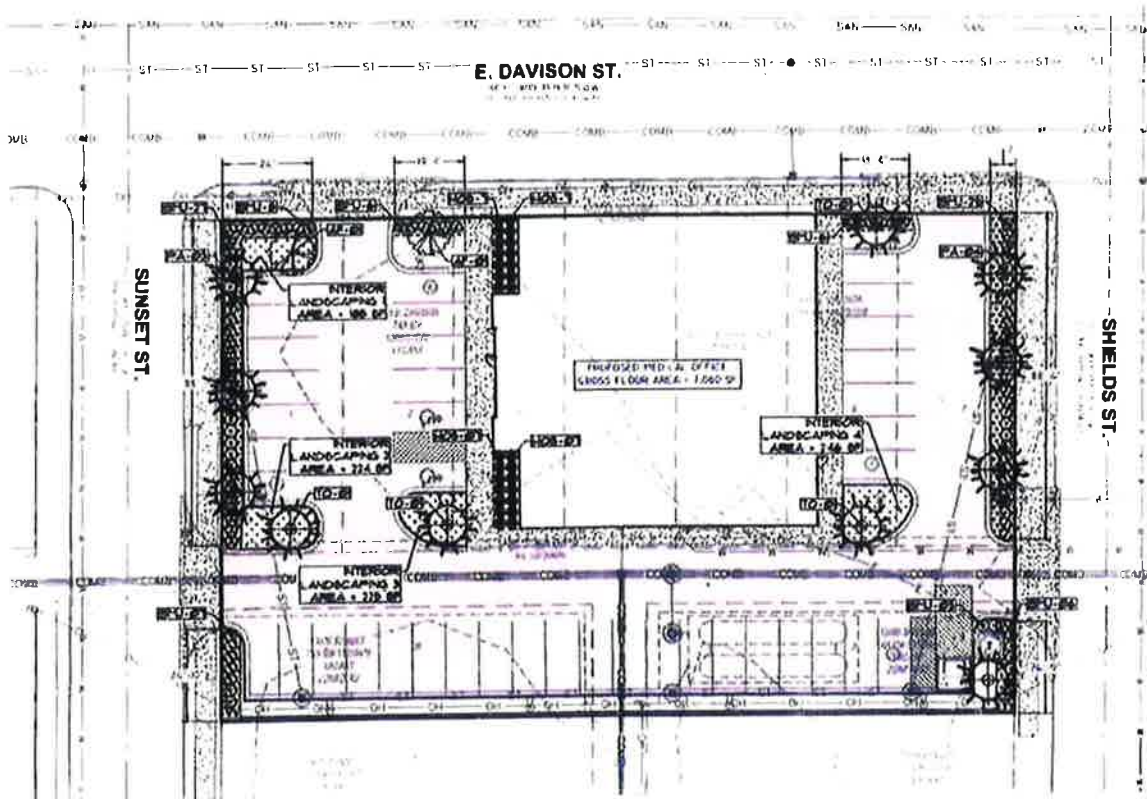
12-16 months

(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





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ATTACHMENT B
Paid Receipt of Current Taxes





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1800 W Nine Mile rd. | Suite 200 | Southfield, Michigan

**ATTACHMENT C
CDFI LOI**



STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Facilities Exemption Certificate

Issued under authority of Public Act 255 of 1978, as amended.

Read the instructions page before completing the application. **This application must be filed after a Commercial Redevelopment District is established.** The original application and required documents are filed with the clerk of the Local Governmental Unit (LGU).

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name DAVISON HAMTRAMCK BLDG LLC		NAICS or SIC Code 801	
Facility's Street Address 4306, 4330, 4340 East Davison	City DETROIT	State MI	ZIP Code 48212
Name of City, Township or Village (taxing authority) CITY OF DETROIT	County WAYNE	School District Where Facility is Located DETROIT	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) 09/01/2025	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 01/01/2027		
Estimated Cost of Rehabilitation \$3,422,207.00	Number of Years Exemption Requested (1-12) 10		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input checked="" type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Create Employment	<input checked="" type="checkbox"/> Prevent Loss of Employment	<input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of perm. jobs to be created due to facility's rehab. 25	No. of perm. jobs to be retained due to facility's rehab. 11	Number of construction jobs to be created during rehabilitation 20	
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.			
<input checked="" type="checkbox"/> Check this box if you wish to be considered for this exclusion.			
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)	<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the facility		
<input checked="" type="checkbox"/> General description of the facility's proposed use	<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction		
<input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken	<input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption		
<input checked="" type="checkbox"/> Legal description of the facility			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) BROOKE BOOTH		Telephone Number 248-970-0658	
Fax Number		E-mail Address bbooth@epichs.org	
Mailing Address 18000 W NINE MILE RD, STE 200	City SOUTHFIELD	State MI	ZIP Code 48075
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company 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 governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.			
I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.			
Signature of Authorized Company Officer (no authorized agents) BROOKE BOOTH		Title CORPORATE COUNSEL	Date 8-21-25

PART 4: LGU ASSESSOR CERTIFICATION			
Provide the Taxable Value and State Equalized Value of the Commercial Property.			
	Taxable Value (excluding land)	State Equalized Value (SEV) (excluding land)	
Building			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Facilities Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Facilities Exemption that would also put the same property on the Commercial Facilities specific tax roll.			
<input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Facilities Exemption specific tax roll and not on any other specific tax roll.			
Name of Assessor (first and last name)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address		City	State
		ZIP Code	
<i>I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.</i>			
Assessor's Signature			Date
PART 5: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)			
Action Taken By LGU:			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 12 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)		Local Unit Classification Identification (LUCI) Code	School Code
Name of Clerk (first and last name)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address		City	State
		ZIP Code	
LGU Contact Person for Additional Information		LGU Contact Person Telephone Number	Fax Number
<i>I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate.</i>			
Clerk's Signature			Date

If you have questions, need additional information or sample documents, call (517) 373-2408 or visit www.michigan.gov/propertytaxexemptions.

Instructions for Completing Form 4757

Application for Commercial Facilities Exemption Certificate

The Commercial Facilities Exemption Certificate was created by Public Act 255 of 1978, as amended. Applications for a certificate of exemption are filed, reviewed, and approved by the Local Governmental Unit (LGU). A copy of the certificate is filed with the State Tax Commission.

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of the application. Restoration, replacement, or construction may commence **after** establishment of a district.
2. The following must be provided to the LGU as attachments to the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage).
 - b. General description of the proposed use of the facility.
 - c. General description of the nature and extent of the restoration, replacement, or construction to be undertaken.
 - d. Legal description of the facility.
 - e. Descriptive list of the fixed building equipment that will be a part of the facility.
 - f. Time schedule for undertaking and completing the restoration, replacement, or construction of the facility.
 - g. Statement of the economic advantages expected from the exemption.
3. After reviewing Parts 1, 2, and 3 for complete and accurate information, sign the application where indicated.

LGU Assessor Instructions

1. Complete Part 4 of the application.
2. After completing Part 4, sign where indicated to certify that if approved, the property will appear on the Commercial Facilities Exemption specific tax roll only.

LGU Clerk Instructions

1. After the LGU passes a resolution approving the application, complete Part 5 of the application. A resolution template with required statements can be found at www.michigan.gov/propertytaxexemptions.
2. After reviewing the application for complete and accurate information, sign the application to certify the application meets the requirements as outlined by Public Act 255 of 1978, as amended.
3. Issue a certificate to the applicant using the certificate templates found at www.michigan.gov/propertytaxexemptions.
4. If in Part 1 the applicant did **not** wish to be considered for the State Education Tax exclusion, submit only a copy of the Certificate to the State Tax Commission at the address given below.
5. If in Part 1 the applicant did wish to be considered for the State Education Tax exclusion, submit a copy of the certificate, application and attachments to the State Tax Commission at the address given below.

State Tax Commission
P.O. Box 30471
Lansing, MI 48909