September 20, 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 K8 Partners LLC in the area of 2119 Field, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #881).

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of K8 Partners LLC 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

DR/ml

cc: S. Washington, Mayor’s Office
M. Cox, P&DD
D. Rencher, HRD
M. Langston, 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, K8 Partners LLC 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

Monday, May 20, 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.

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

881  K8 Partners LLC, request to establish an Obsolete Property Rehabilitation District at 2119 Field Street, Detroit, MI 48214.
May 14, 2019

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

RE: Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA)
District at 2119 Field Street, Detroit, Michigan 48214 for K8 Partners LLC

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation District (OPRD) for the property located at 2119 Field Street, Detroit, Michigan 48214, which is referred to herein as the "Property" and described on Attachment A. The Property will be rehabilitated by the petitioner and current owner, K8 Partners LLC.

Company and Project Synopsis

K8 Partners, LLC (the "Developer") was formed in 2018 and is affiliated with Astral Weeks Development ("Astral Weeks") Astral Weeks is a privately held real estate development and management company, working primarily in the New York City region and Detroit. With a focus on dynamic urban neighborhoods, Astral Weeks develops and invests in residential, commercial, and mixed use projects. Whether through ground-up new construction or adaptive reuse projects, the company contributes to the thriving neighborhoods in which its projects are located by helping meet local demands for quality housing, community facilities, creative workspaces, and retail. Because Astral Weeks owns, operates and manages its properties, the company's approach to development is distinguished by strategic purpose and professional execution.

Astral Weeks has been active in the City of Detroit since 2014, making several property acquisitions, as well as executing on a neighborhood development strategy in Islandview/Greater Villages, including the planned rehab of approximately 60 single family and duplex homes, 15 of which have been completed and leased out or sold to date.

The Roy Company, the construction manager (CM), is a contracting firm based in Detroit, and a dedicated partner for this development. With the experience of Astral Weeks and the dedication of The Roy Company, the Developer is poised to successfully rehabilitate this historic building, providing increased housing variety in an area of Detroit ripe for building rehabilitation and increased residential density.

The proposed OPRD contains one parcel totaling approximately 0.34 acres and is located at 2119 Field Street, Detroit, Michigan. The proposed OPRD is bounded by the property line to the north; Field Street to the east; Kercheval Avenue to the south; and the property line to the west. The OPRD is located in the Islandview neighborhood of Detroit, named for its proximity to Detroit's famous island park, Belle Isle. Smart Bus routes are located within a block east or west on Kercheval Avenue to provide transportation alternatives. Additionally, planned bike lanes along Kercheval Avenue and the forthcoming Beltline Greenway will connect residents to local amenities, provided increased ease of access to reach the riverfront and RiverWalk. The property is occupied by a two-story multi-family residential building with basement currently
containing approximately 11,980 square feet and constructed in 1910. The proposed redevelopment will contain approximately 11,761 square feet of living space, not including an additional 5,951 square feet of basement floor space. The building is currently uninhabitable, with roof leaks, no windows or interior partitions, and no operating utilities.

The proposed OPRD will entail the rehabilitation of the current building into eight residential townhome apartment units. Each unit will include modern three-bedroom floorplans and finishes with private entry and exit for each unit, including covered porches that face the streets, and rear porches that access private parking.

As part of the rehabilitation, the building will be gutted to receive new utilities including electrical, water, and natural gas, new energy efficient heating, cooling and ventilation systems, new energy efficient windows and doors, and insulation, repairs to building structure and masonry will be completed as needed, and the interior wall partitions will receive new framing and finish materials, including drywall, trim, new flooring, appliances, and fixtures. The structure will be brought up to current code as applicable.

The Necessity for Tax Relief

Substantial investment is necessary to rehabilitate the area into a viable, long-term development. Additionally, the property currently contains a dilapidated and deteriorating building that will require repair and selective demolition with the property rehabilitation. The overall internal rate of return for the proposed development will be extremely low without the receipt of the Obsolete Property Rehabilitation District (and Certificate) and planned Brownfield TIF Reimbursement, and therefore, the development would not be possible without it.

The costs associated with the rehabilitation require multiple capital sources including equity contributed by K8 Partners LLC members, as well as an interim construction loan, and upon completion, a long-term loan product. In order to secure this financing and future tenants, the operating costs of the proposed renovations and redevelopment of the project need to be kept as low as possible (including property taxes).

The proposed Development included within the request will result in approximately 73 construction jobs and four full-time equivalent (FTE) jobs associated with the ongoing management and maintenance for the proposed residential development.

PA 146 Request

A 12-year abatement is being requested.

Economic Advantages of the Rehabilitation

Upon completion, the Development will return an obsolete property to productive use and will increase residential density in an area characterized by vacant land and disinvestment. Activation of this property will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Kercheval Avenue corridor and the surrounding neighborhoods and provide spinoff consumer spending in an area of Detroit that is currently left out of redevelopment planning.
The granting of the OPRA tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. On a short-term basis approximately 73 construction jobs will be created. The GC has several Detroit-based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. In addition, should additional contractors be needed for the project, the Developer will reach out to the Skilled Trades Taskforce and/or attend D2D meetings to ensure Detroit-based contractors benefit from the development.

Upon successful redevelopment, the proposed redevelopment will create approximately four full-time equivalent (FTE) jobs related to the management and maintenance of the property. These new jobs, along with the new residents living at the development, will generate increased income taxes for the City of Detroit.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

Closing

K8 Partners LLC are a group of experienced professionals driven to redevelop dynamic urban neighborhoods just like Islandview. Through diligent development planning, K8 Partners LLC are poised to succeed with this multi-family investment in the City of Detroit.

Members of the Development team are planning to reach out to local community groups, such as the Villages Community Development Corporation and the local Detroit City Council member regarding the new ownership and anticipated improvements to receive meaningful feedback on the anticipated project.

The team is looking forward to pursuing this redevelopment and creating a community in Detroit’s Islandview Neighborhood.

Respectfully Submitted,

[Signature]

Joseph Roubeni
Managing Partner
K8 Partners LLC
joseph@astralweeks.com
(516) 466-8001

Attachment A: Detailed Project Description
Attachment B: Parcel Map
Attachment C: Incentive Information Chart
Attachment A

Detailed Project Description
General Description

The proposed Development is located at the intersection of Kercheval Avenue and Field Street in the Islandview neighborhood of Detroit, named for Detroit’s famous island park, Belle Isle. The property is bounded by the property line to the north, Field Street to the east, Kercheval Avenue to the south, and the property line to the west. The property consists of one parcel totaling approximately 0.34 acres and is outlined in the map below.

The property has historically been occupied as a multi-tenant residential building, constructed in 1910. The proposed project currently consists of a complete building rehabilitation to create eight residential townhome apartment units.

The associated address and parcel identification number can be found below, and a copy of the corresponding legal description can be found at the end of this attachment.

Smart bus routes are located within a block east or west on Kercheval Avenue to provide alternative transportation methods. Additionally, planned bike lanes along Kercheval Avenue and the forthcoming Beltline Greenway will connect residents to local amenities, providing increased ease of access to reach the riverfront and RiverWalk.
Description of Proposed Use

The proposed redevelopment will create additional housing and increased residential density in an area of Islandview that has been behind the curve for investment and redevelopment and is characterized by vacant lots and disinvestment. The project will entail the rehabilitation of the current building into eight residential townhome apartment units. The proposed development will include approximately 11,761 square feet of living space (not including an additional 5,951 square feet of basement floor space), divided into eight three-bedroom units with basements. Each unit will include modern floorplans and finishes with private entry and exit for each unit. A minimum of 20% of the units will be priced to meet affordable unit requirements for 80% of the Area Median Income (AMI).

Existing building located at 2119 Field Street

The rehabilitation will create approximately 11,761 square feet of living space, spread across the following anticipated proposed units, with an additional 5,951 square feet of basement floor space:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Unit A</th>
<th>Unit B</th>
<th>Unit C</th>
<th>Unit D</th>
<th>Unit E</th>
<th>Unit F</th>
<th>Unit G</th>
<th>Unit H</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>797</td>
<td>730</td>
<td>727</td>
<td>735</td>
<td>779</td>
<td>705</td>
<td>700</td>
<td>778</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>797</td>
<td>709</td>
<td>707</td>
<td>714</td>
<td>758</td>
<td>683</td>
<td>679</td>
<td>763</td>
</tr>
<tr>
<td>Basement</td>
<td>797</td>
<td>730</td>
<td>727</td>
<td>735</td>
<td>779</td>
<td>705</td>
<td>700</td>
<td>778</td>
</tr>
<tr>
<td>Total (SF)</td>
<td>2,391</td>
<td>2,169</td>
<td>2,161</td>
<td>2,184</td>
<td>2,316</td>
<td>2,093</td>
<td>2,079</td>
<td>2,319</td>
</tr>
</tbody>
</table>

The developer will create a new parking area at the rear of the property, including parking for each apartment unit. The parking area will include an automatic gate, a four foot fence, and a hedge row to screen green space from the parking lot. New concrete walkways will also be installed throughout the property.

Nature and Extent of the Rehabilitation

As part of the rehabilitation, the building will be gutted to receive new utilities including electrical, water, and natural gas, new energy efficient heating, cooling and ventilation systems, new energy efficient windows and doors, and insulation. Repairs to building structure and masonry will be completed as needed, and the interior wall partitions will receive new framing and finish materials, including drywall, trim, new flooring, appliances, and fixtures. The structure will be brought up to current code as applicable.
The Development will create residential tenant space for and encourage Detroiter to populate these spaces. These developments are necessary components crucial to attracting resident and visitor interest along with investment in this blighted area of Detroit.

K8 Partners LLC intends to apply for a 12-year real property tax abatement under the provisions of an Obsolete Property Rehabilitation Act tax abatement.

**Descriptive List of the Fixed Building Equipment/Renovations**

Renovations and new fixed building equipment and materials for the project include:

- Temporary Facilities; including dumpsters, construction fencing, and temporary lighting and power maintenance
- Sitework; including new water, gas, and electrical service, limited site demolition, and landscaping
- Site Utilities; including new water and gas service to the building
- Concrete; including repair or replacement of the current parking lot, sidewalks, porches, and step repairs
- Metals; including gutters, downspouts, and porch railings
- Masonry; including masonry restoration and patching, and repairs to the front porches
- Rough Carpentry; including framing, subfloor repair, installation of doors and windows
- Finish Carpentry; including stairs and wood flooring
• Thermal and Moisture Protection; including general roofing repairs; roof repairs at chimneys, front porches, gutters, and downspouts; and insulation for the exterior walls, attic, and above bay windows
• Doors and Windows: exterior doors, interior doors/frames/hardware, windows
• Equipment; including bathroom vanities; kitchen cabinets; and countertops
• Plumbing; including new sanitary main; bathtubs; toilets; sinks; and natural gas lines for range and furnace
• Mechanical; HVAC and ductwork
• Finishes; drywall, ceramic tile, and painting
• Specialties; electrical distribution, fire extinguishers and dwelling unit appliances

Total construction hard and soft cost investment is estimated at $1.7 million, with a total project investment of $2 million.

**Time Schedule**

Construction activities are anticipated to commence in the fall of 2019. Construction completion is anticipated for summer of 2020.

**Statement of Economic Advantages**

The proposed Development will bring needed investment to a residential area of Detroit's Islandview neighborhood characterized by vacancy and blight. Primary planning goals for Islandview include improving existing housing, increasing affordable housing options, increasing the variety of housing, and increasing overall resident density. The Development will address each of these goals by returning an obsolete property to the housing market and increasing density within the neighborhood. Further, the Development is located just one-quarter mile southwest of the Butzel Family Center where families can seek social services and self-help technologies designed to improve their quality of life. Offering amenities such as a computer lab, banquet hall, basketball court, baseball diamonds, tennis courts, and a playscape, Butzel Family Center has much to offer future tenants of the Development. Indeed, activation of this property along the Kercheval Avenue corridor will spur further growth and infill development, acting as a catalyst for future redevelopment of similar properties along Kercheval Avenue and throughout the Islandview neighborhood.

The granting of the tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. Upon successful redevelopment, the Development will generate increased income taxes, through the new jobs and residents that the project will create.

On a short-term basis approximately 73 construction jobs will be created (12.64 full-time equivalent (FTE)). The Roy Group, the construction manager (CM), has experience and contacts to hire Detroit-based subcontractors and have reached out to the Skilled Trades Taskforce in order to ensure Detroit-based contractors benefit from the development.
On a long-term basis the proposed redevelopment associated with the District will create approximately four FTE jobs and house at least eight new Detroit residents. Therefore, it is anticipated the City of Detroit will collect approximately 2.4% income tax per resident per year. The table below illustrates the resident tax impact the development will have following completion.

<table>
<thead>
<tr>
<th>Residential Benefits</th>
<th>Annual Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum of 8 apartment units</td>
<td>$7,948.80</td>
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<tr>
<td>Median Household Income x Units x 2.4%</td>
<td></td>
</tr>
<tr>
<td>$41,400 x 8 x 2.4%</td>
<td></td>
</tr>
<tr>
<td>Four FTE permanent jobs</td>
<td>$3,360.00</td>
</tr>
<tr>
<td>$70,000 x 2 x 2.4%</td>
<td></td>
</tr>
<tr>
<td>$50,000 x 1 x 2.4%</td>
<td>$1,200.00</td>
</tr>
<tr>
<td>$41,600 x 1 x 2.4%</td>
<td>$998.40</td>
</tr>
<tr>
<td>Total</td>
<td>$13,507.20</td>
</tr>
</tbody>
</table>

Additionally, there will be other indirect benefits such as spin off spending in the City that will contribute to the economic benefits produced by this investment. It will further help meet the demand for housing in Detroit, with a reported 2.6% vacancy rate across metro Detroit (Crain's, 5/13/17). As one of ten neighborhoods targeted by Detroit’s second Strategic Neighborhood Fund, several hundred residential units and thousands of square feet of retail space are planned for Islandview (Crain’s, 11/16/2018). These investments into the community will have long-term effects and provide sustainable principals that will retain and foster local talent that is vital to securing the City’s economic future.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

**Legal Description**

Parcel Number: 15007454.002L  
Address: 2119 Field Street  
Acres: 0.344

Legal Description:  
W FIELD 2&30 LINDEN LAWN SUB L21 P21 PLATS, W C R 15/98 100 X 150 SPLIT ON 10/11/2018 INTO 15007454.003, 15007454.004, 15007454.005, 15007454.006, 15007454.007, 15007454.008, 15007454.009, 15007454.010;
Attachment B

Parcel Map
Attachment C

Incentive Information Chart
City of Detroit
CITY COUNCIL
COUNCIL PRESIDENT BREDOA JONES

INCENTIVE INFORMATION CHART:

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Incentive Type</th>
<th>Investment Amount</th>
<th>District</th>
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</thead>
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<tr>
<td>Multi-family residential</td>
<td>PA 146 – OPRA</td>
<td>$1.7 Million-$2.0 Million</td>
<td>District 5</td>
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</table>

<table>
<thead>
<tr>
<th>Construction</th>
<th>Jobs Available</th>
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<tr>
<td>Professional</td>
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<td>Professional</td>
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<tr>
<td>Non-Professional</td>
<td>70</td>
<td>Non-Professional</td>
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<tr>
<td>Skilled Labor</td>
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<td>Skilled Labor</td>
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<tr>
<td>Non-Skilled Labor</td>
<td>1</td>
<td>Non-Skilled Labor</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

1. What is the plan for hiring Detroiteres?
The Roy Company (the GC) has several Detroit-based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. In addition, should additional contractors be needed for the project, the Developer will reach out to the Skilled Trades Taskforce meetings to ensure Detroit-based contractors benefit from the development.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e. job type, job qualifications, etc.

It is anticipated that 4 full-time equivalent (FTE) permanent jobs associated with the management and maintenance aspects of the proposed development.

The developer will be hiring skilled and non-skilled labor for all of the rehab and construction which would include roofers, framers, electricians, plumbers, heating, window installation, insulators, drywallers, painters, finish carpenters, cabinets installers, flooring, clean up, security.
3. Will this development cause any relocation that will create new Detroit residents?

There are no current residents at the subject property that will need to be relocated as a result of this development. Rather, the development will create eight new housing units that will create new Detroit residents.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

Members of the Development team are planning to reach out to local community groups, such as the Villages Community Development Corporation and the local Detroit City Council member regarding the new ownership and anticipated improvements to receive meaningful feedback on the anticipated project.

5. When is construction slated to begin?

Spring of 2020.

6. What is the expected completion date of construction?

Fall/Winter of 2020.

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.
Petition of K8 Partners LLC, request to establish an Obsolete Property Rehabilitation District at 2119 Field Street, Detroit, MI 48214.

REFERRED TO THE FOLLOWING DEPARTMENT(S)

FINANCE DEPT/ASSESSMENTS DIV.  LAW DEPARTMENT
LEGISLATIVE POLICY DIVISION  PLANNING AND DEVELOPMENT DEPARTMENT
August 22, 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 – K8 Partners LLC
Property Address: 2119 Field Street

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at 2119 Field Street in the Islandview neighborhood 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/for 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.

K8 Partners plans to rehabilitate the two-story, 11,890 square foot, apartment building with a 5,951 square foot basement built in 1910 on .344 acres of land into 8 residential townhome apartments with 3 bedroom. The units were formerly condominiums and the condominium plan was dissolved for the 2020 assessment roll. The building is currently uninhabitable with roof leaks, no windows, no interior partitions and no operating utilities. Rehabilitation will include gutting the building, repairs to building structure, new windows, new interior walls, repairing the roof, new mechanical, plumbing and electrical systems, and energy efficient heating, cooling and ventilation systems along with new apartment fixtures for 8 residential units.

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 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 Obsolete Property Rehabilitation District located at 2119 Field Street is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Since,

[Signature]
Charles Ericson, MMAO
Assessor, Board of Assessor
<table>
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<tr>
<th>PARCEL NUMBER</th>
<th>PROPERTY ADDRESS</th>
<th>OWNER NAME</th>
<th>LEGAL DESCRIPTION</th>
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<td>15007454.002L</td>
<td>2119 FIELD</td>
<td>K8 PARTNERS LLC</td>
<td>W FIELD 29&amp;30 LINDEN LAWN SUB L21 P21 PLATS, W CR 15/98 100 X 150 SPLIT ON 10/11/2018 INTO 15007454.003, 15007454.004, 15007454.005, 15007454.006, 15007454.007, 15007454.008, 15007454.009, 15007454.010;</td>
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<td>(2020 Parcel ID)</td>
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<tr>
<td>15007454.003</td>
<td>2119 FIELD</td>
<td>K8 PARTNERS LLC</td>
<td>W FIELD UNIT NO 1 WAYNE COUNTY CONDO PLAN NO 1059 &quot;2119 FIELD STREET CONDOMINIUM&quot; RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,391 SQ FT SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;</td>
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<td>K8 PARTNERS LLC</td>
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<td>15007454.005</td>
<td>2119 FIELD</td>
<td>K8 PARTNERS LLC</td>
<td>W FIELD UNIT NO 3 WAYNE COUNTY CONDO PLAN NO 1059 &quot;2119 FIELD STREET CONDOMINIUM&quot; RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,161 SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;</td>
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<td>2119 FIELD</td>
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<td>W FIELD UNIT NO 4 WAYNE COUNTY CONDO PLAN NO 1059 &quot;2119 FIELD STREET CONDOMINIUM&quot; RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,184 SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;</td>
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<tr>
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<tr>
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<td>2119 FIELD</td>
<td>K8 PARTNERS LLC</td>
<td>W FIELD UNIT NO 7 WAYNE COUNTY CONDO PLAN NO 1059 &quot;2119 FIELD STREET CONDOMINIUM&quot; RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,079 SQ FT SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;</td>
</tr>
<tr>
<td>(2019 Parcel ID)</td>
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<tr>
<td>15007454.010</td>
<td>2119 FIELD</td>
<td>K8 PARTNERS LLC</td>
<td>W FIELD UNIT NO 8 WAYNE COUNTY CONDO PLAN NO 1059 &quot;2119 FIELD STREET CONDOMINIUM&quot; RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,319 SQ FT SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;</td>
</tr>
</tbody>
</table>
The legal description matches the OPRA district request.
September 20, 2019

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

Re: Request for Public Hearing to Approve an Obsolete Property Rehabilitation Certificate 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 and Finance Departments have 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.

Public Act 146 of 2000 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with Section 8 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 Obsolete Property 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/vf

cc: S. Washington, Mayor's Office
    M. Cox, P&DD
    D. Rencher, HRD
    V. Farley, HRD