

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 2455 Woodward Avenue Ground Lessee, LLC property located at 2455 Woodward Ave. (In reference to Petition 2023-004).

Please find attached Petition Request for a Commercial Rehabilitation Exemption Certificate for the 2455 Woodward Avenue Ground Lessee, LLC property located at 2455 Woodward Ave. (In reference to Petition 2023-004).

Respectfully submitted,



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

STATE USE ONLY		
Application Number	Date Received	LUGI 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) <b>2455 Woodward Avenue Ground Lessee, LLC</b>			NAICS or SIC Code	
Facility's Street Address <b>2455 Woodward Avenue</b>		City <b>Detroit</b>	State <b>MI</b>	ZIP Code <b>48201</b>
Name of City, Township or Village (taxing authority) <b>Detroit</b> <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		County <b>Wayne</b>	School District Where Facility is Located <b>Detroit P.S. Community</b>	
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>4/01/2024</b>		Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>05/31/2026</b>		
Estimated Cost of Rehabilitation <b>\$191,000,000</b>		Number of Years Exemption Requested (1-10) <b>10 years plus a 48-month construction period</b>		
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 <b>7 Developer FTEs and 413 Tenant FTEs</b>	No. of jobs to be retained due to facility's rehabilitation <b>0</b>	No. of construction jobs to be created during rehabilitation <b>1,480</b>		
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) <b>Andrew L. Cantor</b>		Telephone Number <b>212-500-0774</b>		
Fax Number		E-mail Address <b>andrew.cantor@related.com</b>		
Street Address <b>30 Hudson Yards</b>		City <b>New York</b>	State <b>NY</b>	ZIP Code <b>10001</b>
<i>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>				
<i>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.</i>				
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  
2455 Woodward Avenue**

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

2455 Woodward Avenue consists of several vacant properties, a portion of which is currently used as a pedestrian plaza and has been used in the immediately preceding 15 years for construction parking and staging. It is a "qualified facility" as that term is defined by MCL 207.842(h) because it is vacant property that has been used within the immediate 15 years as "commercial property" as that term is defined by MCL 207.842(a).

2455 Woodward Avenue consists of a number of platted lots with their own histories

- 2473 Woodward was occupied by a six-story commercial building that was occupied by stores and shops. The building was constructed in 1910 and demolished in 1985
- 2457 Woodward had a variety of uses including residential, livery, tailoring, cleaning and auto repair from 1884 to 1922. From 1922 to 1956, it was used for auto repair, residential, tailor, cleaning, retail and office; from 1957 – 1990, it was used for retail and commercial offices. It was an unoccupied building until 2006 and has since been vacant.
- 2465 Woodward also had a variety of uses including livery, retail and candy plant, bottle and carton storage from 1884 – 1961; from 1961 -1980, it was used for storage and office; from 1980 – 2006, it was a vacant building and from 2006 to present, it has been used for parking or was vacant.
- 41 Henry was used for residential dwellings from 1884 – 1935 and also was a retail store from 1919 -1935. From 1935 -present, it has been vacant.
- 47 Henry was used for residential dwellings from 1884 – 1921 and was listed as a plumber shop from 1919-1921. From 1935 -present, it has been vacant.
- 59 Henry was used for residential dwellings from 1884 – 1935 and from 1935 - present, it has been vacant.
- 67 Henry was used for residential purposes from the 1890s to 1975 and after 1975 was vacant.
- 71 Henry was used for residential purposes from 1884 to 1985 and after 1985 was vacant land.
- 83 Henry was occupied by up to three residential dwellings from at least 1884 to 1888. From about 1888 to about 1914, the parcel was occupied by residential dwellings and a store. From about 1914 to about 1925, the parcel was occupied by a residential dwelling and four stores. From about 1925 to about 1962, the parcel was occupied by four stores and a garage. The parcel was occupied by a store between about 1962 and 1977, was used as a parking lot and now is vacant.



## THE DISTRICT DETROIT

- 48 W. Fisher was used for residential purpose from 1884 – 1925 and has been used for parking or was vacant since then.
- 54 W. Fisher was occupied by a residential dwelling with a basement from at least 1884 to 1980, was used for parking, and has since been vacant.
- 60 W. Fisher from 1884 to 1935, the property was residential after 1935 was used for parking and is now vacant.
- 68 W. Fisher from 1884 to 1935, the property was residential after 1935 to present was used for parking and is now vacant.
- 76 W. Fisher from 1884 to 1935, the property was residential and from 1961 to present has been vacant.
- 84 W. Fisher from 1884 to 1935, the property was residential and after 2005 to present was used for parking and is now vacant.

These lot were collectively used for construction staging to support the construction of Little Caesars arena between 2014 and 2017, as evidenced by the photo below.

Google Earth: October 2017

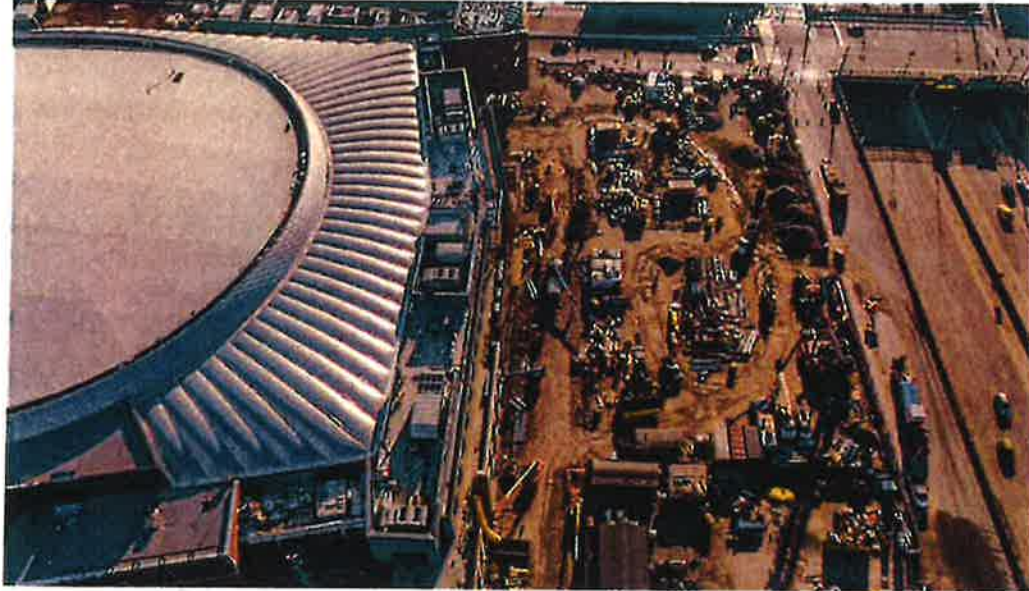






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# THE DISTRICT DETROIT





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

The proposed use for 2455 Woodward hotel project is a planned new construction of a mixed-use development with first floor retail, second and third floor hotel amenities and 11 floors of hotel rooms above. The building is projected to be approximately 274,800 gross square feet ("GSF"), with 21,900 GSF of retail space and hotel amenities and 252,900 GSF of hotel space with approximately 290 hotel rooms.

This project is anticipated to start construction spring of 2024, and to complete construction no later than spring of 2028, though construction is anticipated to be complete in the spring of 2026.

The new construction proposed for 2455 Woodward Avenue constitutes "rehabilitation" as that term is defined by MCL 208.842(k) because it is new construction on vacant property from which a previous structure has been demolished and is an economic benefit to the local community for the reasons explained in Section V.

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

The proposed rehabilitation does not involve installation of new fixed building equipment as part of the renovation or modification of an existing building. The project is new construction.

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

- Winter 2024
  - Zoning Approval
  - Local Financial Contribution Final Approval
  - Obtain Building Permits
- Spring 2024
  - Anticipated Commencement of Eligible Investment
  - Close on Construction Financing
  - Construction Commencement
- Spring 2026
  - Close on Permanent Financing
  - Project Completion





#### V. Economic Advantages from the Exemption

Construction activities are anticipated to create 1,480 direct onsite construction jobs. Ongoing economic impacts of the commercial activity following completion of the Project are expected to create 420 direct permanent jobs, of which 7 are Developer full time equivalent jobs ("FTE") and 413 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.



# THE DISTRICT DETROIT

## VI. Legal Description

### EXISTING PINS AND LEGAL DESCRIPTION FOR EXISTING PINS:

Project Type	Parcel Address	Controlling Affiliate	PIN	GIS Legal Description
Project 6	2455 Woodward - LCA Hotel - Mixed-Use (Hotel + Retail)	2457 WOODWARD AVENUE	NEXUS PROPERTIES, LLC	02001853-6 W WOODWARD S 60 FT OF E 193.73 FT OF PARK LOT 80 LYG N OF & ADJ DUFFIELD ST & W OF W LINE OF WOODWARD AVE PLAT OF PARK LOTS L34 P542 DEEDS W C R 2/78 60 IRREG
		2465 WOODWARD AVENUE	NEXUS PROPERTIES, LLC	2001852 W WOODWARD N 40 FT OF S 100 FT OF E 200.30 FT OF PARK LOT 80 LYG N OF & ADJ DUFFIELD ST & W OF W LINE OF WOODWARD AVE PLAT OF PARK LOTS L34 P542 DEEDS W C R 2/78 40 X 198.98A
		2473 WOODWARD AVENUE	NEXUS PROPERTIES, LLC	2001851 Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2020. W WOODWARD N 70.91 FT OF E 204.96 FT OF 80 LYG S & ADJ HENRY ST & W & ADJ WOODWARD AVE PLAT OF PARK LOTS L34 P542 DEEDS
		41 HENRY	ODM PARKING, LLC	2000546 S HENRY 53 E 14 FT 52 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 49.34 X 75
		42 W FISHER	ODM PARKING, LLC	2000545 N W FISHER E 26 FT 54 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 26 X 80.42
		47 HENRY	ODM PARKING, LLC	2000547 S HENRY W 26 FT 52 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 26 X 75
		48 W FISHER	ODM PARKING, LLC	2000544 N W FISHER W 24.34 FT 54 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 24.34 X 80.42
		54 W FISHER	ODM PARKING, LLC	2000543 N W FISHER 55 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
		59 HENRY	ODM PARKING, LLC	2000548.001 S HENRY 51 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 75
		60 W FISHER	ODM PARKING, LLC	2000542 N W FISHER 56 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
		67 HENRY	ODM PARKING, LLC	02000548.002L S HENRY E 20 FT OF 50 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 20 X 75
		68 W FISHER	ODM PARKING, LLC	2000541 N W FISHER 57 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
		71 HENRY	ODM PARKING, LLC	2000549 S HENRY W 20 FT 50 E 5 FT 49 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 25 X 75
		76 W FISHER	ODM PARKING, LLC	2000540 N W FISHER 58 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
		83 HENRY	ODM PARKING, LLC	02000550-1 S HENRY W 35 FT OF 49 48&47 DUFFIELDS SUB L1 P249 PLATS W C R 2/177 115 X 75
		84 W FISHER	ODM PARKING, LLC	2000539 N W FISHER 60&59 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 80 X 80.42



#### PROJECT 6 LEGAL DESCRIPTION

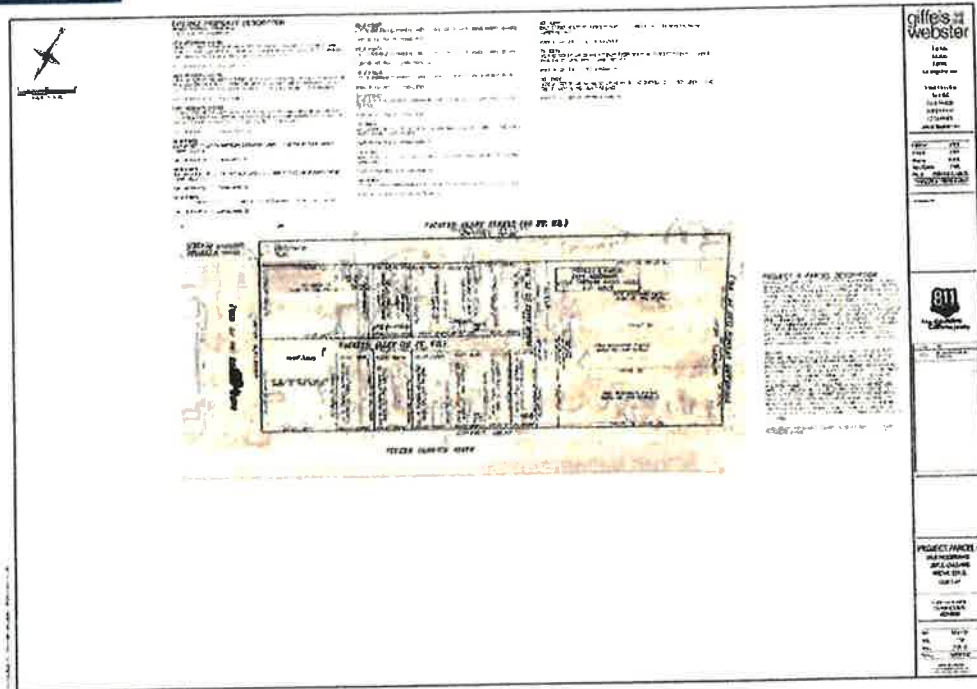
A PARCEL OF LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING ALL OF LOTS 47 THROUGH 60 OF PLAT OF "DUFFIELD'S SUBDIVISION OF PART OF PARK LOTS 80 AND 81", ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 1 OF PLATS, PAGE 249, WAYNE COUNTY RECORDS, TOGETHER WITH A VACATED 15 FT WIDE ALLEY LYING SOUTHERLY AND EASTERLY OF SAID LOTS 47 THROUGH 53; ALSO, A PART OF PARK LOT 80 LYING SOUTHERLY OF HENRY STREET (50 FEET WIDE), WESTERLY OF WOODWARD AVENUE (120 FEET WIDE), NORTHERLY OF THE FISHER SERVICE DRIVE (VARIABLE WIDTH) AND EASTERLY OF THE EASTERLY LINE OF SAID "DUFFIELDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 34 OF DEEDS, PAGE 542, WAYNE COUNTY RECORDS; ALSO INCLUDING THE SOUTHERLY 25 FEET OF VACATED HENRY STREET LYING EASTERLY OF PARK AVENUE AND WESTERLY OF WOODWARD AVENUE, ALL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF PARK AVENUE (60 FEET WIDE) AND THE SOUTHERLY LINE OF VACATED HENRY STREET (50 FEET WIDE), SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 47: THENCE NORTH 31 DEGREES 02 MINUTES 04 SECONDS WEST, 25.00 FEET TO A POINT AT THE CENTER OF VACATED HENRY STREET (50 FEET WIDE); THENCE ALONG SAID CENTERLINE NORTH 58 DEGREES 57 MINUTES 05 SECONDS EAST, 497.84 FEET TO A POINT ON THE WEST LINE OF WOODWARD AVENUE (120 FEET WIDE); THENCE ALONG SAID WEST LINE SOUTH 27 DEGREES 40 MINUTES 27 SECONDS EAST, 196.20 FEET TO A POINT ON THE NORTH LINE OF FISHER SERVICE DRIVE (VARIABLE WIDTH); THENCE ALONG SAID NORTH LINE SOUTH 58 DEGREES 57 MINUTES 05 SECONDS WEST, 486.34 FEET TO A POINT ON THE EAST LINE OF PARK AVENUE (60 FEET WIDE); THENCE NORTH 31 DEGREES 02 MINUTES 04 SECONDS WEST, 170.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.21 ACRES.



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# THE DISTRICT DETROIT





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 – **2455 Woodward Avenue Ground Lessee LLC**  
Property Address: See attached list  
Parcel Number: See attached list

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 **Woodward & I-75** in the **Midtown** 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 project as proposed by **2455 Woodward Ave Ground Lessee LLC** consists of 16 vacant parcels, totaling 1.832 acres, which were collectively used for parking and construction staging to support the construction of Little Caesars arena between 2014 and 2017. The developer proposes to construct 14-story hotel with 21,900 sq.ft of retail and 274,800 sq.ft. of hotel space with approximately 290 hotel rooms.

The 2023 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
	SEE ATTACHED LIST				

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 properties are currently owned by ODM Parking LLC & Nexus Properties. 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 **Woodward Ave and I-75** 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





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OFFICE OF THE ASSESSOR

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DETROIT, MI 48226  
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Commercial Rehabilitation Certificate  
2455 Woodward Avenue Ground Lessee LLC  
Page 2

Parcel ID	Property Address	Owner	Legal Description
02000539.	84 W FISHER	ODM PARKING LLC	N W FISHER 60&59 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 80 X 80.42
02000540.	76 W FISHER	ODM PARKING LLC	N W FISHER 58 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
02000541.	68 W FISHER	ODM PARKING LLC	N W FISHER 57 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
02000542.	60 W FISHER	ODM PARKING LLC	N W FISHER 56 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
02000543.	54 W FISHER	ODM PARKING LLC	N W FISHER 55 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 80.42
02000544.	48 W FISHER	ODM PARKING LLC	N W FISHER W 24.34 FT 54 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 24.34 X 80.42
02000545.	42 W FISHER	ODM PARKING LLC	N W FISHER E 26 FT 54 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 26 X 80.42
02000546.	41 HENRY	ODM PARKING LLC	S HENRY 53 E 14 FT 52 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 49.34 X 75
02000547.	47 HENRY	ODM PARKING LLC	S HENRY W 26 FT 52 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 26 X 75
02000548.001	59 HENRY	ODM PARKING LLC	S HENRY 51 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 40 X 75
02000548.002L	67 HENRY	ODM PARKING LLC	S HENRY E 20 FT OF 50 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 20 X 75
02000549.	71 HENRY	ODM PARKING LLC	S HENRY W 20 FT 50 E 5 FT 49 DUFFIELDS SUB L1 P249 PLATS, W C R 2/177 25 X 75
02000550-1	83 HENRY	ODM PARKING LLC	S HENRY W 35 FT OF 49 48&47 DUFFIELDS SUB L1 P249 PLATS W C R 2/177 115 X 75
02001851.	2473 WOODWARD AVENUE	NEXUS PROPERTIES, LLC.	W WOODWARD N 70.91 FT OF E 204.96 FT OF 80 LYG S & ADJ HENRY ST & W & ADJ WOODWARD AVE PLAT OF PARK LOTS L34 P542 DEEDS W C R 2/78 70.91 IRREG



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DETROIT, MI 48226  
PHONE: 313•224•3011  
FAX: 313•224•9400

02001852. 2465 WOODWARD AVENUE NEXUS PROPERTIES LLC W WOODWARD N 40 FT OF S 100  
FT OF E 200.30 FT OF PARK LOT 80  
LYG N OF & ADJ DUFFIELD ST & W  
OF W LINE OF WOODWARD AVE  
PLAT OF PARK LOTS L34 P542  
DEEDS W C R 2/78 40 X 198.98A

02001853-6 2457 WOODWARD AVENUE NEXUS PROPERTIES LLC W WOODWARD S 60 FT OF E  
193.73 FT OF PARK LOT 80 LYG N  
OF & ADJ DUFFIELD ST & W OF W  
LINE OF WOODWARD AVE PLAT OF  
PARK LOTS L34 P542 DEEDS W C R  
2/78 60 IRREG

Parcel	2023 Bldg AV	2023 Bldg TV	2023 Land AV	2023 Land TV
02000539.	\$ -	\$ -	\$ 213,000	\$ 30,854
02000540.	\$ -	\$ -	\$ 116,000	\$ 15,366
02000541.	\$ -	\$ -	\$ 116,000	\$ 15,366
02000542.	\$ -	\$ -	\$ 116,000	\$ 15,366
02000543.	\$ -	\$ -	\$ 116,000	\$ 18,745
02000544.	\$ -	\$ -	\$ 73,400	\$ 9,337
02000545.	\$ -	\$ -	\$ 78,400	\$ 10,046
02000546.	\$ -	\$ -	\$ 131,000	\$ 3,588
02000547.	\$ -	\$ -	\$ 73,100	\$ 9,337
02000548.001	\$ -	\$ -	\$ 109,300	\$ 14,419
02000548.002L	\$ -	\$ -	\$ 56,300	\$ 7,208
02000549.	\$ -	\$ -	\$ 70,300	\$ 1,869
02000550-1	\$ -	\$ -	\$ 275,000	\$ 51,904
02001851.	\$ -	\$ -	\$ 483,300	\$ 210,088
02001852.	\$ -	\$ -	\$ 273,800	\$ 48,943
02001853-6	\$ -	\$ -	\$ 440,600	\$ 71,642
Total	\$ -	\$ -	\$ 2,741,500	\$ 534,078



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Commercial Rehabilitation Certificate  
2455 Woodward Avenue Ground Lessee LLC  
Page 4





TO: Justus Cook, Housing and Revitalization  
FROM: Shelby Holmes, Planning and Development  
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 2455 Woodward Avenue Detroit, MI 48201 (Associated to Petition # 2023-004)  
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:** 2455 Woodward Avenue Detroit, MI 48201. The proposed project is a planned new construction of a mixed-use development with first floor retail, second and third floor hotel amenities and 11 floors of hotel rooms. This building is intended to be a Class A hotel with 274,800 GSF, with 21,900 GSF of retail space and hotel amenities and 252,900 GSF of hotel space with approximately 290 hotel rooms.

**Current Master Plan (MP) & Zoning:** MP Classification – Special Commercial (CS)  
Zoning – Major Business District (B5)

#### **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 Lower Woodward neighborhood describe the following recommendations:

- GOAL 3: Increase the vitality of commercial thoroughfares
- Policy 3.1: Along Woodward, encourage high density mixed uses complimentary to the area's cultural anchors.

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







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

**Development:** The proposed project is a planned new construction of a mixed-use development with first floor retail, second and third floor hotel amenities and 11 floors of hotel rooms. This building is intended to be a Class A hotel with 274,800 GSF, with 21,900 GSF of retail space and hotel amenities and 252,900 GSF of hotel space with approximately 290 hotel rooms.

**Parcel/Facility Address:** 2473 Woodward Ave, 2465 Woodward Ave, 2457 Woodward Ave, 42 W Fisher Dr, 48 W Fisher Dr, 54 W Fisher Dr, 60 W Fisher Dr, 68 W Fisher Dr, 76 W Fisher Dr, 84 W Fisher Dr, 83 E Henry St, 71 E Henry St, 67 E Henry St, 59 E Henry St, 47 E Henry St, 41 E Henry St Detroit, MI 48201

**Applicant/Recipient:** Jacob Austermann

**Applicant Contact:** [jake.austermann@plantemor.com](mailto:jake.austermann@plantemor.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:** 7

### **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,



Civil Rights, Inclusion  
and Opportunity

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- 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.
  - 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