



# FORT SHELBY HOTEL

Historic Preservation Tax Credits



When the Fort Shelby Hotel opened in 1917, the 450-room it boasted a location near Union Station and passenger steamer docks, modern amenities such as an automobile garage, and elegant accommodations. The building moldered for nearly 30 years after it closed in the 1970s until it was purchased and rehabilitated by MCP Development LLC. The reopening of the Fort Shelby has returned the building to its traditional role as the social gathering place for the newspaper reporters and other media denizens of the surrounding neighborhood. The rehabilitation of the Fort Shelby is a beacon that illustrates the great potential for Detroit's historic buildings to contribute to the rebirth of the downtown as a dynamic mixed-use center. Since it opened, the promise of economic development presented by the Fort Shelby is being

realized as significant developments are being proposed by neighboring property owners. The developers used combined State and Federal Historic Preservation Tax Credits to help finance the project.

Direct Investment:	\$85,284,000
Indirect Investment:	\$97,223,760
Federal Credit:	\$16,678,000
State Credit:	\$6,969,500
Economic Impact:	\$182,507,760
Jobs Created:	2,107

**Location:** 525-527 West Lafayette Boulevard, Detroit  
**Project Contact:** MCP Development, LLC/Leo D. Phillips  
**Completed:** 2009



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