August 28, 2019

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

Re: Request for a Public Hearing to Establish an Obsolete Property Rehabilitation District on behalf of Elmwood Park Plaza Limited Partnership in the area of 750 Chene, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 877).

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of Elmwood Park Plaza Limited Partnership and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, said notice is to be made not less than 10 days or more than 30 days prior to your Honorable Body’s adoption of said resolution.

We request that a Public Hearing be scheduled on the issue of establishing an Obsolete Property Rehabilitation District. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

cc: S. Washington, Mayor’s Office
    M. Cox, P&DD
    D. Rencher, HRD
    V. Farley, HRD
BY COUNCIL MEMBER

WHEREAS, pursuant to Public Act No. 146 of 2000 ("the Act") this City Council may adopt a resolution which approves the application of an Obsolete Property Rehabilitation District within the boundaries of the City of Detroit; and

WHEREAS, Elmwood Park Plaza Limited Partnership has filed an application for an Obsolete Property Rehabilitation District whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying ad valorem taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the __________, 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an ad valorem tax within the City of Detroit.
DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, May 14, 2019

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.

LEGISLATIVE POLICY DIVISION    LAW DEPARTMENT
FINANCE DEPT/ASSESSMENTS DIV.   PLANNING AND DEVELOPMENT DEPARTMENT

877 Elmwood Park Plaza Limited Partnership, request for the Establishment of an Obsolete Property Rehabilitation District - Elmwood Club Plaza.

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400
(313) 224 3260 • Fax (313) 224-1466
April 25, 2019

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

Re: Petition to Establish Obsolete Property Rehabilitation District – Elmwood Club Plaza

Ladies and Gentlemen:

Enclosed please find a Petition to Establish Obsolete Property Rehabilitation District from Elmwood Park Plaza Limited Partnership, the owner of the property known as the Elmwood Club Plaza, 750 Chene, pursuant to P.A. 146 of 2000. A separate request will be filed for the approval of an Obsolete Property Rehabilitation Exemption Certificate for an investment proposed to be made by the owner at this property.

Thank you for your assistance.

Very truly yours,

HONIGMAN LLP

[Signature]

Richard A. Barr

Encls.
cc: Kenyetta Hairston-Bridges, DEGC
     Veronica Farley, HRD
I. Introduction

Elmwood Park Plaza Limited Partnership, a Michigan limited partnership, the current owner (the “Owner”) of the property known as the Elmwood Club Plaza, 750 Chene, Detroit, MI 48207 (the “Property”), requests the establishment of an Obsolete Property Rehabilitation District pursuant to MCL 125.2783 to support the Purchaser’s planned rehabilitation of the apartment units and other components of the Property. The proposed district consists of tax parcel identification number Ward 11, Item No. 00125-34.

Please see Attachment A for the tax parcel’s legal descriptions and Attachment B for a depiction of the proposed district.

II. Eligibility of Property

The Property consists of one parcel of “obsolete property” in an area characterized by obsolete commercial property and commercial housing property within the meaning of section 2(f) of the Obsolete Property Rehabilitation Act, PA 146 of 2000, as amended, MCL 125.2782(f). The Property is “obsolete property” because it is functionally obsolete within the meaning of MCL 125.2782(f) due to being unable to be used to adequately perform the function for which it was intended, a multi-family apartment building and related improvements, resulting from factors such as the following conditions described in State Tax Commission Bulletin No. 9 of 2000: (i) heating and cooling systems that are inadequate for the highest and best use of the Property; and (ii) electrical, plumbing, mechanical, and interior features that are inefficient and inconsistent with the highest and best use of the Property. The area surrounding the Property is comprised of obsolete commercial property and commercial housing property (MCL 125.2783(1)(a)).
III. Ownership of Property

The parcel is owned by Elmwood Park Plaza Limited Partnership, a Michigan limited partnership, whose address is 31700 Middlebelt Road, Suite 140, Farmington Hills, Michigan 48334, Attn: Jonathan Holtzman.

Respectfully submitted:

ELMWOOD PARK PLAZA LIMITED PARTNERSHIP,
a Michigan limited partnership

By:   Holtzman Elmwood LLC
Its:  General Partner

By:   Holtzman Equities #23 LLC
Its:  Manager

By:   [Signature]
Name:  [Name]
Its:  Manager
ATTACHMENT A

Legal Description of Proposed OPRA Districts

Land situated in the City of Detroit in the County of Wayne in the state of Michigan.

Parts of Lots 18 and 19, of ELMWOOD PARK URBAN RENEWAL PLAT NO. 2, according to the plat thereof as recorded in Liber 92 of Plats, pages 77 through 82, both inclusive, Wayne County Records, described as: Beginning at the Southwesterly corner of said Lot 19, being also the intersection of the Northerly line of Larmed Street, 120.00 feet wide, with the Easterly line of Chene Street, 120.00 feet wide; thence along the Westerly line of said Lot 19, North 26 degrees 07 minutes 10 seconds West, 264.88 feet; thence North 63 degrees 53 minutes 19 seconds East, 133.55 feet; thence North 26 degrees 07 minutes 10 seconds West, 180.49 feet; thence North 63 degrees 52 minutes 50 seconds East, 424.29 feet; thence along the Southerly line of said Lot 19, South 59 degrees 51 minutes 21 seconds West, 300.00 feet to the Point of Beginning.

Commonly known as: 750 Chene, Detroit, Michigan 48207.

Tax ID Number: Ward 11, Item No. 00125-34.
ATTACHMENT B

Depiction of Proposed OPRA District

See the attached ALTA survey.
Petition of Elmwood Park Plaza Limited Partnership, request for the Establishment of an Obsolete Property Rehabilitation District - Elmwood Club Plaza.

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION  LAW DEPARTMENT  FINANCE DEPT/ASSESSMENTS DIV.  PLANNING AND DEVELOPMENT DEPARTMENT
TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for Obsolete Property District (PA 146) at 750 Chene  
DATE: June 6, 2019  
CC: Maurice Cox, Director, Planning and Development  
Kevin Schrone, Central Region, Planning and Development

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 of this project is Elmwood Park Plaza Limited Partnership.

**Location and Project Proposal:** 750 Chene; Project seeks to rehabilitate a 40-unit multifamily structure for residential purposes.

**Master Plan Interpretation**
The subject site area is designated Medium Density Residential (RM). Medium Density Residential areas should have an overall density of 16 to 24 dwelling units per net residential acre. The areas are often characterized by multi-unit apartment buildings with a common entrance and shared parking. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents day-to-day needs.

The following policies of the Lower East Central neighborhood describe the following recommendations:
- Policy 1.1 Continue medium and high-density residential development in the area of south of Vernor
- Policy 3.2 Develop mixed-use medium and high density housing along Gratiot and Mack, and in area southwest of Gratiot and McDougall

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

**Attachments**
Future General Land Use Map: Neighborhood Cluster 4, Lower East Central; Map 4-4B
June 4, 2019

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

Re: Obsolete Property Rehabilitation District – Elmwood Park Plaza Limited Partnership
Property Address: 750 Chene (aka 670 Chene)
Parcel Numbers: 11000125-34

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Elmwood Park Plaza Obsolete Property Rehabilitation District located at 750 Chene (aka 670 Chene) in the Elmwood Park district in the City of Detroit.

The rationale for creating Obsolete Property Rehabilitation Districts 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.

Elmwood Park Plaza Limited Partnership is proposing to rehabilitate the 18-story apartment building with 156,634 square feet of total floor area, built in 1974, on 2.424 acres of land. The multi-family apartment building is unable to be used to adequately perform the function it was intended because of inadequate heating and cooling systems along electrical, plumbing, mechanical and interior features inefficient and inconsistent with the highest and best use of the property.

The properties meet 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 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 field investigation indicated that the proposed Elmwood Park Plaza Obsolete Property Rehabilitation District located at 750 Chene (aka 670 Chene) 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

mmp
Property Address: 670 CHENE
Parcel Number: 11000125-34
Property Owner: ELMWOOD PARK PLAZA
Legal Description: N LARNED PT OF 18 & 19 ELMWOOD PARK URBAN REN PLAT NO 2 SUB L92 P77-82 PLATS, W C R DES AS FOLS BEG SWLY COR LOT 19 TH N 26D 07M 10S W 264.88 FT TH N 63D 53M 19S E 133.55 FT TH N 26D 07M 10S W 180.49 FT TH N 63D 52M 50S E 165.71 FT TH ALONG THE E LINE OF SD LOTS 18 & 19 S 26D 07M 10S E 424.29 FT TH ALONG THE S LINE OF SD LOT 19 S 59D 51M 21S W 300 FT TO THE POB 11/112 104955 SQ FT

The legal description matches the OPRA district request.