

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.	2025-106 (Related to 2025-063)
Name of Petitioner	Broderick Tower LLC
Description of Petition	Petition request for the Establishment of a Commercial Rehabilitation District at 10 Witherell Street and 1556 Woodward Ave.
Type of Petition	Tax Abatement for a Commercial Rehabilitation District
Submission Date	05/13/2025
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Nevan Shokar 42 Watson St, Suite C Detroit, MI 48201 P: (734) 716-7347 nev@shokargroup.com



May 13th, 2025

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
Detroit, MI 48226

Re: Request for Establishment of a Commercial Rehabilitation District Pursuant to P.A. 210 of 2005, as amended, for property at 10 Witherell Street and 1556 Woodward Ave.

Ladies and Gentlemen:

On behalf of The Broderick Tower LLC ("Company"), enclosed is a request that the City Council establish a commercial rehabilitation district pursuant to P.A. 210 of 2005, as amended, for the property located at 10 Witherell Street and 1556 Woodward Ave. The Company has a signed purchase agreement to be the owner of 100% of the state equalized value of the property which would be in the proposed new district.

The property qualifies to be established as a commercial rehabilitation district under P.A. 210 of 2005, as amended, due to the significant rehabilitation of a commercial property where the building's primary use is multifamily residential housing.

Additional information on the property, other qualifying factors, investment and proposed updates is provided in the enclosed request. An application for a commercial rehabilitation certificate will be filed in the near future.

Thank you,

A handwritten signature in black ink that reads "Nevan Shokar".

Nevan Shokar
Principal, Shokar Group LLC

PETITION TO ESTABLISH COMMERCIAL REHABILITATION DISTRICT

May 13, 2025

1. The Broderick Tower LLC, a Michigan limited liability company (“Owner”), requests the establishment of a Commercial Rehabilitation District pursuant to Section 3 of the Commercial Rehabilitation Act, PA 210 of 2005, MCL 207.843, to support the planned rehabilitation of the commercial multi-family apartment property located at 10 Witherell Street and 1556 Woodward Ave (“Property”) in the City of Detroit. The Owner has a signed purchase agreement to own 100% of the state equalized value of the Property located in the proposed district and the sale is set to close in the second half of 2025.
2. Built in 1928, the 34 story, the Property currently consists of 124 apartments on floors 5-34 and approximately four lower floors of mostly vacant and underutilized commercial spaces. The Owner plans to rehabilitate the existing structure by improvements to the building’s mechanical systems, interior residential units, and the common area and commercial spaces in the building. The PA 210 tax incentive is requested for the upper, residential portion of the Property. A more detailed scope of work will be included in the PA 210 certificate petition that will be filed in the near future.
3. The Owner is requesting the Commercial Rehabilitation District pursuant to Section 3 of the Commercial Rehabilitation Act, PA 210 of 2005, MCL 207.843. The Owner is eligible for the tax incentive for the following reasons:
 - a. The applicant owners greater than 50% of the taxable value of the property located within the commercial rehabilitation district.
 - b. The commercial rehabilitation district is located within a downtown or business area and can, therefore, be less than 3 acres in size.
 - c. Approval of this tax incentive will allow for an investment in the Property that will result in a net positive revenue gain to the City.
4. The Owner plans to make a substantial investment upon acquisition of the Property that would not be feasible without the approval of this PA 210 tax incentive. Once the rehabilitation is complete, the Property will reactivate four currently vacant floors within the lower area of the building mainly for commercial purposes. It will offer residents of Detroit the ability to access new retail food and beverage options as well as create new employment opportunities with a focus on hiring Detroiters. Additionally, the Owner is working with the City of Detroit’s Housing and Revitalization to memorialize an agreement to include affordable housing within the Property at, or greater than, 20% of the units affordable at 80% AMI.
5. The PA 210 tax exemption is being requested for the full 10-year term.

Please see Attachment A for the parcel legal description and Attachment B for a depiction of the proposed district.

ATTACHMENT A

Legal Description of Proposed Commercial Rehabilitation District

Land situated in the City of Detroit, Wayne County, Michigan, more particularly described as follows:

E WOODWARD 22 PLAT OF SEC 7 GOVERNOR & JUDGES PLAN L34 P544 DEEDS, W C R
1/9 62.16 IRREG

E WOODWARD N 1/2 23 PLAT OF SEC 7 GOVERNOR & JUDGES PLAN L34 P544 DEEDS, W
C R 1/9 30 IRREG

Common Addresses: 10 WITHERELL AVE & 1556 WOODWARD AVE

Parcel Identification No.: 01004138 & 01004137

ATTACHMENT B

Depiction of Proposed Commercial Rehabilitation District





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

May 14, 2025

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

RE: Commercial Redevelopment District – **The Broderick Tower, LLC**
Property Address: 10 Witherell Street & 1556 Woodward Ave
Parcel Number: 01004137 & 01004138

Dear Ms. Bush:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Redevelopment District for the property located at **10 Witherell Street & 1556 Woodward Ave** in the **Commercial Business District** area of the City of Detroit.

The rationale for creating Commercial Rehabilitation Districts under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant rehabilitation of commercial and former industrial property where the primary purpose and use is the operation of a commercial business enterprise or multifamily residential use. Commercial property also includes facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise.

The district as proposed by **The Broderick Tower, LLC** consists of a thirty four-story mix-use building, on 0.18 acres of land. The proposed project consists of renovating a total of 124 apartments on floors (5-34) and also rehabilitating the existing structure by making improvements to the building, interior residential units, also the common area and commercial spaces in the building. Additionally, the proposed project plans to replace the major mechanical systems within the property as well construct new interior improvements on floors five through thirty-four. Once the restoration and rehabilitation are complete, the property will reactivate four currently vacant floors within the lower area of the building mainly for commercial purposes.

The property is currently owned by **Witherell Woodward LLC**. The State Tax Commission (STC) has determined that the proposed owner may proceed with obtaining local approval of the issuance of the certificate prior to acquiring title to the property, but that the certificate would be held in abeyance by the STC pending submission of proof of ownership. **Both properties have an existing OPRA abatement that expires 12/30/25.**



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Commercial Redevelopment District
The Broderick Tower, LLC
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This area meets the criteria set forth under PA 210 of 2005, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Commercial rehabilitation district" or "district" means an area not less than 3 acres in size of a qualified local governmental unit established as provided in section 3. However, if the commercial rehabilitation district is in a downtown or business area or contains a qualified retail food establishment as determined by the legislative body of the qualified local governmental unit, the district may be less than 3 acres in size. The local government unit may establish by resolution a district that contains 1 or more parcels or tracts of land if at the time the resolution is adopted the parcel or tract of land or portion of a parcel or tract of land within the district is a qualified facility.

A district request review indicated that the proposed Commercial Redevelopment District located at **10 Witherell Street/1556 Woodward Ave** is eligible as it pertains to the Commercial Redevelopment Act under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors



Commercial Redevelopment District
The Broderick Tower, LLC
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Parcel: 01004138
Owner: Witherell Woodward LLC
Address: 10 WITHERELL AVE
Legal Description: E WOODWARD 22 PLAT OF SEC 7 GOVERNOR & JUDGES PLAN L34 13 544 DEEDS, W C R 1/9 62.16 IRREG

Parcel: 01004137
Owner: Witherell Woodward LLC
Address: 1556 WOODWARD AVE
Legal Description: E WOODWARD N 1/2 23 PLAT OF SEC 7 GOVERNOR & JUDGES PLAN L34 "544 DEEDS, W C R 1/9 30 IRREG





**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Justus Cook, Housing and Revitalization
Alicea Aaron, Office of the City Clerk
FROM: Gregory Moots, Planning and Development Department
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 10 Witherell
St. and 1556 Woodward Ave, 2025-106 District
DATE: May 14, 2025

In order to ensure that establishment of a Commercial Rehabilitation District is consistent 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 210 of 2005 (section 207.843), the Planning and Development Department's Planning Division submits the following interpretation. The petitioner is Broderick Tower LLC.

Location and Project Proposal: The building is located on two parcels: 10 Witherell St. and 1556 Woodward Ave.. The proposed project consists of the rehabilitation of the upper residential floors of the building.

Current Master Plan (MP) & Zoning: MP Classification: MRC (Mixed residential/commercial). Zoning: B5 (Major Business District)

Master Plan Interpretation

The subject site area is designated MRC. Such "... areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city."

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