

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

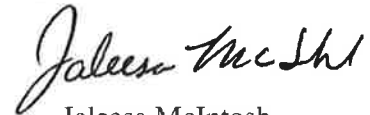
February 14, 2023

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

Re: Request for a Commercial Rehabilitation Exemption Certificate for the 2211 Woodward Avenue Ground Lessee, LLC property located at 2211 Woodward. (In reference to Petition 2023-003).

Please find attached Petition Request for a Commercial Rehabilitation Exemption Certificate for the 2211 Woodward Avenue Ground Lessee, LLC property located at 2211 Woodward. (In reference to Petition 2023-003).

Respectfully submitted,



Jaleesa McIntosh,  
Jr. Assistant City Council Committee Clerk  
Office of the City Clerk

STATE USE ONLY		
Application Number	Date Received	LUCI Code

## 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)			
Applicant (Company) Name (applicant must be the owner of the facility) 2211 Woodward Avenue Ground Lessee, LLC			NAICS or SIC Code
Facility's Street Address 2211 Woodward Avenue	City Detroit	State MI	ZIP Code 48201
Name of City, Township or Village (taxing authority) Detroit	County Wayne	School District Where Facility is Located Detroit P.S. Community	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) 04/01/2026	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 04/30/2028		
Estimated Cost of Rehabilitation \$121,000,000	Number of Years Exemption Requested (1-10) 10 years plus a 48-month construction period		
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 Loss of Employment <input type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of jobs to be created due to facility's rehabilitation 5 Developer FTEs and 215 Tenant FTEs	No. of jobs to be retained due to facility's rehabilitation 0	No. of construction jobs to be created during rehabilitation 940	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption	
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use		<input checked="" type="checkbox"/> Legal description	
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken		<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility		<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Andrew L. Cantor		Telephone Number 212-500-0774	
Fax Number		E-mail Address andrew.cantor@related.com	
Street Address 30 Hudson Yards	City New York	State NY	ZIP Code 10001
<p>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.</p> <p>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.</p>			
Signature of Authorized Company Officer (no authorized agents)		Title	Date

**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).

	Taxable Value	State Equalized Value (SEV)
Land		
Building(s)		

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 2005, 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 for Commercial Rehabilitation Exemption Certificate  
FORM 4507 Addendum  
2211 Woodward Avenue**

**I. General description of the facility (year built, original use, most recent use, number of stories, square footage)**

2211 Woodward Avenue is operated as a mixed-use office and retail building and has been continuously operated in this configuration since 1928. As such, 2211 Woodward Avenue is a "qualified facility" as that term is defined by MCL 207.842(h) because it is a commercial building that is more than 15 years old.

2211 Woodward Avenue was identified as occupied by restaurants and stores from 1888 through the 1920s and developed into its current configuration in 1928.

**II. Description of the qualified facility's proposed use and general nature and extent of the rehabilitation to be undertaken**

The Fox Hotel project is a planned adaptive reuse and renovation of the historic Fox Office Building located at 2211 Woodward Avenue (condominium units 2 and 3) and conversion of the building into a hotel with 13,322 GSF of retail and 194,028 GSF of hotel, with approximately 177 hotel rooms. It will not alter the Fox Theatre which is located in a separate condominium unit at the property

This project is anticipated to start construction spring of 2026, and to complete construction not later than spring of 2030, though construction is anticipated to be complete in the spring of 2028.

The proposed adaptive reuse of 2211 Woodward Avenue constitutes "rehabilitation" as that term is defined by MCL 208.842(k) because it entails major renovation and modification of the office and retail portion of the existing building, including new and improved fixed building equipment, such as heating, ventilation, and lighting, floor, improved wall placement, improved interior appearance and other physical changes required to change the property to an economically efficient condition.

**III. Descriptive list of the fixed building equipment that will be a part of the rehabilitated facility**

Heating, ventilation, and air conditioning equipment, and commercial kitchen equipment



#### IV. Time schedule for undertaking and completing the facility's rehabilitation

- Winter 2026
  - Zoning Approval
  - Local Financial Contribution Final Approval
  - Obtain Building Permits
- Spring 2026
  - Anticipated Commencement of Eligible Investment
  - Close on Construction Financing
  - Construction Commencement
- Spring 2028
  - Close on Permanent Financing
  - Project Completion

#### V. Economic Advantages from the Exemption

Construction activities are anticipated to create 940 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the project are expected to create 220 direct permanent jobs, of which 5 are Developer full time equivalent jobs ("FTE) and 215 are Tenant FTE. The exemption will temporarily mitigate the very high real property tax rate in the City of Detroit (approx. 87.5226 mills). Significant new city income taxes will be generated from residential building staff and retail workers as well as from the construction jobs created by the proposed investment. The project is part of a broader 10-project plan of investment associated with the Transformational Brownfield Plan proposed by Related Olympia Predevelopment Company, L.L.C., a joint venture of Related Companies, LP and Olympia Development of Michigan, LLC. The TBP projects, singularly and collectively, will strengthen the Woodward corridor and anchor the new Columbia corridor connecting Woodward to Cass and broadly deliver additional mixed-use operations reflecting changing requirements for urban space. This investment will further support vibrant redevelopment of major retail and office corridors planned for in The District Detroit and will support future purpose-driven development with a focus on education, engagement, employment, economic inclusion, and environmental justice.



## VI. Legal Description

### EXISTING PINS AND LEGAL DESCRIPTION FOR EXISTING PINS (Condominium Units 2 and 3):

Project	Type	Parcel Address	Controlling Affiliate	PIN	GIS Legal Description
Project 3	Fox Hotel - Mixed Use (Hotel + Retail)	2211 WOODWARD AVENUE, Unit	Fox Office Building, LLC	02001861.00 3L	W WOODWARD UNIT 3 FOX CENTER WAYNE COUNTY CONDOMINIUM SUB PLAN NO 563 L32434 P164-231 DEEDS, W C R 2/188 5.00%
	Fox Hotel - Mixed Use (Hotel + Retail)	2211 WOODWARD AVENUE, Unit	Fox Office Building, LLC	2001861.002	W WOODWARD UNIT 2 FOX CENTER WAYNE COUNTY CONDOMINIUM SUB PLAN NO 563 L32434 P164-231 DEEDS, W C R 2/188 25.00%

### PROJECT 3 LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING UNITS 1, 2 AND 3, FOX CENTER CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 32434, PAGE 164, AS AMENDED, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 563, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED; ALSO, THE NORTH 25 FEET OF VACATED WEST COLUMBIA STREET (50 FEET WIDE) LYING SOUTHERLY OF SAID FOX CENTER CONDOMINIUM, ALL BEING MORE PARTICULARLY DESCRIBED AS:

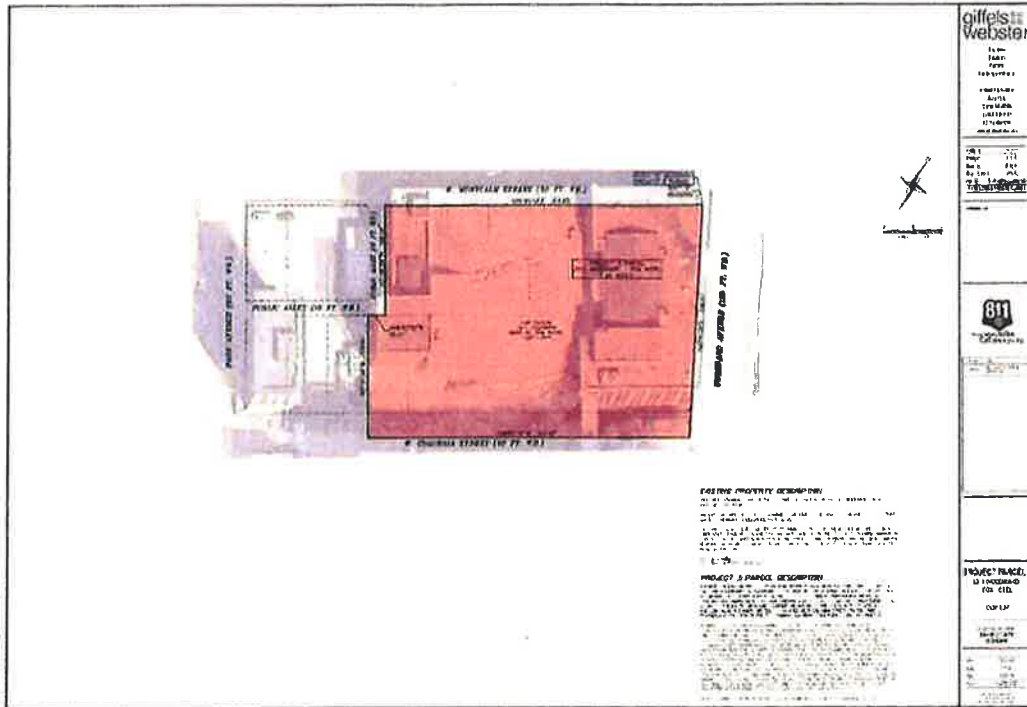
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING AT THE INTERSECTION OF THE WESTERLY LINE OF WOODWARD AVENUE (120 FEET WIDE) AND THE NORTHERLY LINE OF MONTCALM STREET (50 FEET WIDE); THENCE SOUTH 27 DEGREES 41 MINUTES 31 SECONDS EAST, 228.62 FEET ALONG SAID WESTERLY LINE TO A POINT IN THE CENTERLINE OF VACATED COLUMBIA STREET; THENCE ALONG SAID CENTERLINE SOUTH 58 DEGREES 55 MINUTES 26 SECONDS WEST, 318.98 FEET; THENCE NORTH 31 DEGREES 07 MINUTES 38 SECONDS WEST, 120.40 FEET ALONG A LINE COMMON TO LOTS 47 AND 48 AND ITS EXTENSION THEREOF OF "PLAT OF BROWNS SUBDIVISION OF PARK LOTS 84, 85, AND 86", AS RECORDED IN LIBER 7 OF DEEDS, PAGE 27, WAYNE COUNTY RECORDS, TO A POINT ON THE SOUTH LINE OF A 15 FOOT WIDE PUBLIC ALLEY; THENCE ALONG SAID SOUTH LINE NORTH 58 DEGREES 53 MINUTES 50 SECONDS EAST, 18.00 FEET TO A POINT ON THE EAST LINE OF A 18 FOOT WIDE PUBLIC ALLEY; THENCE ALONG SAID EAST LINE NORTH 31 DEGREES 06 MINUTES 58 SECONDS WEST, 108.08 FEET TO A POINT ON THE SOUTH LINE OF MONTCALM STREET (50 FEET WIDE); THENCE ALONG SAID SOUTH LINE NORTH 58 DEGREES 58 MINUTES 19 SECONDS EAST, 314.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.66 ACRES.

Legal description basis of bearing is the Michigan State Plane Coordinate System



OLYMPIA  
DEVELOPMENT  
OF MICHIGAN

# THE DISTRICT DETROIT



# Instructions for Completing Form 4507

## Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

### Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
  2. Prepare and attach all documents required under Part 2 of the application:
    - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
    - b. Description of the qualified facility's proposed use
    - c. Description of the general nature and extent of the rehabilitation to be undertaken
    - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
    - e. Time schedule for undertaking and completing the facility's rehabilitation
    - f. Statement of the economic advantages expected from the exemption
    - g. Legal description of the facility
    - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
  3. Qualified Retail Food Establishments:
    - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
    - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
      - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
      - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
      - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.
- For assistance in determining the project area's eligibility, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) and click on Commercial Rehabilitation Act.
4. Submit the application and all attachments to the clerk of the LGU where the property is located.

### LGU Assessor Instructions

Complete and sign Part 4 of the application.

### LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
  - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
  - b. All required attachments listed under Part 2
  - c. A copy of the resolution by the LGU establishing the district
  - d. A certified copy of the resolution by the LGU approving the application
  - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. Submit the completed application to: State Tax Commission, P.O. Box 30471, Lansing, MI 48909

### Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail.

If you have questions or need additional information or sample documents, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) or call (517) 373-2408.





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

April 17, 2023

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

RE: Commercial Rehabilitation Certificate – **2211 Woodward Avenue Ground Lessee LLC**  
Property Address: 2211 Woodward Ave, Units 2 & 3  
Parcel Number: 02001861.002/02001861.003L

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation certificate application for the properties located at **2211 Woodward Ave** in the **Central Business District** 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 developer intends to rehabilitate the Fox Theater Office Building, a 207,350 sq.ft. former office structure and retail space, into the Fox Hotel, with 177 hotel rooms consisting of 13,322 sq.ft. of retail and 194,028 of hotel space.

The 2023 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
02001861.002	2211 Woodward 2	\$ 8,661,500	\$ 1,537,471	\$ 684,100	\$ 121,432
02001861.003L	2211 Woodward 3	\$ 2,173,100	\$ 275,369	\$ 445,100	\$ 56,402

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.

The property is currently owned by Olympia Office Building LLC & Olympia Entertainment LLC. The State Tax Commission (STC) has determined that applicants may proceed with obtaining local approval of the issuance of the certificate prior to acquiring title to the property, but that the certificate would be held in abeyance by the STC pending submission of proof of ownership.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **2211 Woodward Ave** 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



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

Commercial Rehabilitation Certificate  
2211 Woodward Ave Avenue Ground Lessee LLC  
Page 2

02001861.002	2211 WOODWARD AVENUE 2	OLYMPIA OFFICE BUILDING, LLC	W WOODWARD UNIT 2 FOX CENTER WAYNE COUNTY CONDOMINIUM SUB PLAN NO 563 L32434 P164-231 DEEDS, W C R 2/188 25.00%
02001861.003L	2211 WOODWARD AVENUE 3	OLYMPIA ENTERTAINMENT INC	W WOODWARD UNIT 3 FOX CENTER WAYNE COUNTY CONDOMINIUM SUB PLAN NO 563 L32434 P164-231 DEEDS, W C R 2/188 5.00%





TO: Justus Cook, Housing and Revitalization  
FROM: Shelby Holmes, Planning and Development  
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 2200 Woodward Avenue, 2250 Woodward Avenue, 2211 Woodward Avenue, 2300 Woodward Avenue, 2305 Woodward Avenue, and 2210 Park Avenue, 66 Columbia Detroit, MI 48201 (Associated to Petition # 2023-003)  
DATE: January 12, 2023

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 Olympia Predevelopment, LLC.

**Location and Project Proposal:** 2200 Woodward Avenue, 2250 Woodward Avenue, 2211 Woodward Avenue, 2300 Woodward Avenue, 2305 Woodward Avenue, and 2210 Park Avenue, 66 Columbia Detroit, MI 48201. The proposed project will be three new construction buildings and 2 conversion and adaptive reuses of buildings.

The first is a new construction high-rise office tower above ground floor retail on the south half of the vacant property (2200 Woodward Avenue), which is projected to be approximately 702,600 gross square feet ("GSF"), with 28,000 GSF of retail space, 492,900 GSF of office space and 181,700 GSF of underground parking (298 spaces).

The second is a new construction high-rise residential tower above ground floor retail on the north half of the vacant property (2250 Woodward Avenue) with two levels of underground parking under both buildings. The building is projected to contain approximately 399,281 GSF with 294,439 GSF of residential space comprising 287 apartments (58 of which will be affordable at 50% of AMI), 26,992 GSF of retail space and 77,850 GSF of underground parking (206 spaces).

The conversion and adaptive reuse of the office tower surrounding the historic Fox Theatre (a commercial building older than 15 years) to hotel use (2211 Woodward Avenue) is also proposed. The Fox Hotel Project is projected to contain 13,322 GSF of retail and 194,028 GSF of hotel, with approximately 177 hotel rooms.

A third new construction building is proposed for the vacant property south of St. John's Church and west of the D Garage that has been used as commercial property for the immediately preceding 15 years (surface parking lots), and is proposed to be replaced by a mid-rise office tower with ground floor retail (2300 Woodward Avenue). This building is projected to contain approximately 149,500 GSF comprised of 18,400 GSF of retail space and 131,100 GSF of office space.

A fourth new construction flexible site/high-rise office tower building is proposed to replace a commercial property building that is more than 15 years old (currently a restaurant, theater and related



outdoor dining area) (2305 Woodward Avenue). The building is projected to contain 556,000 GSF consisting of 10,050 GSF of retail space and 545,950 GSF of office space.

Finally, the conversion of the historic Detroit Life Building, a building previously used for commercial purposes, to market-rate apartments over ground floor retail (2210 Park Avenue) is proposed. The rehabilitated building is projected to contain approximately 44,308 GSF, with 3,000 GSF of retail space and with 16 market rate residential units spread over 41,308 GSF of residential.

**Current Master Plan (MP) & Zoning:** MP Classification – Special Commercial (CS)

Zoning – Major Business District (B5)

This project is located in a local historic district

#### **Master Plan Interpretation**

The subject site area is designated Special Commercial (CS). Special Commercial areas attract people from the City, region and State. These areas may include sport stadia, convention centers, casinos, or compatible uses such as theatres, nightclubs, bars and restaurants. Areas should be accessible to mass transit routes and automobile parking on the street or in structures, Ground level activity should be pedestrian oriented. Ancillary uses may include medium-rise offices, hotels, high density housing, and mixed-use development.

The following policies of the Central Business District neighborhood describe the following recommendations:

- 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.**



Civil Rights, Inclusion  
and Opportunity

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

## Decision Regarding Employment Clearance for Tax Abatement Employment Commitment 5-50 Full-time Employees

**Date:** March 23, 2023

**Tax Abatement Type:** PA 210

New ☒ Renewal ☐

**Duration of Abatement:** 10 years

**Development:** The conversion and adaptive reuse of the office tower surrounding the historic Fox Theatre to hotel use. The Fox Hotel Project is projected to contain 13/322 GSF of retail and 194,028 GSF of hotel, with approximately 177 hotel rooms.

**Parcel/Facility Address:** 2211 Woodward Ave #2, 2211 Woodward Ave #3, Detroit, MI 48201

**Applicant/Recipient:** Jacob Austermann

**Applicant Contact:** [jake.austermann@plantemoran.com](mailto:jake.austermann@plantemoran.com) 248-225-7085

### Post-Construction Employment Commitments

If Developer Occupied is selected, the Developer will be responsible for both Developer and Tenant requirements listed below.

Developer Occupied ☐ Tenant Occupied ☒

**Total Employment:** 5

### **Developer commits to**

- 1) Report to CRIO annually;
  - a. Developer's efforts regarding tenants
  - b. Tenant's compliance with commitments stated below (3)
  - c. Total number of employees at the facility
  - d. Number of employees at the facility who are Detroit residents
- 2) Provide Detroit at Work (DAW) information to any/all tenant(s) for life of abatement
- 3) Work with Commercial Tenant(s) with 5-50 full-time employees to do the following;
  - a. **Use DAW as the company's priority staffing partner** for all openings in Detroit for the life of the local incentive;
  - b. **Develop and implement a DAW Staffing Plan** in partnership with the company's DAW Staffing Consultant to include a regular meeting schedule of at least every 30 days and agreed-upon data-sharing related to program criteria and candidate submissions;
  - c. **Post all Detroit job openings through the DAW website;**
  - d. **Ban the Box:** To the extent possible according to law and job requirements, commits to removing the felony and/or misdemeanor question from the employment application, and agrees to using a background-friendly approach to hiring new employees in Detroit; and,
  - e. **Modify pre-employment screening and testing** so that an applicant who tests positive for a legalized substance in the State of Michigan are not disqualified from the hiring process, to the extent permissible under applicable laws, regulations, and other legal requirements.





Civil Rights, Inclusion  
and Opportunity

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

## Decision Regarding Employment Clearance for Tax Abatement Employment Commitment 5-50 Full-time Employees

- f. **Commit to one consultation with DAW staffing consultant** on strategies for upskilling of new employees, including offerings in adult basic education, State-provided training funds and incentives, apprenticeship programs development, and post-secondary educational attainment.
  - g. **Commit to attending a New Employer Introduction meeting for Grow Detroit's Young Talent (GDYT)**, Detroit's summer youth employment program, in the first 90 days following approval;
  - h. **Report to Developer annually;**
    - i. Tenant's compliance with requirements
    - ii. The number of individuals employed by Tenant
    - iii. The number of employees who are Detroit residents
- 4) Work with Commercial Tenant(s) who have **less than 5 full-time employees** to do 3-c and 3-h

The Applicant/Recipient has provided CRIO required information in accordance with specific current and future employment data and commitments as part of a tax abatement agreement with the City of Detroit.

Therefore my signature below grants **Approval** of the above tax abatement application/renewal based upon annual reports to and appraisals by this agency of the recipient's employment measures projected and achieved for the duration of the abatement.

Tenika R. Griggs, Esq.

CRIO Deputy Director Name

DocuSigned by:  
Tenika R. Griggs, Esq.  
FF584CDB98E341A

CRIO Deputy Director Signature

\_\_\_\_\_  
Date