

# 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.	2025-219 (Certificate)
Name of Petitioner	Wayne Tower LLC
Description of Petition	Petition request for the establishment of an Obsolete Property Rehabilitation Certificate P.A. 146 of 2000, for property at 1200 Sixth St. in Detroit, MI.
Type of Petition	<b>Tax Abatement for a Obsolete Property Rehabilitation Certificate</b>
Submission Date	10/06/2025
Concerned Departments	Finance Department, Planning and Development, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Wayne Tower LLC Nevan Shokar 24681 Northwestern Hwy, Suite 4000 Southfield, MI 48075 (Ph) 734-716-7347 <a href="mailto:nev@shokargroup.com">nev@shokargroup.com</a>



October 6<sup>th</sup>, 2025

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

Re: Request for an Obsolete Property Rehabilitation Certificate Pursuant to P.A. 146 of 2000, for property at 1200 Sixth St in Detroit, MI.

Ladies and Gentlemen:

On behalf of Wayne Tower LLC ("Company"), enclosed is a request that the City Council grant an obsolete property rehabilitation certificate pursuant to P.A. 146 of 2000 for the property located at 1200 Sixth St. The Company closed on the property July 31, 2025 and is the owner of 100% of the state equalized value of the property.

The property qualifies for an obsolete rehabilitation certificate under P.A. 146 of 2000 due to the significant rehabilitation of a commercial property where the building is currently functionally obsolete and change of use from office to residential.

Additional information on the property, other qualifying factors, investment and proposed updates is provided in the enclosed request.

Thank you,

A handwritten signature in black ink that reads "Nevan Shokar". The signature is written in a cursive style with a prominent initial "N".

Nevan Shokar  
*Principal, Shokar Group LLC*

## PETITION FOR OBSOLETE REHABILITATION CERTIFICATE

October 6, 2025

1. The Wayne Tower LLC, a Michigan limited liability company (“Owner”), requests a Obsolete Rehabilitation Certificate pursuant to PA 146 of 2000, as defined by MCL 125.2782, to support the planned rehabilitation and change of use of the commercial office property located at 1200 Sixth St (“Property”) in the City of Detroit. The Owner acquired the Property on July 31, 2025.
2. Built in 1972, the Property is spread across a 21-story and 11-story towers, and approximately 600,000 square feet of mostly vacant and underutilized commercial spaces. The Owner plans to rehabilitate the existing structure by improvements to the building’s HVAC, electrical, plumbing, roof and elevators and to convert the buildings into residential rental apartments and hospitality.
3. The Owner is requesting the Obsolete Rehabilitation Certificate pursuant to PA 146 of 2000. The Owner is eligible for the tax incentive for the following reasons:
  - a. The applicant owns greater than 50% of the taxable value of the property located within the commercial rehabilitation district.
  - b. The Property is currently functionally obsolete.
  - c. Rehabilitation includes major renovation and modification to restore or change the obsolete property to an economically efficient condition.
  - d. Approval of this tax incentive will allow for an investment in the Property that will result in a net positive revenue gain to the City.
4. The Owner plans to make a substantial investment of the Property that would not be feasible without the approval of this OPRA tax incentive. Once the rehabilitation is complete, the Property will feature 350 loft-style residential units and a 114 room modern business class hotel. It will offer residents of Detroit the ability to access new housing options as well as create new employment opportunities with a focus on hiring Detroiters. Without the OPRA tax incentive, the rehabilitation would not be possible.
5. The PA 146 tax exemption is requested for the full 12-year term.
6. Construction is expected to commence in mid-2026 and be completed by 12/31/2028.

Please see Attachment A for the parcel legal description and Attachment B for a list of fixed building equipment that will be part of the Property.

## ATTACHMENT A

### *Legal Description of Proposed Commercial Rehabilitation Certificate*

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

E SIXTH 123 THRU 114 WEST SIDE IND SUB NO 2 L86 P39 & 40 PLATS, WCR 6/197 THAT PT OF 3,4&12 BLK 41 & 4,10&11 BLK 49 ALSO VAC ABBOTT ST ADJ AND VAC ALLEY ADJ LYG W OF LODGE FWY FORSYTH FARM L14 P136 DEEDS, W C R 6/9 120,135 SQ FT

Common Addresses: **1200 SIXTH**

Parcel Identification No.: 06004554-62

## **ATTACHMENT B**

### ***Descriptive List of Fixed Building Equipment That Will Be Part Of The Property***

1. IT Equipment
2. Mechanical Upgrades
3. Electrical Upgrades
4. Plumbing Upgrades

# Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) <b>The Wayne Tower LLC</b>		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) <b>24681 Northwestern Hwy, Suite 4000, Southfield, MI 48075</b>		
Location of obsolete facility (Number and Street, City, State, ZIP Code) <b>1200 Sixth St, Detroit, MI 48226</b>		
City, Township, Village (indicate which) <b>Detroit</b>	County <b>Wayne</b>	
Date of Commencement of Rehabilitation (mm/dd/yyyy) <b>06/01/2026</b>	Planned date of Completion of Rehabilitation (mm/dd/yyyy) <b>12/31/2028</b>	School District where facility is located (include school code) <b>Detroit P.S.</b>
Estimated Cost of Rehabilitation <b>\$53,000,000.00</b>	Number of years exemption requested <b>12</b>	
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply)		
<input checked="" type="checkbox"/> Increase commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. <b>6</b>		
<input type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		

## APPLICANT CERTIFICATION

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 of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

**The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.**

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, 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 Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (No authorized agents) <b>Dalen Hanna</b>	Telephone Number <b>(248) 990-1017</b>	Fax Number
Mailing Address <b>24681 Northwestern Hwy, Suite 4000, Southfield, MI 48075</b>	E-mail Address <b>dhanna@blackacremgt.com</b>	
Signature of Company Officer (no authorized agents)	Title <b>Founder &amp; CEO</b>	

## LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature	Date Application Received
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## FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
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<b>LOCAL GOVERNMENT ACTION</b>		
This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.		
<b>PART 1: ACTION TAKEN</b>		
Action Date _____		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) <input type="checkbox"/> Denied		
Date District Established _____	LUCI Code _____	School Code _____
<b>PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)</b>		
<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>	
<b>PART 3: ASSESSOR RECOMMENDATIONS</b>		
Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)		
Building Taxable Value		Building State Equalized Value
\$ _____		\$ _____
Name of Government Unit _____	Date of Action Application _____	Date of Statement of Obsolescence _____
<b>PART 4: CLERK CERTIFICATION</b>		
The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.		
Name of Clerk _____	Telephone Number _____	
Clerk Mailing Address _____		
Mailing Address _____		
Telephone Number _____	Fax Number _____	E-mail Address _____
Clerk Signature _____		Date _____

**For faster service, email completed application and attachments to [PTE@michigan.gov](mailto:PTE@michigan.gov).** An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.



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

October 9, 2025

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

Re: **Obsolete Property Rehabilitation Certificate – Wayne Tower LLC**  
Address: 1200 Sixth  
Parcel Number: 06004554-62

Dear Ms. Bush:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation Certificate located at **1200 Sixth** in the **Downtown Central Business District** area within the City of Detroit.

The rationale for Obsolete Property Rehabilitation Certificates under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The project as proposed by **Wayne Tower LLC** consists of a current, 21-story AND 11-story towers office building with approximately 600,000 square feet of mostly vacant building area, built in 1972 on 2.758 acres of land. The proposed project consists of significant interior and exterior renovations. The buildings will undergo major renovations including HVAC, electrical, plumbing, roof and elevators to convert the building into 350 loft-style residential apartments and a 114-room business class hotel.

2025 Values

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
06004554-62	1200 Sixth	\$10,513,900	\$369,538	\$1,553,300	\$54,595



CITY OF DETROIT  
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OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE., SUITE 824  
DETROIT, MI 48226  
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Obsolete Property Rehabilitation Certificate  
Wayne Tower LLC  
Page 2

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation also includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.

A review of the project plan and related statutes indicated that the proposed Obsolete Property Rehabilitation Certificate for the property located at **1200 Sixth** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor/Board of Assessors



Obsolete Property Rehabilitation Certificate  
Wayne Tower LLC  
Page 3

**Property Owner:** Wayne Tower  
**Property Address:** 1200 Sixth  
**Parcel Number:** 06004554-62

**Legal Description:** E SIXTH 123 THRU 114 WEST SIDE IND SUB NO 2 L86 P39 & 40 PLATS, WCR 6/197 THAT PT OF 3,4&12 BLK 41 & 4,10&11 BLK 49 ALSO VAC ABBOTT ST ADJ AND VAC ALLEY ADJ LYG W OF LODGE FWY FORSYTH FARM L14 P136 DEEDS, W C R 6/9 120,135 SQ FT





**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339  
[www.detroitmi.gov](http://www.detroitmi.gov)

TO: Justus Cook, Housing and Revitalization  
FROM: Greg Moots, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 1200 Sixth Street  
DATE: August 25, 2025

In order to ensure that the creation of an Obsolete Property District is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The petitioner is Wayne Tower, LLC.

**Location and Project Proposal:** 1200 Sixth St., on the east side of Sixth Street between Porter and Howard Streets. The proposed project includes both a 21-story and 11-story tower, totaling approximately 600,000 square feet of mostly vacant and underutilized commercial spaces. The Owner plans to rehabilitate the existing structure by improvements to the building's HVAC, electrical, plumbing, roof and elevators and to convert the buildings into residential rental apartments and hospitality.

**Current Master Plan & Zoning:** MP Classification – Major Commercial (CM)  
Zoning – Major Business District (B5)

**Master Plan Interpretation**

The subject site area is designated Major Commercial. Such areas “areas are generally distinguished by high-density office buildings with ground floor retail. Included within these areas may be department stores, specialized shops and services catering to area office or residential land uses. Areas should be accessible to mass transit routes and automobile parking on the street or in structures.”. The site is located in the Master Plan’s Central Business District neighborhood.

The relevant Master Plan goals and policies are:

**GOAL 2:** Conversion of obsolete industrial and commercial buildings

Policy 2.1: Throughout the Central Business District, and especially along Woodward and Washington Boulevard, convert upper stories of existing buildings to residential uses.

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