

# 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.	2024-226 (Certificate)
Name of Petitioner	Old St. Jean Properties LLC
Description of Petition	Petition request to Establish an Industrial Facilities Exemption Development Certificate at 521 Old Saint Jean Street, Detroit, MI 48214.
Type of Petition	<b>Tax Abatement for a Industrial Facilities Exemption Certificate</b>
Submission Date	06/25/2025
Concerned Departments	Finance Department, Planning and Development, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Brian V. Hurttienne Old St. Jean Properties, LLC 521 Old Saint Jean Detroit, MI 48214 (Ph) 313-850-6689 <a href="mailto:brian@cha-c.com">brian@cha-c.com</a>

2 Woodward Ave. Coleman A. Young Municipal Center Rm 200, Detroit, MI 48226

(313) 224 - 3260 | Fax: (313) 224 - 1460

# Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	▶ Date Received by Local Unit
STC Use Only	
▶ Application Number	▶ Date Received by STC

## APPLICANT INFORMATION

All boxes must be completed.

▶ 1a. Company Name (Applicant must be the occupant/operator of the facility) <b>Old St. Jean Properties, LLC</b>	▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code)	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>521 Old Saint Jean, Detroit, MI 48214</b>	▶ 1d. City/Township/Village (indicate which) <b>City of Detroit</b>	▶ 1e. County <b>Wayne</b>
▶ 2. Type of Approval Requested <input type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input checked="" type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment	▶ 3a. School District where facility is located <b>Detroit</b>	▶ 3b. School Code
		▶ 4. Amount of years requested for exemption (1-12 Years) <b>12</b>

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

See Attached Description.

6a. Cost of land and building improvements (excluding cost of land) .....	▶ <b>\$1,597,000</b>
* Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures .....	▶ <b>\$537,000</b>
* Attach itemized listing with month, day and year of beginning of installation, plus total	Personal Property Costs
6c. Total Project Costs .....	▶ <b>\$2,974,000</b>
* Round Costs to Nearest Dollar	Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▶	05/01/2025	03/01/2026	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements ▶	08/01/2025	03/01/2026	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased

▶ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption.     Yes     No

▶ 9. No. of existing jobs at this facility that will be retained as a result of this project. <b>4</b>	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. <b>12</b>
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11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) .....	<b>301,400</b>
b. TV of Personal Property (excluding inventory) .....	<b>0</b>
c. Total TV .....	<b>301,400</b>

▶ 12a. Check the type of District the facility is located in: <input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District	
▶ 12b. Date district was established by local government unit (contact local unit)	▶ 12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**APPLICANT CERTIFICATION - complete all boxes.**

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he 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 unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name <b>Brian V. Hurttienne</b>	13b. Telephone Number <b>(313) 850-6689</b>	13c. Fax Number	13d. E-mail Address <b>brian@cha-c.com</b>
14a. Name of Contact Person <b>Same</b>	14b. Telephone Number	14c. Fax Number	14d. E-mail Address
▶ 15a. Name of Company Officer (No Authorized Agents) <b>Christopher W. Christian</b>			
15b. Signature of Company Officer (No Authorized Agents)		15c. Fax Number	15d. Date <b>05/16/2025</b>
▶ 15e. Mailing Address (Street, City, State, ZIP Code) <b>521 Old Saint Jean, Detroit, MI 48214</b>		15f. Telephone Number <b>(313) 408-4280</b>	15g. E-mail Address <b>chris@cha-c.com</b>

**LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.**

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit  <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Denied (Include Resolution Denying)	16b. The State Tax Commission Requires the following documents be filed for an administratively complete application:  <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.	
16c. School Code	
17. Name of Local Government Body	▶ 18. Date of Resolution Approving/Denying this Application

**Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.**

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

**For faster service, email the completed application and additional required documentation to PTE@michigan.gov.**

**An additional submission option is to mail the completed application and required documents to:**

**Michigan Department of Treasury  
 State Tax Commission  
 PO Box 30471  
 Lansing, MI 48909**

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

## **Instruction for Completing Form 1012, Industrial Facilities Tax Exemption (IFT) Application**

The completed original application form 1012 and all required attachments, **MUST** be filed with the clerk of the local unit of government where the facility is or will be located. Complete applications must be received by the State Tax Commission by October 31 to ensure processing and certification for the following tax year. Applications received after the October 31 deadline will be processed as expeditiously as possible.

Please note that attachments listed on the application in number 16a are to be retained by the local unit of government, and attachments listed in number 16b are to be included with the application when forwarding to the State Tax Commission (STC).

(Before commencement of a project the local unit of government must establish a district, or the applicant must request in writing a district be established, in order to qualify for an IFT abatement. Applications and attachments must be received by the local unit of government **within six months of commencement of project.**)

**The following information is required on separate documents attached to form 1012 by the applicant and provided to the local unit of government (city, township or village). (Providing an accurate school district where the facility is located is vital.)**

1. Legal description of the real property on which the facility is or will be located. Also provide property identification number if available.
2. Personal Property Requirements: Complete list of new machinery, equipment, furniture and fixtures which will be used in the facility. The list should include description, **beginning date of installation** or expected installation by **month/day/year**, and costs or expected costs (see sample). Detail listing of machinery and equipment **must match amount shown** on question 6b of the application. Personal property applications must have attached a certified statement/affidavit as proof of the beginning date of installation (see sample).
3. Real Property Requirements: Proof of date the construction started (groundbreaking). Applicant must include one of the following if the project has already begun; building permit, footings inspection report, or certified statement/affidavit from contractor indicating exact date of commencement.
4. Complete copy of lease agreement as executed, if applicable, verifying lessee (applicant) has direct ad

valorem real and/or personal property tax liability. The applicant must have real and/or personal property tax liability to qualify for an IFT abatement on leased property. If applying for a real property tax exemption on leased property, the lease must run the full length of time the abatement is granted by the local unit of government. Tax liability for leased property should be determined before sending to the STC.

The following information is required of the local unit of government: [Please note that only items 2, 4, 5, 6, & 7 below are forwarded to the State Tax Commission with the application, along with items 2 & 3 from above. The original is required by the STC. The remaining items are to be retained at the local unit of government for future reference. **(The local unit must verify that the school district listed on all IFT applications is correct.)**]

1. A copy of the notice to the general public and the certified notice to the property owners concerning the establishment of the district.
2. **Certified copy of the resolution establishing the Industrial Development District (IDD) or Plant Rehabilitation District (PRD), which includes a legal description of the district (see sample). If the district was not established prior to the commencement of construction, the local unit shall include a certified copy or date stamped copy of the written request to establish the district.**
3. Copy of the notice and the certified letters to the taxing authorities regarding the hearing to approve the application.
4. **Certified copy of the resolution approving the application. The resolution must include the number of years the local unit is granting the abatement and the statement “the granting of the Industrial Facilities Exemption Certificate shall not have the effect of substantially impeding the operation of (governmental unit), or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in (governmental unit – see sample).**
5. **Letter of Agreement (signed by the local unit of government and the applicant per P.A. 334 of 1993 (see sample)).**
6. **Affidavit of Fees (signed by the local unit of government and the applicant), (Bulletin 3, January 16, 1998). This statement may be**

**incorporated into the Letter of Agreement (see sample).**

**7. Treasury Form 3222 (if applicable - *Fiscal Statement for Tax Abatement Request.*)**

**The following information is required for rehabilitation applications in addition to the above requirements:**

1. A listing of existing machinery, equipment, furniture and fixtures which will be replaced or renovated. This listing should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs.
2. A rehabilitation application must include a statement from the Assessor showing the taxable valuation of the plant rehabilitation district, separately stated for real property (EXCLUDING LAND) and personal property. Attach a statement from the assessor indicating the obsolescence of the property being rehabilitated.

**The following information is required for speculative building applications in addition to the above requirements:**


1. A certified copy of the resolution to establish a speculative building.
2. A statement of non-occupancy from the owner and the assessor.

Please refer to the following Web site for P.A. 198 of 1974: [www.legislature.mi.gov/](http://www.legislature.mi.gov/). For more information and Frequently Asked Questions, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions).

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.



<b>FROM:</b> CITY OF DETROIT OFFICE OF THE ASSESSOR 2 WOODWARD AVE., SUITE 804 DETROIT, MI 48226	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: 21043604-8 PROPERTY ADDRESS: 540 ENGEL
<b>OWNER'S NAME &amp; ADDRESS/PERSON NAMED ON ASSESSMENT ROLL</b>  58231 / 009706 / 0029    OLD ST JEAN PROPERTIES LLC 609 SAINT JEAN ST DETROIT, MI 48214-3478	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": <b>0.0000%</b> % Exempt As "Qualified Agricultural Property": <b>0.0000%</b> % Exempt As "MBT Industrial Personal": <b>0.0000%</b> % Exempt As "MBT Commercial Personal": <b>0.0000%</b> Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**LEGAL DESCRIPTION:** E ENGLE 60 THRU 56 S 10 FT OF 55 & VAC ALLEY ADJ ENGEL & SCHWARTZ SUB L23 P69 PLATS, W C R 21/257 ALSO THAT PT OF 16 FT ALLEY DESC AS BEG AT SE COR LOT 60 TH S 25D 56M 17S E 158.89

**ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:** INDUSTRIAL-VACANT

**PRIOR YEAR'S CLASSIFICATION:** COMMERCIAL-VACANT

The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: \$-6,540	<b>PRIOR AMOUNT YEAR: 2024</b>	<b>CURRENT TENTATIVE AMOUNT YEAR: 2025</b>	<b>CHANGE FROM PRIOR YEAR TO CURRENT YEAR</b>
1. TAXABLE VALUE:	93,300	16,600	-76,700
2. ASSESSED VALUE:	93,300	16,600	-76,700
3. TENTATIVE EQUALIZATION FACTOR: 1.00			
4. STATE EQUALIZED VALUE (SEV):	93,300	16,600	-76,700
5. THERE <b>WAS</b> or <b>WAS NOT</b> A TRANSFER OF OWNERSHIP ON THIS PROPERTY IN 2024: <b>WAS NOT</b>			
6. ASSESSOR CHANGE REASON: MARKET VALUE			
7. ESTIMATED TRUE CASH VALUE: 33,209			
8. EFFECTIVE AGE: 0	9. YEAR BUILT: 0		

**The 2025 Inflation Rate Multiplier is: 1.031**

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the following:

<b>Name:</b> Office of the Assessor	<b>Telephone Number:</b> 313-224-3011	<b>Email Address:</b> <a href="mailto:AsktheAssessor@detroitmi.gov">AsktheAssessor@detroitmi.gov</a>
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**March Board of Review Appeal Information.** The Board of Review will meet at the following dates and times:  
 Wednesday, March 5th, 6th, 7th and 8th, 2025, from 9:00 a.m. to 12:00 p.m. & 1:00 p.m. to 4:30 p.m.  
 March 10th, 11th, 12th, 14th and 15th, 2025, from 9:00 a.m. to 12:00 p.m. & 1:00 p.m. to 4:30 p.m.  
 March 17th, 18th, 19th, 20th, 21st and 22nd, 2025, from 9:00 a.m. to 12:00 p.m. & 1:00 p.m. to 4:30 p.m.  
 March 24th, 25th, 26th, 28th, and 29th, 2025, from 9:00 a.m. to 12:00 p.m. & 1:00 p.m. to 4:30 p.m.  
 March 13th and March 27th, 2025, from 9:00 a.m. to 12:00 p.m. & 1:00 p.m. to 4:30 p.m. & 6:00 p.m.-9:00 p.m.

## **General Information About Taxable Values Shown in This Notice**

Property taxes are calculated based on the **Taxable Value** (Line 1) of the property. State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

**Any increase in Taxable Value shown in the “Change from Prior Year to Current Year” Column, does not indicate the amount of change in your taxes. The change in your tax bill from a change to the property’s Taxable Value is estimated in the space above Line 1.**

**IF THERE WAS A TRANSFER OF OWNERSHIP** on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

**IF THERE WAS NOT A TRANSFER OF OWNERSHIP** on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (the **Inflation Rate Multiplier** for the current year). However, your Taxable Value may not exceed, and is capped by, the State Equalized Value of the property.

Physical changes in your property may also increase or decrease your Taxable Value. The Assessor may consider the following factors in determining the value of your property. However, the Assessor may not consider general maintenance, such as paint, a new roof, or windows. In preparing for any appeals to the Board of Assessors or the Board of Review, these same following factors will be considered:

1. The condition of your neighborhood and the role surrounding properties play a role in how your property is valued. In any complaint, you must explain why you believe the assessed value/classification contained in this notice is incorrect and state the reason(s) why.
2. Circumstances such as structural defects, fire damage, demolition, or incorrect property data. At the time of appeal submission, photos of property structural defects, invoices, estimates, fire/ demolition reports, and property appraisals are encouraged to be submitted as evidence to support your appeal. An inspection of the property from the Office of the Assessor would be needed to see if a revision due to damage or error in your assessed value or property classification is warranted.
3. A recent appraisal from a licensed appraiser showing that the value of your property is significantly different from the True Cash Value. (Mortgage appraisals are usually not acceptable.)
4. If properties in your specific neighborhood (similar in size, style, and age) recently sold on the open market for significantly more or less than your current True Cash Value.

## **Principal Residence Exemption (PRE)**

The homestead owned and used as the principal residence of a property taxpayer may be eligible for a PRE. If eligible and approved, the PRE will exempt the homestead from the levy of school district operating taxes. School district operating taxes in Detroit are levying on the summer tax bill.

To claim a PRE, the owner of a homestead must complete the “Principal Residence Exemption Affidavit” (Form 2359) and file it with the City Assessor’s office in the year the exemption will be claimed. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and subsequent school district operating tax levies so long as it remains the owner’s principal residence.

The denial of an exemption from the local school operating tax for a “homeowner’s principal residence” (the PRE exemption) may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which is available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

## How to Appeal

There are three steps to the annual appeal process: Assessor Review (local), March Board of Review (local), and the Michigan Tax Tribunal. The Assessor Review is the first step in the appeal process. You are not required to file an appeal at the Assessor Review; however, filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission.

The Board of Review is not the Board of Assessors, and the Board of Assessors is not the Board of Review. Each has its own jurisdiction and restriction on who may seek an appeal. Each has their own period where they can make decisions regarding property assessment. Please read the filing instructions and requirements thoroughly.

## Board of Assessors Review

Recent amendments to City Ordinance have expanded the type of person who may consider themselves aggrieved by an assessment and make a complaint before the City's Board of Assessors. In addition to persons liable to be taxed and therefore on the assessment roll, such as the owner, or that person's agent, other persons with certain documented financial interests may be considered aggrieved and file a complaint before the Board of Assessors. That documentation may include a lease agreement assigning responsibility for paying the property taxes to the person, a receipt showing or an affidavit attesting that the individual paid a portion of the property taxes in a preceding year, a land contract in the person's name, or any other document proving a financial interest in the property.

**CAUTION: IF YOU ARE ENTITLED TO MAKE A COMPLAINT TO THE CITY BOARD OF ASSESSORS, BUT ARE NOT THE PERSON LIABLE TO BE TAXED, YOU WILL NOT BE ENTITLED TO APPEAL THE BOARD OF ASSESSOR'S DETERMINATION TO THE CITY'S BOARD OF REVIEW.**

**TIMELY FILE AN APPEAL DURING THE BOARD OF ASSESSOR REVIEW PERIOD** if you believe the Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership information on your notice is incorrect. The appeal should explain why you believe the information is incorrect.

Provide supporting documentation with your claim. The Office of the Assessor encourages all persons to ask questions about the process and appeal the value, if they believe it is not consistent or reflective of the current market value of the property. You have every right to ask the Assessor for the sales study used to value the property.

You are not required to file for a review with the Board of Assessors to file for an appeal with the March Board of Review if you are qualified under State Law to file for an appeal with the March Board of Review. A denial of a complaint made before the Board of Assessors does not prohibit a person liable to be taxed, or their agent, from filing for a review by the Board of Review if the appeal is made in a timely manner.

### Deadline for Board of Assessor Complaints/Appeals

**The Board of Assessors' Review period must convene February 1, 2025, and conclude on February 22, 2025. All appeals must be received by 4:30 p.m. EST. on February 22, 2025. Late submissions will not be accepted. Faxed appeals are not accepted. An appeal can be filed online, in person, or by mail.**

1. Online-Appeals can be submitted online at [detroitmi.gov/PropertyTaxAppeal](http://detroitmi.gov/PropertyTaxAppeal)
2. In Person-Visit the Detroit Taxpayer Service Center Suite 130 in the Coleman A. Young Municipal Center, 2 Woodward Avenue Monday-Thursday 8:00 a.m.– 4:30 p.m., Friday and Saturday by appointment only.
3. Mail-Send a letter to: Office of the Assessor, Attn: Assessor Review, 2 Woodward Avenue, Suite 804, Detroit, MI 48226. Include your name, address and/or parcel number, reason for appeal with any supporting documentation, telephone number or email address. **The envelope must be postmarked by February 22, 2025. A drop box is also located outside the Woodward entrance of the Coleman A. Young Municipal Center to drop off your appeal without entering the building.**

## **Board of Review Appeals**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the City's Board of Review. The denial of an exemption from the local school operating tax for "qualified agricultural properties" may also be appealed to the City's Board of Review. Appeals are made to the Board of Review by completing a Board of Review Petition Form. The Petition to the March Board of Review can be located at <https://detroitmi.gov/government/boards/property-assessment-board-review> or from the Michigan Department of Treasury's website at [www.michigan.gov/taxes](http://www.michigan.gov/taxes). Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission.

Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by State law. The petition must be a form approved by the Michigan Tax Tribunal, which are available at [www.michigan.gov/taxtrib](http://www.michigan.gov/taxtrib).

Pursuant to State law, only persons liable to be taxed and therefore on the assessment roll, such as the owner, or that person's agent may file an appeal to March Board of Review. If an agent is filing an appeal on behalf of the person liable for the tax, sufficient evidence to act as an agent must be provided. That evidence must include a letter of authorization for each property executed by the person otherwise entitled to file the appeal. All companies, LLCs and/ or corporations must provide organization documents along with the title and name of the authorized person(s) to act on behalf of the entity.

### **Deadline of Board of Review Petition**

**A petition to the 2025 Detroit March Board of Review can be filed via email, person, by or mail by March 10, 2025, by 4:30p.m. EST. March 2025 Board of Review Dates and Times are reflected on the Assessment Notice (page 1)**

1. Email-March Board of Review petition can be submitted by email to [MBOR@detroitmi.gov](mailto:MBOR@detroitmi.gov)
2. In Person-Visit the Coleman A. Young Municipal Center, Detroit Taxpayer Service Center Suite 105, Monday-Friday 8:00 a.m.– 4:30 p.m.
3. Mail-Send completed March Board of Review petition (Form 618-L-4035) to: Board of Review, Attn: March Board of Review, 2 Woodward Avenue, Suite 804, Detroit, MI 48226. **The envelope must be received by March 10, 2025, 4:30p.m. EST. A drop box is also located outside the Woodward entrance of the Coleman A. Young Municipal Center to drop off your appeal without entering the building.**
4. If an agent is filing the appeal on behalf of the property owner, the authorization to act as the agent must be received prior to scheduling a March Board of Review hearing.

**There are two required meetings of the March Board of Review. The Board of Review will not hear appeals or make changes to the roll until its second meeting on the second Monday in March. The first session of the March Board of Review must start no earlier than 9 a.m. and no later than 3 p.m. The Board of Review must meet for a minimum of 6 hours that day. The Board of Review must meet a total of at least 12 hours during that first week and at least 3 hours of the required sessions must be after 6 p.m.**

You may schedule an appointment to speak with an appraiser at (313) 224-3035. You may email Christen Talifer at [AsktheAssessor@detroitmi.gov](mailto:AsktheAssessor@detroitmi.gov) for specific questions; but **not to use this email address** to file an appeal.

### 2025 March Board of Review Hearing Procedure

March Board of Review Hearings are required to be in person. MCL 211.30 states that a non-resident taxpayer may file a protest in writing and is not required to make a personal appearance. March Board of Review Hearings are conducted in person or available virtually via Zoom. Cameras must be on if appearing virtually. You will have a limited time to make your presentation, so provide your documentation in advance of the meeting.

#### A March Board of Review hearing can be scheduled in two ways:

1. Online- Hearings can be self-scheduled online based on availability. A hearing and submission of documents can be done online at <https://mbor.timetap.com/>
2. In Person-Visit the Detroit Taxpayer Service Center Suite 130 in the Coleman A. Young Municipal Center, 2 Woodward Avenue Monday - Thursday 8:00 a.m. – 4:30 p.m., Friday and Saturday by appointment only. A representative will schedule your hearing while you are in the office or will call you to set up and confirm your hearing date and time.

The March Board of Review Petition form may be obtained online at:

<https://detroitmi.gov/government/boards/property-assessment-board-review>, in person by visiting the Coleman A. Young Municipal Center, Detroit Taxpayer Service Center, Suite 105, Monday-Thursday 8:00 a.m.- 4:30 p.m. You may email [MBOR@detroitmi.gov](mailto:MBOR@detroitmi.gov) to file your timely March Board of Review appeal or for questions to the Board of Review.

The Board of Review encourages all persons to ask questions about the process and appeal their value, if they believe it is not consistent or reflective of the current market value of their home. The Board of Review does not determine the amount of the property tax obligation nor can change the inflation rate multiplier (consumer price index). The March Board of Review may only determine if your assessment is fair, not how much tax you will pay.

The Board of Review will consider any adjustments and reductions to value made at the Board of Assessors Review. An inspection (interior, exterior or both) of the property from the Office of the Assessor would be required to warrant a revision due to damage, error of the assessed value or incorrect property classification.

1. It is important that you provide as much accurate information about your property as possible including photographs, estimates for repairs, sales studies, comparisons and/or any other information that you may need to present relative to the change in assessment you are requesting prior to your hearing. The focus of your appeal should be your property.
2. Provide supportive evidence related to sale of similar properties in your specific neighborhood and those factors that should have been considered by the Assessor in determining the value of your property, as noted in the section above entitled, General Information About Taxable Values Shown in this Notice.
3. Circumstances as structural defects, fire damage, demolition, or incorrect property data. At the time of appeal submission, photos of property structural defects, invoices, estimates, fire/demolition reports, and property appraisals. A recent appraiser from a licensed appraiser showing the value is significantly different would be accepted. Mortgage appraisals are usually not acceptable.

The March Board of Review can make decisions for the current year assessment roll only. The March Board of Review does not have authority to go back in time and review or change prior year matters. Provide evidence to support your claim.

Every person who makes a timely request, protest, or application to the March Board of Review must be notified in writing of the Board of Review's action and information regarding the right of further appeal, not later than the first Monday in June.

After the March Board of Review completes its review of the assessment roll, a majority of the Board of Review members must endorse a statement that the roll is the assessment roll of the city for the year in which it was prepared and approved by the Board of Review. The review of assessments by the March Board of Review must be completed on or before the first Monday in April (April 7, 2025).

### UNDERSTANDING YOUR PROPERTY TAXES

**PROPERTY TAXES:** If you own property, you owe property taxes unless your property is exempt. Property taxes are due to the City of Detroit twice a year: Summer (August 15th due date and Winter January 15th due date) If you don't pay your property taxes by February 28th, they are transferred from the City of Detroit to the Wayne County Treasurer for collection and you risk losing your home to PROPERTY TAX FORECLOSURE.

**ASSESSED VALUE:** represent fifty percent (50%) of the market value of your property as determined by the local assessor on December 31st of the prior year.

#### **ASSESSED VALUE COULD CHANGE BECAUSE OF THE FOLLOWING:**

1. MARKET FORCES-Supply and demand, interest rates, zoning, general economy changes, and demographic shifts in neighborhoods for example.
2. PHYSICAL CHANGES TO STRUCTURE- Deterioration, deferred maintenance, rehabilitation, square footage additions or reductions, fire damage, addition or removal of decks, patios, or porches
3. EXEMPTIONS AND REVOCATIONS- Poverty exemptions, Veterans exemptions, previous exempted property, etc.

**STATE EQUALIZED VALUE:** One half (1/2) of your property's Market Value. The State Equalized Value represents 50% of true cash value as equalized. This is calculated by the market value multiplied by 0.5.

**TAXABLE VALUE:** The value used to calculate your property taxes. A property's taxable value can only increase annually by the rate of inflation or 5%, whichever is less, unless there is an addition to the property (i.e., physical improvement or omitted property) or the property's ownership transferred during a previous tax year. A property's taxable value can also decrease if there is a physical loss to the property. See MCL 211.34d. Taxable value may not be greater than the property's assessed value or state equalized value. This is calculated by the taxable value of the property multiplied by the millage divided by 1000 multiplied by 1.01 admin fee determines the estimated taxes. (Taxable Value x millage)/1000] \* 1.01 Admin fee = estimated taxes).

**MARKET VALUE:** The market value of your property is the most probable price that it would bring in a competitive and open market between a knowledgeable buyer and a willing seller, each acting in their own self-interest.

**TRUE CASH VALUE:** In Michigan, the definition of true cash value is: "...the usual selling price at the place where the property to which the term is applied shall be at the time of the assessment, being the price, which could be obtained therefore at private sale, and not at forced or auction sale. Michigan courts have determined that the terms "True Cash Value", "Market Value", and "Current Market Value" are synonymous with each other.

**EFFECTIVE AGE:** The age of a property based on its current condition as determined by an appraiser, rather than its actual age.

**THE INFLATION RATE MULTIPLIER:** Inflation rate means the ratio of the general price level for the state fiscal year ending in the calendar year immediately preceding the current year divided by the general price level for the state fiscal year ending in the calendar year before the year immediately preceding the current year. The calculation of the Inflation Rate Multiplier is set in statute in MCL 211.34d. It cannot be appealed at the Assessor or March Board of Review.

**PRIOR YEAR TAXES:** Delinquent prior year taxes will put you at risk of losing your home to property tax foreclosure. Learn about programs to lower interest and assist with prior year taxes at The Office of the Wayne County Treasurer (313) 224-5990.





**OLD ST. JEAN PROPERTIES, LLC**

521 OLD ST. JEAN, DETROIT, MI 48214

**May 16, 2024**

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

**RE: Request for the Establishment of a Plant Rehabilitation District at 521 Old Saint Jean Street, Detroit, MI 48214**

Honorable Members of the City Council:

Please accept this letter as a request to establish a **Plant Rehabilitation District** for the property located at **521 Old Saint Jean Street, Detroit, MI 48214** and described on the enclosed Attachment A. Attachment A includes:

- (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 rehabilitated/new facility;
- (c) Description of the general nature and extent of the rehabilitation/new construction to be undertaken;
- (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated/new facility; and
- (e) A time schedule for undertaking and completing the rehabilitation/new construction of the facility
- (f) Purchase of adjacent parcels included within the Plant Rehabilitation District
- (g) A brief summary of our company (type of business, years of service etc.) is included with a detailed and thorough synopsis of the project under consideration.

#### The Need for the Abatement

The proposed rehabilitation and use of the site is in desperate need of the tax abatement. Our loan and equity commitment for the project and business plan already fall short of projected costs to complete the project fully. We will need this tax abatement in order to proceed with the project. If we are not granted this Plant Rehabilitation District and subsequent Certificate of Exemption, our loan proceeds will be greatly reduced and we then expect a larger gap in funding the project rehabilitation and operations.

#### Hiring Detroiters

We currently employ 7 Full-Time Employees with our firms Christian Hurttienne Architects and Christian Hurttienne Construction. We will be hiring Detroit residents for this operation on Old Saint Jean to fulfill to light manufacturing process. We anticipate 6 – 12 Full-Time Employees new hires with additional 2 Part-Time Employee new hires. We will be engaging Detroit At Work to provide people we will need for this facility and our future goals of building housing in the City. We will also be moving our architecture firm, the construction firm, and our other companies into this building.



**OLD ST. JEAN PROPERTIES, LLC**

521 OLD ST. JEAN, DETROIT, MI 48214

Who We Are

We are Christian Hurttienne, Architects / Developers / Construction, providing housing in the City of Detroit. We have been in existence for over 9 years, primarily as architects, but with experience in construction and development in the recent 5 years. We want to build new housing in the city, whether single-family or multi-family, affordable and market-rate, recognizing the high cost of construction with the affordable rents and for-sale products currently offered. Purchasing the Old St. Jean properties and rehabilitating the facility will enable us to control costs through manufactured components at the factory prior to delivery to the construction site, avoid supply-chain issues with storage of housing products at the factory, and therefore reduce construction time of the build process saving costs and lowering rents and prices to the new residents. We have control of project sites in Corktown, North Corktown and West Village for 6 projects of infill housing, commonly referred to as 'missing-middle' housing. Our goal is to expand on these sites to create more housing designed, manufactured, and constructed within the City of Detroit.

We are requesting the Exemption to be the maximum of 12 years.

The economic advantages of this proposed District and Tax Exemption include:

- New income taxes from existing and new employees
- A revitalized facility with an increased assessed tax value
- More new hires in future years
- An economical way to provide affordable housing in the City of Detroit

We anticipate a "ripple effect" - long term and short term, which the preceding taxes have on the City of Detroit by continually working toward providing housing, we will then continue to employ residents of the city, assessed values will increase and an abandoned property will be functioning for a long period of time.

Please consider this request formally. We are earnest in our goal to provide housing in the City of Detroit and we know this facility will be of value to us as well as our employees, and the city through our mutual goal of investment in the City of Detroit.

Respectfully submitted,

Brian V. Hurttienne  
Old St. Jean Properties, LLC  
521 Old Saint Jean, Detroit, MI 48214.  
brian@cha-c.com 313-850-6689  
<http://www.cha-c.com/projects#/old-st-jean/>

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

**Attachment B: Paid Receipt of Current Taxes**

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



## **ATTACHMENT A**

### REQUEST FOR ESTABLISHMENT – Plant Rehabilitation District

#### General Property Descriptions

There are two buildings included within the requested Plant Rehabilitation District, 521 Old Saint Jean and 609 Old Saint Jean, Detroit, MI 48214.

521 Old Saint Jean is a one-story building most recently occupied by a Tool & Die facility for many years. The beginnings of the building were in the 1920's when only a portion of the building was constructed. Since then, there have been numerous additions and businesses within the building. The building occupies 21,990 square feet. The property has been vacant for more than one year.

609 Old Saint Jean is a one-story building most recently occupied for storage and accessory space for the adjacent 521 Old Saint Jean building. The original building was constructed in the 1950's with multiple additions over the years to now occupy 15,374 square feet. The building was also utilized for Tool & Die production, a Paint Room, and other assorted functions pertaining to parts manufacturing. The building has been vacant for more than a one year.

#### General Description of the rehabilitated facility's proposed use.

Old St. Jean Properties, LLC, will utilize the proposed facilities for light manufacturing of housing components. Our business model is to procure supplies and manufacture housing components for affordable and market-rate housing in the City of Detroit. We will be rehabilitating the facility to construct and install machinery, equipment, systems, and processes. We will be creating an assembly-line of sorts to create the housing components, with associated supplies stored and then placed within the components. These components will then be shipped to the site for assembly of the housing.

#### Detailed Description of the extent of rehabilitation

The buildings are in good condition but have been stripped of materials and infrastructure necessary for use of the buildings. We will be performing the following reconstruction of the existing buildings.

- Demolition of many of the existing walls within the building.
- Clean-up of the site based on the Phase II Environmental Report.
- Exterior wall renovation of windows, man doors, and overhead door openings in 521 Old Saint Jean.
- New doors and security systems for both buildings.
- New fencing throughout the site.
- The creation of a storm water management bio-swale for the site and building water run-off.
- Patched roof on 521 Old Saint Jean, with a new roof on 609 Old Saint Jean.
- New electrical power to the building with new infrastructure throughout the buildings.
- Refurbished boiler heating system throughout 521 Old St. Jean.
- New ceiling hung forced-air units for 609 Old Saint Jean.
- Reconstructed plumbing facilities throughout both buildings.
- General office walls and spaces for the architecture portion of the building.



### Descriptive List of Fixed Building Equipment

The buildings will be outfitted with the following equipment:

- New Code Compliant Heating and Ventilation Plant
- New and Code Compliant Heating Distribution System
- New and Code Compliant Ventilation Distribution System
- New and Code Compliant Dust Collector and Ventilation System
- Updated and Code Compliant Fire Suppression System
- New In-Coming and Code Compliant Electrical Switch Gear and Distributions Systems
- New Code Compliant Plumbing Distribution and Filtration Systems
- New Stormwater Collection and re-diversion Systems
- New Entry Control and Security Systems
- New Assembly-Line Manufacturing Systems
- New Overhead Lifting, Moving, and Conveyance Systems
- Renovation of existing paint and spray booth finishing systems
- New Code Compliant Restrooms

### Time Schedule to complete the Rehabilitation of the Facilities

We will begin work on rehabilitating the buildings once we know the process parameters of this requested tax abatement process and City of Detroit agency reviews and permitting Plan Review duration. We are in process to receive loans from Invest Detroit to do the renovation and purchase of equipment for our planned business. Our goal is to start renovation work in September 2024, and to be operational within 6 months.

### Purchase of Adjacent Vacant Parcels

We have approached the Detroit Building Authority to acquire vacant lots adjacent to our current property to incorporate a site Storm Water Management system. Being partially in a flood zone, within the Marina District, and the extent of roof water run-off with parking and site impervious surfaces, we want to build a site to current DWSD standards for water management. These lots, along with adjacent already owned lots, are zoned R2. We will be going through the process to rezone to be inclusive of the manufacturing facility use. The Detroit Building Authority has agreed to sell us the vacant parcels and we will be purchasing them in the next two months. These parcels are included with the requested Plant Rehabilitation District.

### Who We Are

We are Christian Hurrtenne, Architects / Developers / Construction, providing housing in the City of Detroit. We have been in existence for over 9 years, primarily as architects, but with experience in construction and development in the recent 5 years. We want to build new housing in the city, whether single-family or multi-family, affordable and market-rate, recognizing the high cost of construction with the affordable rents and for-sale products currently offered. Purchasing the Old St. Jean properties and rehabilitating the facility will enable us to control costs through manufactured components at the factory prior to delivery to the construction site, avoid supply-chain issues with storage of housing products at the factory, and therefore reduce construction time of the build process saving costs and lowering rents and prices to the new residents. We have control of project sites in Corktown, North Corktown and West Village for 6 projects of infill housing, commonly referred to as 'missing-middle' housing. Our goal is to expand on these sites to create more housing designed, manufactured, and constructed within the City of Detroit.



**OLD ST. JEAN PROPERTIES, LLC**

521 OLD ST. JEAN, DETROIT, MI 48214

Please see the site plan and site survey plan for location, parcel identification numbers and other site information. Legal Description of the properties is included within the Covenant Deed included with this submission.

Brian V. Hurttienne

Old St. Jean Properties, LLC

521 Old Saint Jean, Detroit, MI 48214.

[brian@cha-c.com](mailto:brian@cha-c.com) 313-850-6689

<http://www.cha-c.com/projects#/old-st-jean/>

## COVENANT DEED

(Platted/Condominium)

**Drafted By:**

Michael G. Kalil, Court Appointed  
Receiver

28400 Northwestern Highway Fourth  
Floor  
Southfield, MI 48034

**Return To:**

Old St. Jean Properties, LLC  
521 Old Saint Jean  
Detroit, MI 48214

**Send Tax Bills To:**

Old St. Jean Properties, LLC  
521 Old Saint Jean  
Detroit, MI 48214

Recording Fee: \$  
File Number: 996625

State Transfer Tax: \$5,625.00  
County Transfer Tax: \$825.00

Tax Parcel No.: See attached

*THIS CONVEYANCE* is made this December 13, 2023, *BETWEEN*

**DAH Enterprises, LLC, a Michigan limited liability company, by Michael G. Kalil, solely in his capacity as Authorized Agent for NAI Farbman, a Michigan limited liability company, Court Appointed Receiver of DAH Enterprises, LLC, a Michigan limited liability company, Wayne County Circuit Court Case No. 2023-00418-CB**

whose address is 28400 Northwestern Highway Fourth Floor, Southfield, MI 48034, Grantor, grants and conveys,

**Old St. Jean Properties, LLC, a Michigan limited liability company**

whose address is 521 Old Saint Jean, Detroit, MI 48214, Grantee

The Grantor, for and in consideration of the sum of

**Seven hundred fifty thousand Dollars (\$750,000.00)**

said sum having been paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, all right title and interest in a certain parcel of land known and described as follows as situated in the City of **Detroit**, County of **Wayne**, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **609 & 521 St Jean, 540 Engel, Detroit, MI 48214**

**Subject To:**

Existing building and use restrictions, easements of record, and zoning ordinances, if any.



**First American Title™**

premises, with the said hereditaments and appurtenances; to have and to hold the premises as before described, with the appurtenances, unto the Grantee, their heirs and assigns, forever.

And the Grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, their heirs and assigns, that the Grantor, has not heretofore done, committed or wittingly or willingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, or shall or may be charged or encumbered in title, estate or otherwise howsoever.

Dated this December 13, 2023.

**(Attached to and becoming a part of Covenant Deed dated: December 13, 2023 between DAH Enterprises, LLC, a Michigan limited liability company, as Grantor(s) and Old St. Jean Properties, LLC, a Michigan limited liability company, as Grantee(s).)**

**Seller(s):**


DAH Enterprises, LLC, a Michigan limited liability company

By: NAI Farbman, a Michigan limited liability company, as Court Appointed Receiver, Wayne County Circuit Court Case No. 2023-004158-CB

By:   
Name: Michael V. L. L.  
Title: Authorized Agent

State of Michigan  
County of OAKLAND

The foregoing Instrument was acknowledged before me this December 13, 2023 by Michael G. Kall, Authorized Agent for NAI Farbman, a Michigan limited liability company, Wayne County Circuit Court Case No. 2023-00418-CB, Court Appointed Receiver of DAH Enterprises, LLC, a Michigan limited liability company.

  
Notary Public: LATRICE JONES,  
Notary County/State: WAYNE, MI  
County Acting In: OAKLAND  
Commission Expires: 9/24/2028

---

*(Attached to and becoming a part of document dated: December 13, 2023)*

## **EXHIBIT A**

Land situated in the City of Detroit, County of Wayne, State of Michigan, is described as follows:

### **PARCEL 1**

The East 118.72 feet of the North 200 feet of the South 928.85 feet of that part of Lot 2, lying West of the West line of St. Jean Avenue and North of North line of Freud Avenue, SUBDIVISION OF ST. JEAN FARM, BEING THE WESTERLY PART OF PRIVATE CLAIM NO. 26, according to the plat thereof, as recorded in Liber 1 of Plats, Page 214, Wayne County Records lying South of and adjoining Carpenters First Addition and West of and adjoining St. Jean Avenue.

### **PARCEL 2**

The East 127.22 feet of the North 338.44 feet of the South 728.85 feet of that part of Lot 2, lying West of West line of St. Jean Avenue and North of North line of Freud Avenue, SUBDIVISION OF ST. JEAN FARM, according to the plat thereof, as recorded in Liber 1, page 214, Wayne County Records.

Assessed as: East 118.72 feet of the South 338.85 feet of the North 538.85 feet of Lot 2, lying West and adjacent to St. Jean Avenue as deeded Plat of the SUBDIVISION OF THE ST. JEAN FARM, as recorded in Liber 1, page 214.

### **PARCEL 3**

The South 10 feet of Lot 55, all of Lots 56, 57, 58, 59 and 60, and all that part of the vacated 7.5 foot alley as platted, adjoining thereto, ENGEL AND SCHWARTZ SUBDIVISION, according to the plat thereof, as recorded in Liber 23, page 69, Wayne County Records. Also property described as: being a part of the North-South public alley West of St. Jean and North of Freud Avenues as opened by the City on March 10, 1931; said alley being a part of Lot 2 of the SUBDIVISION OF THE ST. JEAN FARM, being the Westerly part of Private Claim 26, as recorded in Liber 1, page 214 of Plats, Wayne County Records, more properly described as beginning at a point which is North 26 degrees 08 minutes West 390 feet and South 63 degrees 47 minutes West 119.27 feet from the intersection of the North line of Freud Avenue, 60 feet wide and the West line of St. Jean Avenue, 60 feet wide; thence North 25 degrees 56 minutes 17 seconds West 158.89 feet; thence North 26 degrees 08 minutes West 149.98 feet to a point in a line which is 10 feet Northerly (as measured at right angles) extended Easterly to the Southerly line of Lot 55 of ENGEL AND SCHWARTZ SUBDIVISION, as recorded in Liber 23, page 69, thence Westerly along the above described line 8.5 feet; thence South 26 degrees 08 minutes East 149.98 feet; thence South 57 degrees 23 minutes West 7.55 feet thence South 25 degrees 56 minutes 17 seconds East 158.89 feet; thence North 63 degrees 47 minutes East 16 feet to the point of beginning.

Assessed as: Lots 60 thru 56, South 10 feet of 55 and vacated alley adjacent, ENGEL & SCHWARTZ SUBDIVISION, as recorded in Liber 23, Page 69 of Plats, also that part of 16 foot alley described as beginning at the South corner of Lot 60; thence South 25 degrees 56 minutes 17 seconds East 158.89 feet; thence North 63 degrees 47 minutes East 16 feet; thence North 25 degrees 56 minutes 17 seconds West 158.89 feet; thence West 16 feet to the point of beginning.

Tax Parcel Number(s): 044224./Ward 21 and 043604-8/Ward 21 and 044226.000/Ward 21 and 044225.000/Ward 21

**Property Transfer Affidavit**

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 609 & 521 St Jean, 540 Engel, Detroit, MI 48214	2. County Wayne	3. Date of Transfer (or land contract signed) December 13, 2023
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village City of Detroit	5. Purchase Price of Real Estate 750,000.00	6. Seller's (Transferor) Name DAH Enterprises, LLC
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 044224./Ward 21, 043604-8/Ward 21, 044226.000/Ward 21, 044225.000/Ward 21	8. Buyer's (Transferee) Name and Mailing Address Old St. Jean Properties, LLC 521 Old Saint Jean, Detroit, MI 48214	9. Buyer's (Transferee) Telephone Number 313.408.4280

**Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.**

10. Type of Transfer. <b>Transfers</b> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13. Amount of Down Payment N/A
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

**EXEMPTIONS**

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

**CITY OF DETROIT**

**DEC 14 2023**

**OFFICE OF THE ASSESSOR**

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members \*(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor \*\* (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: \_\_\_\_\_

**CERTIFICATION**

I certify that the information above is true and complete to the best of my knowledge.

Printed Name

Signature

*Christopher Christian*

Date

12/13/2023

Name and title, if signer is other than the owner  
**Christopher Christian, Authorized Representative**

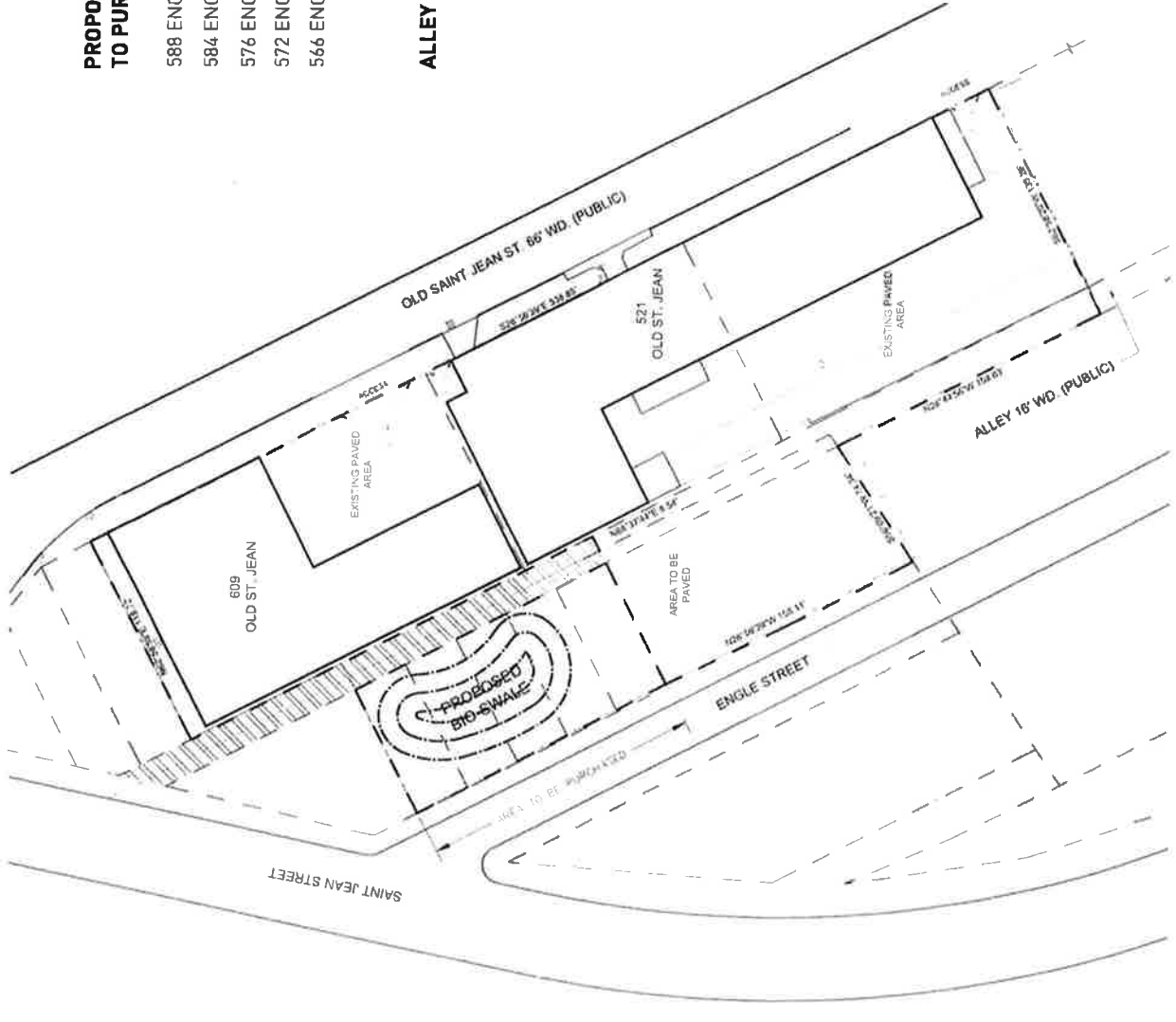
Daytime Phone Number  
**313.408.4280**

E-mail Address  
**chris@cha-c.com**

PROPOSED PROPERTIES TO PURCHASE	P.I.D.	SQUARE FEET
588 ENGLE STREET	21043613	2,220 S.F.
584 ENGLE STREET	21043612	2,220 S.F.
576 ENGLE STREET	21043611	2,220 S.F.
572 ENGLE STREET	21043610	2,220 S.F.
566 ENGLE STREET	21043609	1,480 S.F.



**ALLEY TO BE VACATED:**



SCALE: 1" = 40'

1 SITE PLAN





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

August 28, 2025

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

Re: Industrial Facilities Exemption Certificate Request  
**Old St Jean Properties LLC**  
Property Address: 521 St Jean & 609 St Jean  
Parcel Number: 210444225.000 & 21044226.000

Dear Ms. Bush:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request for an Industrial Facilities Exemption (Plant Rehabilitation) Certificate at **521 St Jean & 690 St Jean** in the **Conner-Jefferson Marina** area of the City of Detroit.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high-tech facilities.

The project, as proposed by **Old St Jean Properties LLC** would include major rehabilitation to 1) one-story 21,990 sq.ft. and 2) one-story 15,374 Sq ft industrial buildings. Rehabilitation includes interior reconfiguration, exterior wall repairs, windows, main doors and overhead door openings, HVAC, plumbing, roofing, and new fencing throughout the site to convert the property into a facility for light manufacturing of housing components. Old St Jean Properties LLC also plans to move their architecture firm, and construction firm offices into the restored building. The estimated cost of the project is \$2,974,000 and it is expected to add up to 12 new full-time jobs and 2 additional part-time jobs.

2025 Values are as follows:

Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
521 St Jean	\$ 89,500	\$ 84,811	\$ 19,300	\$ 18,289
609 St Jean	\$ 12,000	\$ 10,670	\$ 22,900	\$ 20,363



Old St Jean Properties LLC  
IFT Certificate  
Page 2

A review of project details and applicable statutes indicated that the proposed project is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

Parcel Number	Property Address	Property Owner	Legal Description
21044225.000	521 St Jean	Old St Jean Properties LLC	W ST JEAN E 118.72 FT OF S 154.85 FT OF N 354.85 FT OF 2 LYG W & ADJ ST JEAN AVE AS DEEDED PLAT OF THE SUB OF THE ST JEAN FARM L1 P214 PLATS, WCR 21/525 154.85 X 118.72
21044226.000	609 St Jean	Old St Jean Properties LLC	W ST JEAN E 118.72 FT OF S 184.00 FT OF N 538.85 FT OF 2 LYG W & ADJ ST JEAN AVE AS DEEDED PLAT OF THE SUB OF THE ST JEAN FARM L1 P214 PLATS, WCR 21/525 184.00 X 118.72



**INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE  
AGREEMENT**

THIS INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE AGREEMENT (this “Agreement”) is made this 10<sup>th</sup> day of July, 2025 by and between the City of Detroit, a Michigan municipal corporation (the “City”), acting by and through its Planning and Development Department, with an office at 2 Woodward Avenue, Suite 808, Detroit, Michigan 48226 and Old St. Jean Properties, LLC, (“Applicant”) with an office at 521 Old Saint Jean, Detroit, Michigan 48214.

**WITNESSETH:**

WHEREAS, Public Act 198 of 1974 as amended, also known as the Plant Rehabilitation and Industrial Development Districts Act (the “Act”), (1) provides for the establishment of industrial development districts and plant rehabilitation districts by local governmental units, (2) provides for the abatement or exemption from certain taxes for facility owners or lessees in a qualified district, and (3) allows local governmental units to levy and collect a specific tax from the owners or lessees of certain qualified facilities, among other provisions; and

WHEREAS, the Applicant has submitted an application (the "Application") for an Industrial Facilities Exemption Certificate (“IFEC”) for the facility and/or equipment located at \_\_\_\_\_ (the “Property”). A copy of the Application is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the City has previously approved either an industrial development district or plant rehabilitation district pursuant to the Act and the Property is located in such district; and

WHEREAS, the Applicant has committed to complete a restoration, replacement or construction program that creates a New Facility or Replacement Facility on the Property within the meaning of the Act, and to hire or retain a certain amount of full-time employees at the Property during the Term (as defined below); and

WHEREAS, the City has approved the Application by adopting a resolution granting the IFEC to the Applicant, contingent upon the covenants and representations contained herein and pending approval by the Michigan State Tax Commission. A copy of the City resolution granting the IFEC is attached hereto as **Exhibit B** and made a part hereof; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. General.

a. Unless earlier revoked as provided for in Section 15 of the Act, being MCL 207.565, or as provided for in this Agreement, the term of the IFEC and the term of this Agreement (collectively, the “Term”) will be for a period of **Twelve (12)** years, beginning on the certificate beginning date stated in the IFEC issued by the Michigan State Tax Commission.

b. The Applicant will complete a Restoration, Replacement or construction of a New Facility or Replacement Facility on the Property (the “Project”), as defined in the Act and as set forth in the Application, no later than March 1, 2026.

c. The Applicant shall create, or cause to be created, at least Twelve (12) (the “Employee Commitment Number”) full-time employees at the Property within one (1) year of completion of the Project (the “Project Completion Date”).

d. The Applicant will recruit and hire City of Detroit residents in accordance with specified targets as set forth in the City of Detroit Resident Employment Plan (“Employment Plan”) submitted by the Applicant to the City as part of the Application and approved by the City of Detroit Civil Rights, Inclusion and Opportunity Department (“CRIO”). Throughout the Term, the Employment Plan may not be modified without CRIO’s prior written approval, which approval may be granted or withheld in CRIO’s sole discretion. CRIO will monitor the Applicant’s compliance with the Employment Plan on an annual basis throughout the Term. Upon notice from CRIO of a discrepancy between the Applicant’s commitment in the Employment Plan and the actual number of City of Detroit residents employed at the Property, Applicant shall submit a correction plan setting forth the Applicant’s plan to bring the number of City of Detroit residents employed at the Property back up to the specified targets as set forth in the Employment Plan. Applicant’s correction plan must be approved by CRIO. Applicant shall be required to fulfill the terms of such correction plan in the timeline set forth in the correction plan.

e. For purposes of this Agreement, a “full-time employee” is defined as a person: (i) who is employed by the Applicant or its affiliates on a salary, wage, commission, or other basis, for a minimum period of forty (40) hours a week and (ii) from whose compensation the Applicant or its affiliates, including a staffing agency, are required by law to withhold City of Detroit income taxes. Affiliates may include Applicant’s tenant(s) that lease space at the Property.

## 2. Applicant Representations and Warranties.

In compliance with the Act and in order to induce the City to grant the IFEC to the Applicant, the Applicant represents and warrants that:

a. The Applicant was the owner of the Property, or was leasing the Property and had a signed lease with the Property owner, at the time of Applicant’s submission of the Application and the Applicant is the owner of the Property, or is leasing the Property and has a signed lease with the Property owner, as of the date of this Agreement.

b. At the time the Applicant submitted the Application the Property was, and as of the date of this Agreement the Property is, an “Industrial Property” as defined by the Act.

c. During the Term, no portion of the Property will be used, owned or operated by a casino or affiliated company, as defined in the Act.

- d. Applicant would not have considered undertaking the Project without the IFEC.
- e. The Project did not start earlier than six (6) months before the Applicant filed the Application.
- f. There are no delinquent taxes owed on the Property.
- g. The Applicant will pay any applicable taxes on the Property as they become due.
- h. The Project and the Applicant's current and planned future operation of the Property are in compliance with the City of Detroit Zoning Ordinance and Master Plan.

3. Community Benefits Requirements.

Pursuant to City of Detroit Ordinance 35-16, also known as the Community Benefits Ordinance (the "Ordinance"), if the Property involves a Tier 2 Development Project (as defined by the Ordinance), then the Applicant will:

- a. Partner with the City and, when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents, consistent with State and Federal Law.
- b. Partner with the Director of the Planning & Development Department to address and mitigate negative impacts that the Tier 2 Development Project may have on the community and local residents. The Applicant will adhere to the mitigation requirements, if any, stated in the attached Addendum 1 – Requirements, which is incorporated herein by reference.

4. Reporting to the City by the Applicant.

Applicant agrees to provide the City with sufficient information, subject to review and audit by the City, in order to determine compliance with this Agreement. At a minimum, the Applicant shall comply with the following covenants during the Term:

- a. Upon request, the Applicant shall provide the Planning & Development Department copies of all construction plans, building permits and certificates of occupancy related to the Rehabilitation of the Property.
- b. Applicant shall permit the City to perform periodic site visits to the Property by the City to establish whether the Applicant is completing the Rehabilitation to the Property as required by the Act and this Agreement.
- c. Annually, within two (2) weeks after each anniversary of the commencement of the Term, Applicant shall submit to the Planning & Development Department a certified status report ("Status Report") signed by an authorized officer of the Applicant. The Status Report shall set forth for the previous year: (i) the Restoration, Replacement or construction work completed towards a New Facility or Replacement Facility at the Property, (ii) the Applicant's

financial investment in the Property for that year, and (iii) the number of full-time employees at the Property for that year.

d. c. Annually, within two (2) weeks after each anniversary of the Project Completion Date, the Applicant shall submit to CRIO the Annual Employment Report for Tax Abatements (the "Status Report"), including copies of proofs of residency that have been accepted by CRIO.

5. Revocation of IFEC and Termination of this Agreement.

This Agreement shall automatically terminate if the IFEC terminates pursuant to Section 13 of the Act, being MCL 207.563.

Furthermore, the City may, in its sole discretion and by resolution of Detroit City Council, or at the request that the Michigan State Tax Commission, revoke the IFEC on any of the grounds provided for in Section 15 (2) of the Act, being MCL 207.565, including, but not limited to, a finding by the City that the completion of the Project has not occurred within two (2) years of the effective date of the IFEC, unless further time is authorized by the Commission for good cause per Section 7a of the Act.

6. Payment of Exempted Taxes for Shortfall of Employment.

If, after the first anniversary of the Project Completion Date, the average number of full-time employees at the Property for any given year is less than the Employee Commitment Number, the Applicant will pay to the City, in addition to the Industrial Facilities Tax due under the IFEC, an amount equal to the difference between the amount of ad valorem tax that would be due on the Property without the IFEC, and the amount of Industrial Facilities Tax due on the Property with the IFEC, for that given year, multiplied by a fraction, the numerator of which is the shortfall in the number of full-time employees indicated in the Status Report, and the denominator of which is the Employee Commitment Number. Prior to taking any action to require the Applicant to pay an amount to the City pursuant to this Section, the City will afford the Applicant an opportunity to present reasons for the employment shortfall at a public hearing.

In the event that the Applicant fails to report in the Status Report the number of full-time employees at the Property for a given year, the number of full-time employees at the Property for purposes of this Section shall be deemed to be zero (0).

7. Notice to City of Discontinuance of Operations.

If during the Term the Applicant intends to discontinue operations at the Property, the Applicant will provide thirty (30) days' prior written notice of such shutdown of operations to the Director of the Planning & Development Department.

8. Reservation of Remedies.

The City and the Applicant agree that each of the rights and remedies provided by this Agreement may be exercised separately or cumulatively, and shall not be exclusive of any other

rights and remedies provided by law. Invalidation of any of the provisions contained in this Agreement by operation of law, judgment, court order or otherwise shall not invalidate any of the other provisions of this Agreement.

9. Transfer.

Neither the IFEC nor this Agreement may be transferred or assigned by the Applicant to a new owner or lessee of the Property unless the City, in its sole discretion, approves such transfer or assignment upon application by the new owner or lessee. For purposes of this section, a transfer of the Property shall include any sale of the Property or any lease that transfers tax liability at the Property.

10. Headings.

The headings contained in this Agreement are for descriptive purposes only, and do not alter or govern the substantive content of the provisions of the Agreement.

11. Capitalized Terms

Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Act.

12. Governing Law; Venue.

This Agreement and all actions arising under it shall be governed by, subject to, and construed according to the law of the State of Michigan. Applicant agrees, consents and submits to the exclusive personal jurisdiction of any state or federal court of competent jurisdiction in Wayne County, Michigan, for any action arising out of this Agreement. Applicant also agrees that it shall not commence any action against the City because of any matter whatsoever arising out of or relating to the validity, construction, interpretation and enforcement of this Agreement in any state or federal court of competent jurisdiction other than one in Wayne County, Michigan.

13. Amendment.

This Agreement may not be amended or modified except by a written instrument executed by each of the parties hereto.

[Remainder of Page Intentionally Left Blank]

**[SIGNATURE PAGE TO INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE AGREEMENT]**

IN WITNESS WHEREOF, the City and the Applicant, by and through their authorized officers and representatives, have executed this Agreement as follows:

**APPLICANT:**

OLD ST. JEAN PROPERTIES, LLC

By: Brian V. Hurttienne

Print: BRIAN V. HURTTIENNE

Its: MEMBER

**CITY OF DETROIT**

PLANNING & DEVELOPMENT DEPT.

By: \_\_\_\_\_

Print: \_\_\_\_\_

Its: \_\_\_\_\_

THIS AGREEMENT WAS APPROVED BY THE CITY COUNCIL ON:

APPROVED BY LAW DEPARTMENT PURSUANT TO § 7.5-206 OF THE CHARTER OF THE CITY OF DETROIT

\_\_\_\_\_  
Date

\_\_\_\_\_  
Corporation Counsel                      Date

**THIS AGREEMENT IS NOT EFFECTIVE OR VALID UNTIL APPROVED BY RESOLUTION OF THE CITY COUNCIL, SIGNED BY ALL PARTIES HERETO, AND AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE IS APPROVED BY THE MICHIGAN STATE TAX COMMISSION**

**ADDENDUM 1**  
**Requirements**

**EXHIBIT A**  
**Application for Industrial Facilities Exemption Certificate**

**EXHIBIT B**  
**Detroit City Council Resolution**  
**Granting the Industrial Facilities Exemption Certificate**