

Janice M. Winfrey  
City Clerk

**City of Detroit**  
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.	1548
Name of Petitioner	DiverseNote1 Inc
Description of Petition	Request for the Establishment of a Commercial Rehabilitation District at 3550 John C. Lodge, Detroit, MI 48201
Type of Petition	Tax Abatement
Submission Date	09/09/2021
Concerned Departments	Housing and Revitalization; Finance Department; Legislative Policy Division; City Planning Commission; Planning and Development Department;
Petitioner Contact	Tekisha Lee 313-657-4700 TLee@diversenote.com



August 23, 2021

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

**RE: Request for the Establishment of a Commercial Rehabilitation District at  
3550 John C. Lodge, Detroit, MI 48201**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation Development District for the property located at **3550 John C. Lodge, Detroit, MI 48201** and described on Attachment A. Please find Attachment A attach which 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 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; and
- (e) A time schedule for undertaking and completing the rehabilitation of the facility
- (f) The parcel ID(s) and Legal Description(s) of the property

The sale of the property is expected to be complete within 120 days.

DiverseNote1 Inc. is a Michigan 501c3 with a mission to increase access to high-paying careers and affordable higher education opportunities, helping underrepresented youth and young adults achieve career and economic mobility. Currently, DN1 offers a college readiness program in partnership with 30+ colleges and universities who offer 50% financial assistance for DN1 learners as well as several accelerated career readiness programs in high-demand, high-paying fields offering career planning, mentoring and transferrable credentials. Each program includes a Community Development Project component. In our first five years, we have served more than 10,000 learners (95% Tech Industry underrepresented) and 98% of DiverseNote graduates receive a job offer or college scholarship offer before they graduate. In 2021, DiverseNote1 Inc. plans to open a neighborhood-renovated community space known as Destination STEM. The 78,000 mixed-use facility will include a college & career training center with 65 one- and two-bedroom student apartment, onsite childcare and early learning center, and Citizen



Science programming/space. We are working hard to help communities with barriers to economic mobility, including out of school youth, women, people with disabilities, and young Veterans overcome barriers to career and economic mobility.

This project is eligible according to MCL 207.843, (a) "Commercial property" means land improvements classified by law for general ad valorem tax purposes as real property including real property assessable as personal property pursuant to sections 8(d) and 14(6) of the general property tax act, 1893 PA 206, MCL 211.8 and 211.14, the primary purpose and use of which is the operation of a commercial business enterprise or multifamily residential use. Commercial property shall also include facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise. Commercial property does not include any of the following: (i) Land. (ii) Property of a public utility. Also, part (g) of MCL 207.843. (g) "Multifamily residential use" means multifamily housing consisting of 5 or more units.

Tax abatement is needed in order for this project to move forward in the City of Detroit. The rehabilitation of this facility will not be undertaken without receipt of the exemption certificate requested.

This project will bring a capital invest over \$13 Million which includes a economic and career mobility higher education facility for City of Detroit residents including their dependents. Demolition, site remediation, new equipment, and site improvements to include an increase of safety measures in this time of COVID19.

The PA210 exemption is requested for ten (10) years.

**The DiverseNote Mixed Use Development project** will help Detroiters overcome barriers to career and economic mobility, empowering Detroit's youth and young adults to advance and shape not only their own lives, but the Community in which they live.

The Destination STEM model provides a "new approach" to accelerated college and career training by establishing a supportive system in which to live and learn. Our inclusive facility provides safe, family-friendly housing; childcare and early learning; after and out-of-school programs; a STEM-immersive environment to support nontraditional learning opportunities; mentoring and Citizen Science programming. Destination STEM will help DN1 empower more Detroit residents through its programming. Just as with homelessness and hunger, the digital divide can prove to be devastating to those affected. Students can fall behind on online homework and those who lose their job may have a harder time finding one without home internet or access to a computer



**Paragraph #06**

In closing, DiverseNote1 is pleased to present the DiverseNote Mixed Use Midtown Economic Mobility Development Project and look forward to increasing our reach and economic impact within the City of Detroit.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tekisha Lee', is written over a light blue horizontal line.

Tekisha Lee

CEO

DiverseNote1 Inc.

313-657-4700

[TLee@diversenote.com](mailto:TLee@diversenote.com)

**Attachments:**

**Attachment A:**

- (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 facility and Description of the general nature and extent of the rehabilitation to be undertaken;
- (c) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; and
- (d) A time schedule for undertaking and completing the rehabilitation of the facility
- (e) The parcel ID(s) and Legal Description(s) of the property

**Attachment B: Site Map**

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



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

January 10, 2022

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

RE: Commercial Rehabilitation District – **DiverseNote1 Inc**  
Property Address: 3550 John C Lodge  
Parcel Number: 04000611-77

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation District located at **3550 John C Lodge** in the **Midtown area** in the City of Detroit.

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

The district as proposed by **DiverseNote1 Inc** consists of former vacant two-story school building with approximately 68,782 square feet of total floor area built in 1978 on 2.809 acres of land. The building is impaired due to changes in design, construction and technology, as well as deterioration due to vacancy in recent years. The project proposes to create commercial and residential housing space – first and second floor commercial will consist of an auditorium, academic and office space, a coffee shop, childcare center, and training space. A portion of the original space as well as additional third- and fourth-floor new construction will consist of residential apartments with 35 two-bedroom units and 30 one-bedroom units, inclusive of affordable units at 80% AMI.

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



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Commercial Rehabilitation District  
DiverseNote1 Inc  
Page 2

The property is currently owned by 3550 Lodge LLC. The State Tax Commission (STC) has determined that the proposed developer may proceed with obtaining local approval of the district prior to acquiring title to the property, but that once the certificate is applied for, the certificate would be held in abeyance by the STC pending submission of proof of ownership.

A review of the project and applicable statutes indicated that the proposed Commercial Rehabilitation District located at **3550 John C Lodge** in the **Midtown area** in the City of Detroit is eligible as it pertains to the Commercial Rehabilitation Act under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors





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FAX: 313•224•9400

Commercial Rehabilitation District

DiverseNote1 Inc

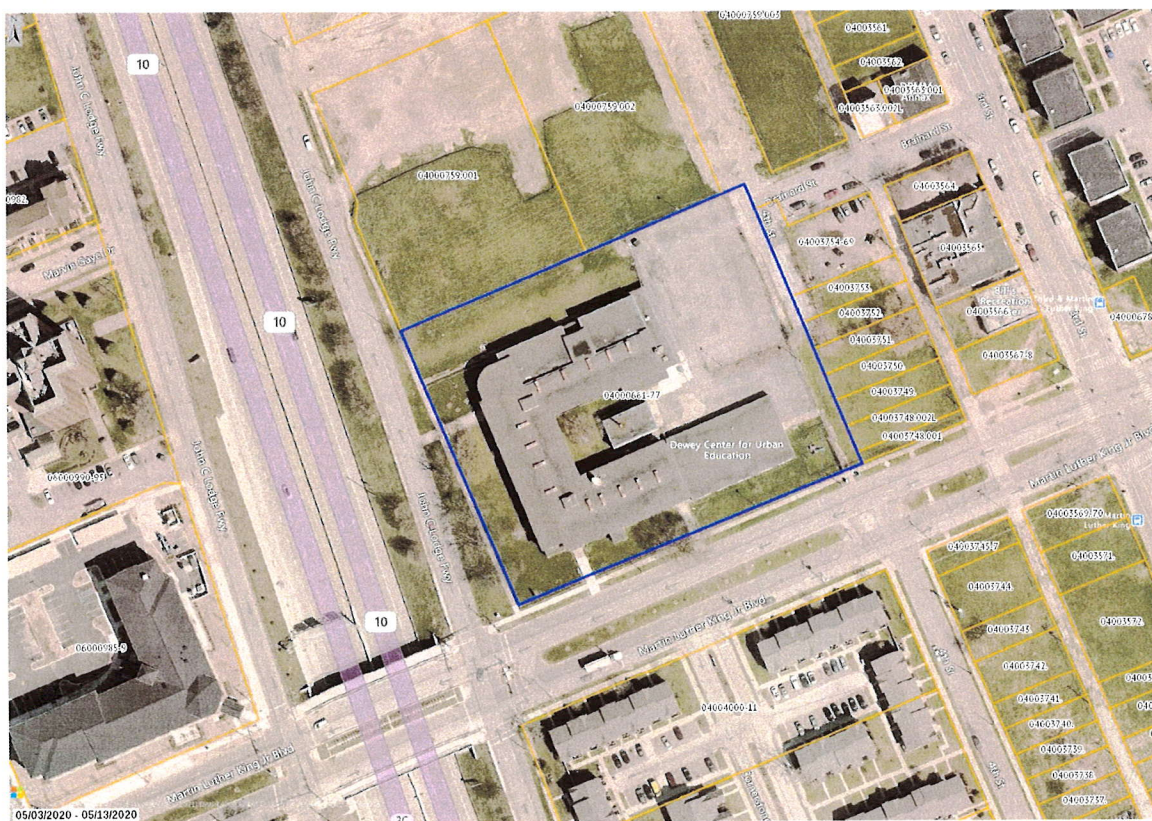
Page 3

Parcel Number: 04000661-77

Property Address: 3550 JOHN C LODGE

Property Owner: 3550 LODGE LLC

Legal Description: N MYRTLE 40 THRU 31 FORSYTH FARM SUB L1 P219 PLATS, W C R 4/33 1 THRU 9 BLK 83 JONES FARM SUB L6 P7 PLATS, W C R 4/24 VAC BRAINARD & W 25 FT VAC FOURTH & ALLEYS ADJ EXC MYRTLE AS WD 4/--- 377.5 X 324.18





CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 . TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

TO: Veronica Farley, Housing and Revitalization  
FROM: Shelby Holmes, Planning and Development  
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 3550 John C. Lodge, Detroit, MI 48201 (Associated to Petition # 1548)  
DATE: January 20, 2022  
CC: Katharine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development  
Karen Gage, PDD Zoning, Planning and Development

In order to ensure that establishment of a Commercial Rehabilitation District is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.843), the Planning and Development Department's Planning Division submits the following interpretation. The Petitioner is Diverse Notel Inc.

**Location and Project Proposal:** 3550 John C. Lodge, Detroit, MI 48201. The proposed project will consist of 78,000 square feet mixed-use commercial and 65 residential units.

**Current Master Plan (MP) & Zoning:** MP Classification – Mixed Residential-Commercial (MRC) Zoning – Special Development District (SD2)

#### **Master Plan Interpretation**

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

The following policies of the Lower Woodward neighborhood describe the following recommendations:

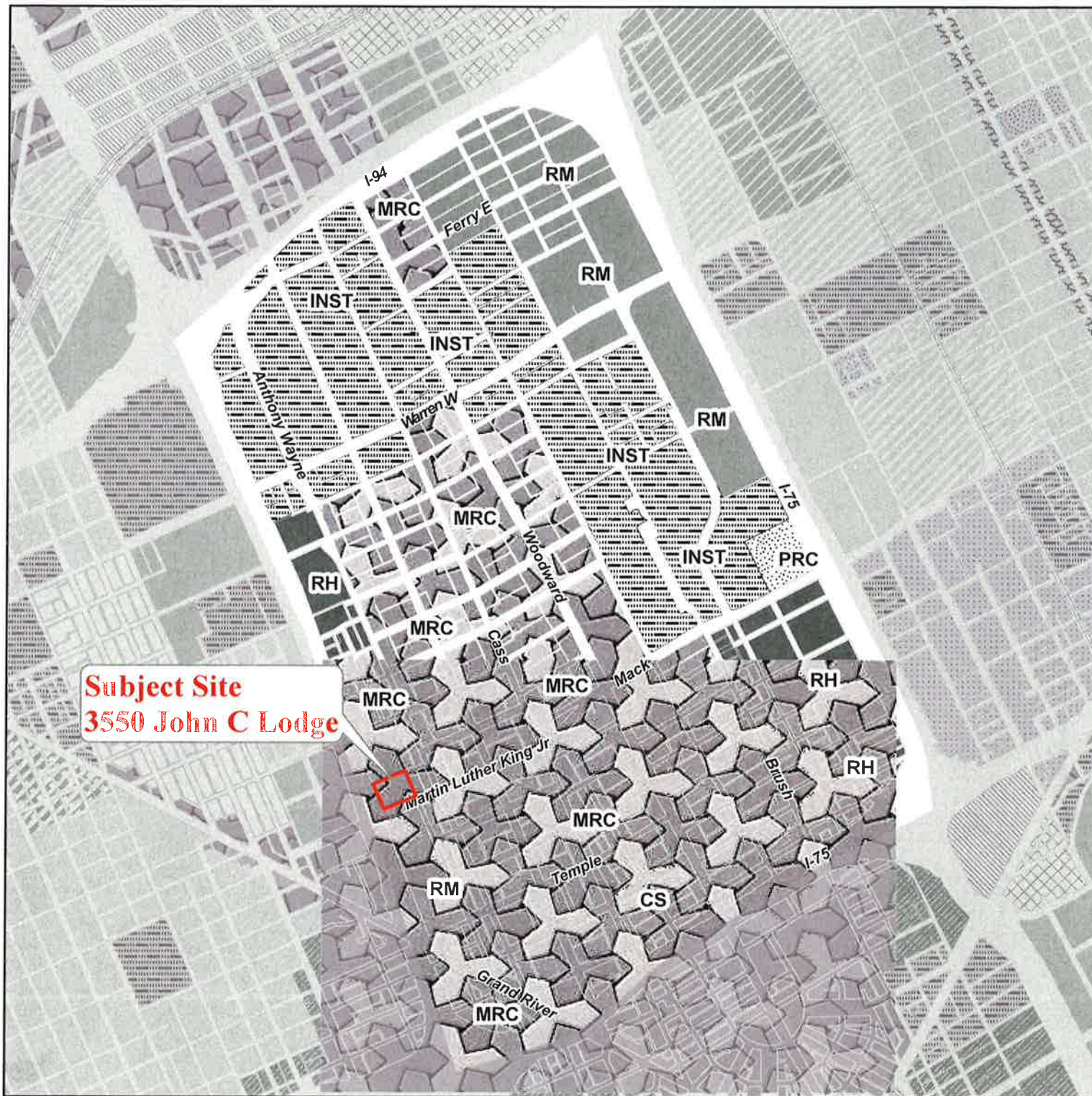
- GOAL 2: Increase residential density
- Policy 2.1: Develop Woodward and Cass as high-density mixed-use corridors with housing and ground-floor commercial.

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

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Lower Woodward; Map 4-5B





Map 4-5B

City of Detroit  
 Master Plan of  
 Policies

## Neighborhood Cluster 4 Lower Woodward



### Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)

