

Certificates included in this file were approved, but held in abeyance for more documents, at the November 17, 2020 meeting of the State Tax Commission.

To find a specific file, click Ctl+F and type in the certificate number or the company name. If printing the certificate, please take special note of the page number so you don't accidentally print the whole file! For a list of all the property tax exemption certificates approved at the meeting, the minutes of each State Tax Commission meeting can be found at www.michigan.gov/statetaxcommission.

For more information about the Neighborhood Enterprise Zone Exemptions, please visit our website at www.michigan.gov/propertytaxexemptions/NEZ. Our website includes the State Average Tax Rates, a checklist to detail the documents that should be submitted with applications, the application, and Frequently Asked Questions (FAQs).



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

December 4, 2020

Joel Landy
Historic Development LLC
3138 Cass Avenue
Detroit, MI 48202

Dear Sir/Madam:

The State Tax Commission (Commission) has received your Neighborhood Enterprise Zone (NEZ) Exemption applications for facilities located in the City of Detroit, Wayne County. The Commission, at their November 17, 2020 meeting, approved your applications and issued certificate numbers as indicated on the enclosed report. The approved certificates will be held in abeyance until the requirements of Section 10 of the Public Act 147 of 1992 (Act), as amended, are met.

Pursuant to the requirements of Section 11 of the Act, the certificates shall expire if the owner fails to complete the filing requirements under Section 10 within 3 years of the date the certificates was issued. The certificates listed on the enclosed report will expire on November 17, 2023. You may request from the Commission (in writing) a 1-year automatic extension of the certificate in order to meet the requirements.

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A party aggrieved by the issuance, refusal to issue, revocation, transfer or modification of an exemption may appeal a final decision by filing a petition with the Michigan Tax Tribunal, www.michigan.gov/taxtrib, within 35 days. MCL 205.735a (6).

If you have further questions, please contact the Community Services Division at (517) 335-7460.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Buick".

David A. Buick, Executive Director
State Tax Commission

Enclosure(s)

cc: Assessor, City of Detroit
Wayne County Equalization Department
Detroit School District
Wayne Intermediate School District
Wayne County Community College

Application Number	<p style="text-align: center;">Filed by Historic Development LLC</p> <p style="text-align: center;">Project Location</p>	Certificate of Occupancy	Rehabilitation Investment	Principal Residence Stmt.
N2020-152	5750 Woodward Avenue, Unit 1	O	O	N/A
N2020-153	5750 Woodward Avenue, Unit 2	O	O	N/A
N2020-154	5750 Woodward Avenue, Unit 3	O	O	N/A
N2020-155	5750 Woodward Avenue, Unit 4	O	O	N/A
N2020-156	5750 Woodward Avenue, Unit 5	O	O	N/A
N2020-157	5750 Woodward Avenue, Unit 6	O	O	N/A

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GRETCHEN WHITMER
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RACHAEL EUBANKS
STATE TREASURER

December 4, 2020

Eric A. Gold
Scripps Park Associates, LLC
32500 Telegraph, #222
Bingham Farms, MI 48025

Dear Sir/Madam:

The State Tax Commission (Commission) has received your Neighborhood Enterprise Zone (NEZ) Exemption applications for facilities located in the City of Detroit, Wayne County. The Commission, at their November 17, 2020 meeting, approved your applications and issued certificate numbers as indicated on the enclosed report. The approved certificates will be held in abeyance until the requirements of Section 10 of the Public Act 147 of 1992 (Act), as amended, are met.

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Enclosure(s)

cc: Assessor, City of Detroit
Wayne County Equalization Department
Detroit School District
Wayne Intermediate School District
Wayne County Community College

Application Number	Filed by Scripps Park Associates, LLC Project Location	Certificate of Occupancy	Rehabilitation Investment	Principal Residence Stmt.
N2020-146	1405 Canfield Avenue	O	N/A	O
N2020-147	4337 Lincoln Avenue	O	N/A	O
N2020-148	4327 Lincoln Avenue	O	N/A	O
N2020-149	4321 Lincoln Avenue	O	N/A	O
N2020-150	4311 Lincoln Avenue	O	N/A	O
N2020-151	1404 Calumet Avenue	O	N/A	O

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STATE TREASURER

December 4, 2020

Aamir Farooqi
FSI4, LLC
2751 E. Jefferson Avenue
Detroit, MI 48207

Dear Sir/Madam:

The State Tax Commission (Commission) has received your Neighborhood Enterprise Zone (NEZ) Exemption applications for facilities located in the City of Detroit, Wayne County. The Commission, at their November 17, 2020 meeting, approved your applications and issued certificate numbers as indicated on the enclosed report. The approved certificates will be held in abeyance until the requirements of Section 10 of the Public Act 147 of 1992 (Act), as amended, are met.

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Enclosure(s)

cc: Assessor, City of Detroit
Wayne County Equalization Department
Detroit School District
Wayne Intermediate School District
Wayne County Community College

Application Number	Filed by FSI4, LLC Project Location	Certificate of Occupancy	Rehabilitation Investment	Principal Residence Stmt.
N2020-136	1454 Townsend Street, Unit 26	O	N/A	O
N2020-137	1454 Townsend Street, Unit 27	O	N/A	O
N2020-138	1454 Townsend Street, Unit 28	O	N/A	O
N2020-139	1454 Townsend Street, Unit 29	O	N/A	O
N2020-140	1454 Townsend Street, Unit 30	O	N/A	O
N2020-141	1454 Townsend Street, Unit 31	O	N/A	O
N2020-142	1454 Townsend Street, Unit 32	O	N/A	O
N2020-143	1454 Townsend Street, Unit 33	O	N/A	O
N2020-144	1454 Townsend Street, Unit 34	O	N/A	O
N2020-145	1454 Townsend Street, Unit 35	O	N/A	O

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STATE TREASURER

December 4, 2020

Richard William Allor III
403 Barclay
Grosse Pointe Farms, MI 48236

Dear Sir/Madam:

The State Tax Commission (Commission) has received your Neighborhood Enterprise Zone (NEZ) Exemption application for 1321 Labrossee Street, City of Detroit, Wayne County. The Commission, at their November 17, 2020 meeting, approved your application and issued certificate number N2020-135. The approved certificate will be held in abeyance until the requirements of Section 10 of the Public Act 147 of 1992 (Act), as amended, are met.

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State Tax Commission

Enclosure(s)

cc: Assessor, City of Detroit
Wayne County Equalization Department
Detroit School District
Wayne Intermediate School District
Wayne County Community College

Application Number	Filed by Richard William Allor III Project Location	Certificate of Occupancy	Rehabilitation Investment	Principal Residence Stmt.
N2020-135	1321 Labrossee Street	O	O	N/A

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STATE TREASURER

December 4, 2020

Devon Caldwell
Inkwell Htowns LLC
19 Clifford Street
Detroit, MI 48226

Dear Sir/Madam:

The State Tax Commission (Commission) has received your Neighborhood Enterprise Zone (NEZ) Exemption application for 1255 Hubbard Street, City of Detroit, Wayne County. The Commission, at their November 17, 2020 meeting, approved your application and issued certificate number N2020-134. The approved certificate will be held in abeyance until the requirements of Section 10 of the Public Act 147 of 1992 (Act), as amended, are met.

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State Tax Commission

Enclosure(s)

cc: Assessor, City of Detroit
Wayne County Equalization Department
Detroit School District
Wayne Intermediate School District

Application Number	Filed by Inkwell Htowns LLC Project Location	Certificate of Occupancy	Rehabilitation Investment	Principal Residence Stmt.
N2020-134	1255 Hubbard Street	O	O	N/A

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December 4, 2020

Richard Barr
GW1 Cass LLC
6001 Cass Ave
Detroit, MI 48202

Dear Sir/Madam:

The State Tax Commission (Commission) has received your Neighborhood Enterprise Zone (NEZ) Exemption applications for facilities located in the City of Detroit, Wayne County. The Commission, at their November 17, 2020 meeting, approved your applications and issued certificate numbers as indicated on the enclosed report. The approved certificates will be held in abeyance until the requirements of Section 10 of the Public Act 147 of 1992 (Act), as amended, are met.

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Enclosure(s)

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Wayne County Equalization Department
Detroit School District
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Wayne County Community College

Application Number	Filed by GW1 Cass LLC Project Location	Certificate of Occupancy	Rehabilitation Investment	Principal Residence Stmt.
N2020-124	3444 Second, Apartments 201-207	O	X	N/A
N2020-125	3444 Second, Apartments 301-307	O	X	N/A
N2020-126	3444 Second, Apartments 401-407	O	X	N/A
N2020-127	3444 Second, Apartments 501-507	O	X	N/A
N2020-128	3444 Second, Apartments 601-607	O	X	N/A
N2020-129	3444 Second, Apartments 701-707	O	X	N/A
N2020-130	3444 Second, Apartments 801-807	O	X	N/A
N2020-131	3444 Second, Apartments 901-907	O	X	N/A
N2020-132	3444 Second, Apartments 1001-1007	O	X	N/A
N2020-133	3444 Second, Apartments 1101-1107	O	X	N/A

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December 4, 2020

Joel Landy
Landy Cass Avenue Development
3138 Cass Ave.
Detroit, MI 48201

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Enclosure(s)

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Detroit School District
Wayne Intermediate School District
Wayne County Community College

Application Number	Filed by Landy Cass Avenue Development Project Location	Certificate of Occupancy	Rehabilitation Investment	Principal Residence Stmt.
N2020-122	81 Peterboro Condominium Unit 26	O	O	N/A
N2020-123	81 Peterboro Condominium Unit 27	O	O	N/A

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