

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.	2025-139 (Certificate)
Name of Petitioner	BD Venture Studio LLC, affiliate of 1530 Winder Detroit LLC
Description of Petition	Petition request for the establishment of an Industrial Facilities Tax Exemption Certificate at 1530 Winder, Detroit, MI.
Type of Petition	Tax Abatement for a Industrial Facilities Tax Exemption Certificate
Submission Date	08/27/2025
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission, Civil Rights, Inclusion, & Opportunity Department
Petitioner Contact	BD Venture Studio LLC, affiliate of 1530 Winder Detroit LLC Richard Barr 323 W. 22nd Street New York, NY 10011 P: (313) 465-7308 rbarr@honigman.com

By Neighborly Portal

June 6, 2025

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

***Re: Application for Industrial Facilities Tax Exemption Certificate;
1530 Winder, Detroit, Michigan (P.A. 198 of 1974, as amended)***

Ladies and Gentlemen:

Enclosed please find an Application for Industrial Facilities Tax Exemption Certificate from BD Venture Studio LLC pursuant to P.A. 198 of 1974, as amended, with respect to the building located at 1530 Winder in the City of Detroit.

Thank you for your assistance.

Very truly yours,

HONIGMAN LLP



By: Richard A. Barr

Enc.

cc (w/enc.): David Howell, DEGC
Alton Williams, DEGC
Justus Cook, HRD

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) BD Venture Studio LLC	▶ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 2000	
▶ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 1530 Winder Street, Detroit, MI 48207	▶ 1d. City/Township/Village (indicate which) Detroit	▶ 1e. County Wayne
▶ 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 Detroit P.S. Community	▶ 3b. School Code 82010
		▶ 4. Amount of years requested for exemption (1-12 Years) 12 years after completion

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.

Rehabilitation of former warehouse facility into a food processing incubator space, including food processing and production areas, a commissary kitchen, cold and dry storage areas, and related uses. The building requires significant improvements given its long vacancy and current code requirements. See attached for additional information.

6a. Cost of land and building improvements (excluding cost of land) _____ * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	▶ <u>\$2,736,200</u> Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures _____ * Attach itemized listing with month, day and year of beginning of installation, plus total	▶ _____ Personal Property Costs
6c. Total Project Costs _____ * Round Costs to Nearest Dollar	▶ <u>\$2,736,200</u> 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.

	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>		
Real Property Improvements ▶	<u>10/01/2025</u>	<u>02/01/2027</u>	▶	<input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased
Personal Property Improvements ▶	_____	_____	▶	<input 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. 0	▶ 10. No. of new jobs at this facility expected to create within 2 years of completion. 5
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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) _____	<u>\$56,393</u>
b. TV of Personal Property (excluding inventory) _____	_____
c. Total TV _____	<u>\$56,393</u>

▶ 12a. Check the type of District the facility is located in:

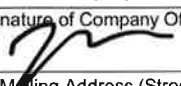
Industrial Development District Plant Rehabilitation District

▶ 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
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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 Richard Barr	13b. Telephone Number (313) 465-7308	13c. Fax Number (313) 465-7309	13d. E-mail Address rbarr@honigman.com
14a. Name of Contact Person Richard Barr	14b. Telephone Number (313) 465-7308	14c. Fax Number (313) 465-7309	14d. E-mail Address rbarr@honigman.com
▶ 15a. Name of Company Officer (No Authorized Agents) Jonathan Opdyke			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number	15d. Date 6/6/25
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 323 W. 22nd St., New York, NY 10011		15f. Telephone Number	15g. E-mail Address jwopdyke@gmail.com

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 checked="" type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input checked="" 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: Check or Indicate N/A if Not Applicable <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 Check or Indicate N/A if Not Applicable <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 82010	
17. Name of Local Government Body City of Detroit	▶ 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 Janice M. Winfrey	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code) 2 Woodward Avenue, Ste. 200		
19e. Telephone Number (313) 224-3262	19f. Fax Number (313) 224-2075	

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/. For more information and Frequently Asked Questions, visit www.michigan.gov/propertytaxexemptions.

Attachment to Application for Industrial Facilities Tax Exemption Certificate
BD Venture Studio LLC

1. General Description of the Facility.

The property, located at 1530 Winder, Detroit, Michigan 48207, was constructed in 1960. The building contributes to the historic district that is Detroit's Eastern Market, but has become obsolete after its last use as a warehouse facility.

The redevelopment of 1530 Winder will transform the vacant former warehouse on Winder between Riopelle Street to the west and Orleans Street to the east into a unique and innovative venture studio that will operate as an incubator-style space focused on food processing and production to support emerging Detroit-based consumer packaged goods (CPG) companies. BD Venture Studio LLC ("Brand: Detroit" or "Applicant"), which will lease the entire property, will offer small production bays for lease or license by approximately 4 to 6 companies, including a commissary kitchen space for very early stage founders and companies to perform research and development and early product runs. The space will also contain shared dry storage and cold storage spaces, co-working space, and related uses.

The building contains approximately 18,800 gross square feet of interior space (including mezzanine space that will be created). The space will be used for a variety of food production related purposes including production and storage, office, storefront, shared co-working space that encourages community and collaboration.

The rehabilitation and use of the building will create both construction jobs and permanent jobs at the building. Approximately five (5) FTE jobs will be created by the Applicant to support companies operating in the facility and to maintain the facility. Startup companies operating in the facility will employ additional people but the number of additional employees and timelines for the hiring of those employees are not yet known.

2. Legal Description of the Facility.

See Exhibit A.

3. Descriptive List of Improvements and Associated Costs.

The estimated cost of approximately \$2,736,200 for hard costs and related professional fees and permits that are the subject of this application are noted in Exhibit B. No existing machinery, equipment, furniture or fixtures will be replaced or renovated.

4. Rehabilitated Property Taxable Value.

The taxable value of the building as of December 31, 2024 is approximately \$56,393, excluding taxable value of the land.

Exhibit A
Legal Description

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

S WINDER 26-27 BLK 26 PLAT OF ANTOINE DEQUINDRE FARM L10 P716-8 CITY
RECORDS WCR 7/1 99.76 X 150

Tax parcel: 07000819.

Commonly known as 1530 Winder, Detroit, Michigan 48207

Exhibit B

Descriptive List of Building Improvements including Fixed Building Equipment That Are Allocated and are the Subject to the Facility's Industrial Facilities Tax Exemption Certificate

1. Site conditions, site improvements, utilities	\$ 230,000
2. Concrete and masonry	\$ 145,000
3. Structural steel and metal	\$ 150,000
4. Carpentry including framing and finishing.	\$ 170,000
5. Painting and decorating	\$ 55,000
6. Doors, windows, and flooring	\$ 245,000
7. Cabinets, countertops, appliances	\$ 50,000
8. Plumbing, electrical, fire protection	\$ 550,000
9. HVAC	\$ 150,000
10. Roofing, siding, insulation	\$ 160,000
11. Engineering, contingency and related costs	<u>\$ 831,200</u>
TOTAL	\$2,736,200