September 20, 2019

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

Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of Epiphany Detroit, LLC, in the area of 10103 Kercheval, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #1820).

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of Epiphany Detroit, LLC and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. 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.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/m1
Cc: S. Washington, Mayor’s Office
    M. Cox, PDD
    D. Rencher, HRD
    M. Langston, HRD
WHEREAS, pursuant to Public Act 210 of 2005 ("the Act") this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, Epiphany Detroit, LLC has made application for a Commercial Rehabilitation Exemption Certificate 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 a 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.
March 04, 2019

To:    Maurice Cox, Director  
       Planning and Development Department  
       Coleman A. Young Municipal Center  
       2 Woodward Ave. Suite 908  
       Detroit, MI. 48226

Re:    Epiphany Detroit, LLC

Please find attached an application for Commercial Rehabilitation Exemption Certificate  
for property located at 10103 Kercheval. (RELATED TO PETITION #1820)

Respectfully submitted,

Michael J. O’Connell, Jr. Asst. City Council Clerk  
Office of the City Clerk
Application for Commercial Rehabilitation Exemption Certificate
Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

### PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)

<table>
<thead>
<tr>
<th>Applicant (Company) Name (applicant must be the owner of the facility)</th>
<th>NAICS or SIC Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPPharmacy Detroit LLC</td>
<td>State</td>
</tr>
<tr>
<td>Facility’s Street Address</td>
<td>Zip Code</td>
</tr>
<tr>
<td>10103 Kresge Ave</td>
<td>County</td>
</tr>
<tr>
<td>Detroit</td>
<td>School District Where Facility is Located</td>
</tr>
</tbody>
</table>

#### Date of Rehabilitation Commencement (mm/dd/yyyy)

01 Mar 2019

#### Estimated Cost of Rehabilitation

$750,000.00

#### Planned Date of Rehabilitation Completion (mm/dd/yyyy)

01 June 2020

#### Number of Years Exemption Requested (1-10)

10

#### Expected Project Outcomes (check all that apply)

- [ ] Increase Commercial Activity
- [ ] Create Employment
- [ ] Retain Employment
- [ ] Prevent Loss of Employment
- [ ] Revitalize Urban Areas
- [ ] Increase Number of Residents in Facility’s Community

#### No. of jobs to be created due to facility’s rehabilitation

12

#### No. of jobs to be retained due to facility’s rehabilitation

3

#### No. of construction jobs to be created during rehabilitation

15

### PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

- [ ] General description of the facility (year built, original use, most recent use, number of stories, square footage)
- [ ] Description of the qualified facility’s proposed use
- [ ] Description of the general nature and extent of the rehabilitation to be undertaken
- [ ] Descriptive list of the fixed building equipment that will be a part of the qualified facility
- [ ] Time schedule for undertaking and completing the facility’s rehabilitation
- [ ] Statement of the economic advantages expected from the exemption
- [ ] Legal description
- [ ] Description of the “underserved area” (Qualified Retail Food Establishments only)
- [ ] Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)

### PART 3: APPLICANT CERTIFICATION

<table>
<thead>
<tr>
<th>Name of Authorized Company Officer (no authorized agents)</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dean Drutzki</td>
<td>313-822-9960</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fax Number</th>
<th>E-mail Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><a href="mailto:bioscience@dsbglobal.net">bioscience@dsbglobal.net</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>10103 Kresge Ave</td>
<td>Detroit</td>
<td>MI</td>
<td>48214</td>
</tr>
</tbody>
</table>

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company 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 governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents)

Title: Owner

Date: 2-28-19
**PART 4: ASSESSOR RECOMMENDATIONS** (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).

<table>
<thead>
<tr>
<th>Land</th>
<th>Taxable Value</th>
<th>State Equalized Value (SEV)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building(s)</th>
<th>Taxable Value</th>
<th>State Equalized Value (SEV)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.

☐ By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.

**Name of Local Government Body**

Name of Assessor (first and last name) | Telephone Number
--- | ---
Fax Number | E-mail Address

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature | Date
--- | ---

**PART 5: LOCAL GOVERNMENT ACTION** (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution):

☐ Exemption approved for _____ years, ending December 30, ________ (not to exceed 10 years)

☐ Exemption Denied

Date District Established (attach resolution for district) | Local Unit Classification Identification (LUCI) Code | School Code
--- | --- | ---

**PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION** (clerk of LGU must complete Part 6)

Clerk’s Name (first and last) | Telephone Number
--- | ---
Fax Number | E-mail Address

Mailing Address | City | State | ZIP Code
--- | --- | --- | ---
LGU Contact Person for Additional Information | LGU Contact Person Telephone Number | Fax Number

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2006, as amended.

Clerk’s Signature | Date
--- | ---

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission
P.O. Box 30471
Lansing, MI 48909
Application Supplement

General description of the facility:

Epiphany Detroit was a Community center built in 1925 by the Epiphany church. The building has been vacant for many years. The building will be a mixed use structure and there will be an outdoor activity area. It is 3 stories and is about 27,000 square feet.

Description of the facility’s proposed use:

The building will be a mixed use structure and there will be an outdoor activity area. There will be retail and commercial tenants.

Description of the general nature and extent of the rehabilitation:

Clearing out, roof repairs, ceiling and floor substructure repairs, brick and limestone repairs and replacement, new electric, plumbing, and HVAC, elevator and fire system, new water main, new parking lot, etc.

Time schedule for undertaking and completing the facility’s rehabilitation:

Construction has started, expect to finish by June 2021.

Statement of the economic advantages:

The Economic Advantages of this project would be to bring jobs to the outer city neighborhood area. Additionally it would bring new business to the city to increase the tax base. B&B Production is ready to move ASAP to The Epiphany. All the taxes on all 4 properties are paid in full and current. We would love to bring B&B Production, a 20 year old company to Detroit to relocate in the Epiphany.

Legal description:

N KERCHEVAL N 11.65 FT OF 23 24 S 8.35 FT OF 25WATERWORKS SUB L9 P91 PLATS, W C R 19/33 125 X 70 8,750 SQ FT
TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for Commercial Rehabilitation District (PA 210) for 10103 Kercheval Avenue
DATE: May 6, 2019

In order to ensure that the issuance and transfer of a certificate for 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 207.853), the Planning and Development Department’s Planning Division submits the following interpretation. The Petitioner is Epiphany Detroit LLC

Location and Project Proposal: 10103 Kercheval Avenue; The project proposes to adaptively reuse this structure and redevelop it into mixed-use activities such as retail and commercial with some outdoor programming.

Existing Site Information: The 3-story structure was built in 1925 by Epiphany Church to serve as their community center. The subject site has been unoccupied for many years. The subject site is zoned B4 (General Business District).

Surrounding Site Information
The immediate surrounding zoning along Kercheval is B4. To the immediate north is zoned R5 (Medium Density Residential District). To the east, along Kercheval is a 2-story vacant commercial building. There are vacant residential buildings to the north and west. Across Kercheval is a vacant lot, formerly a parking lot. The Master Plan Future General Land Use designation for the surrounding area is also RLM.

Interpretation
Impact on Surrounding Land Use
The proposed development will contribute to the development of Kercheval as a corridor serving the adjacent residential area.
Impact on Transportation
There are DDOT routes one block to the west along Kercheval and Pennsylvania.

Master Plan Interpretation
The subject site area is designated Low/Medium Density Residential (RLM). Low/Medium Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking, or garages with alley access. 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’s day-to-day needs. The Master Plan Future General Land Use categories are generalized. Boundaries are not meant to be precise as to block or
Property lines. Categories are descriptive of general development recognizing that some intermixtures are permissible or desirable. Most residential classifications allow for neighborhood-scale commercial development.

The following policies of the Foch neighborhood describe the following recommendations:

- Policy 3.1: Develop neighborhood commercial nodes along Mack and Jefferson with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections
- Policy 4.1: Strategically acquire property to be utilized for the development of neighborhood parks and play lots

The proposed development does not change the Future General Land Use characteristics of the area and conforms to various Master Plan policies.

Attachments
Future General Land Use Map: Neighborhood Cluster 3; Foch; Map 3-5B
April 17, 2019

Maurice Cox, Director
City of Detroit – Planning & Development
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – Epiphany Detroit LLC
Property Address: 10103 Kercheval
Parcels Number: 19000285.001

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation certificate application for the property located at **10103 Kercheval** in the **East Village** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates 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 existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The proposed project by **Epiphany Detroit LLC** consists of the rehabilitation of a 3-story vacant community center with 27,084 square feet built in 1925 on .201 acres of land into a mixed use structure with retail and commercial tenants. Rehabilitation activities included roof repairs, ceiling and floor substructure repairs, brick and limestone repairs and replacement, new electric, plumbing, HVAC, elevator and fire system and a new water main.

The 2019 values are as follows:

<table>
<thead>
<tr>
<th>Parcel #</th>
<th>Address</th>
<th>Building Assessed Value (SEV)</th>
<th>Building Taxable Value</th>
<th>Land Assessed Value (SEV)</th>
<th>Land Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>19000285.001</td>
<td>10103 Kercheval</td>
<td>$383,200</td>
<td>$4,891</td>
<td>$1,900</td>
<td>$24</td>
</tr>
</tbody>
</table>

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **10103 Kercheval** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp
Commercial Rehabilitation Certificate
Epiphany Detroit LLC
Page 2

Property Owner: Epiphany Detroit LLC
Property Address: 10103 Kercheval
Parcel Number: 19000285.001
Legal Description: N KERCHEVAL N 11.65 FT OF 23 24 S 8.35 FT OF 25WATERWORKS SUB L9 P91 PLATS, W C R 19/33 125 X 70 8,750 SQ FT