



Coleman A. Young Municipal Center
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October 8, 2025

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Resolution Approving a Plant Rehabilitation District on behalf of 1530 Winder Detroit LLC in the area of 1530 Winder Detroit, Michigan 48207 in Accordance with Public Act 198 of 1974 (Petition #2025-139).

Honorable City Council:

On **October 9, 2025**, a public hearing in connection with establishing a **Plant Rehabilitation District** was held before your Honorable Body's Planning and Economic Development Committee. No impediments to the establishment of the District were presented at the public hearing.

Please find attached a resolution and legal description which will establish a **Plant Rehabilitation District** in the area of **1530 Winder Detroit LLC**, Detroit, Michigan in accordance with Public Act 198 of 1974 ("the Act"). Such establishment will materially assist in the development of the site in accordance with the plans of the proprietor of the property.

We request your Honorable Body's approval of the resolution.

Respectfully submitted,

DocuSigned by:
Rebecca Labov
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Rebecca Labov
Chief Development Investment Officer

RL/jc

cc: M. Washinton, Mayor's Office
A. Bush, PDD
J. Schneider, HRD
J. Cook, HRD



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By Council Member _____

WHEREAS, pursuant to Public Act No. 198 of Public Acts of 1974 (“Act 198”), this City Council has the authority to establish "Industrial Development Districts" and “Plant Rehabilitation Districts” within the boundaries of the City of Detroit; and

WHEREAS, **1530 Winder Detroit LLC** has requested that this City Council approve a **Plant Rehabilitation District**. in the area of **1530 Winder Detroit Michigan**, the area being more particularly described in the map and legal description attached hereto; and

WHEREAS, the aforesaid property is in a duly designated business area, and is contiguous commercial property or commercial housing property; and

WHEREAS, Act 198 requires that, prior to approving a **Plant Rehabilitation District**., the City Council shall provide an opportunity for a hearing on the approval of the Certificate, at which a representative of any jurisdiction levying *ad valorem taxes*, or any owner of real property within the proposed District, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter; and

WHEREAS, construction, acquisition, alternation, or installation of a proposed facility has not commenced at the time of filing the request to establish this district; and

WHEREAS, that the property comprising not less than 50 percent of the state equalized valuation of the property within the proposed **Plant Rehabilitation District** is obsolete;

WHEREAS, a public hearing was conducted before City Council on **October 9, 2025**, for the purpose of considering the establishment of the proposed **Plant Rehabilitation District** described in the map and legal description attached hereto; and

WHEREAS, no impediments to the establishment of the proposed Certificate were presented at the public hearing.

NOW THEREFORE BE IT

RESOLVED, that the **Plant Rehabilitation District**. more particularly described in the map and legal description attached hereto, is hereby approved and established by this City Council in accordance with Public Act 198 of 1974.