

**"FITZGERALD PLACE"**  
defining urban luxury



*the development plans for  
the historically luxury Statler-Hilton Hotels site*

## DOWNTOWN DETROIT EXECUTIVE HOTEL COMPLEX

### *'Fitzgerald Place'*

"Joie de Vivre" luxury boutique hotel  
Residential luxury 40-story High-rise  
and new  
Miller Parking Garage

# "FITZGERALD PLACE" defining urban luxury

## Developing the Statler-Hilton luxury hotel site on Washington Blvd. at Grand Circus Park



# 'Fitzgerald Place'

New mixed-use upscale downtown Detroit development outlining DDEHC's wherewithal to capitalize on it's \$1,500,000 cash offer on January 22nd, c/o the Mayor's Office, to buy the DEGC referred property, site of the former Statler-Hilton.

## 'Fitzgerald Place Development'

Hotel and complex businesses creating over **400** living-wage career **JOBS**: special effort to hire Detroit residents for construction jobs. Effaces to Detroit based business for materials and, vendors and services

**Joie de Vivre Detroit'** luxury boutique hotel - 118 rms.

A necessary hotel in the comeback of Downtown Detroit

Residence luxury high-rise, 150-units, marketed condominiums apartment homes

And Miller Parking Garage - 700-units min., market extends to neighboring businesses

## Economic & Social Impact:

\$97,000,000 construction investment

\$23,000,000 business development investment

Taxes: \$2,000,000 a year in new revenue to Detroit from hotel room taxes, income taxes, and property taxes

DDEHC is aware of co-property ownership by City of Detroit residents, Detroit Transportation Corp.-DTC People Mover, & DTE (transformer).



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**Creating 400 New Jobs**



## Downtown Detroit Executive Hotel Complex Development

DDEHC, LLC is building 'Fitzgerald Place'. If a term of property sale, DDEHC would agree to a 'no other use' provision.

DDEHC Partner, San Francisco headquartered, [www.Commune](http://www.CommuneHotels.com) Hotels & Resorts, owned by [www.Geolo](http://www.GeoloCapital.com) Capital. Long-term partnership to operate their high-end luxury boutique hotel brand, [www.'Joie](http://www.JoieDeVivre.com) de Vivre'; assures hotel construction - \$31mil. in cash & loan investment dollars.

DDEHC Principal, James Miller, Pres., [www.Miller](http://www.MillerParking.com) Parking Company. Investing \$20,000,000 to construct & operate hotel's parking garage.

DDEHC Principals & Partners constructing 150-unit high-rise of upscale urban-homes; offering resident's hotel services & amenities relationships. Homes for sale and leased short term. - budgeted \$46mil. in cash & loan investment dollars.

'Fitzgerald Place' anticipates receiving \$4.4mil New Market Tax Credits package, represented by Plante Moran, Gordon Goldie, CPA; with CDE MI Magnet, Al Bogdana, Dir., in May 2014 allocation.

'Fitzgerald Place' financing is not dependent on further government relations, but available MI state program's development assistance money with better than market terms are being pursued by consultants.

Job Development incentives for creating 400 living-wage career positions & construction jobs are being addressed by consultants.

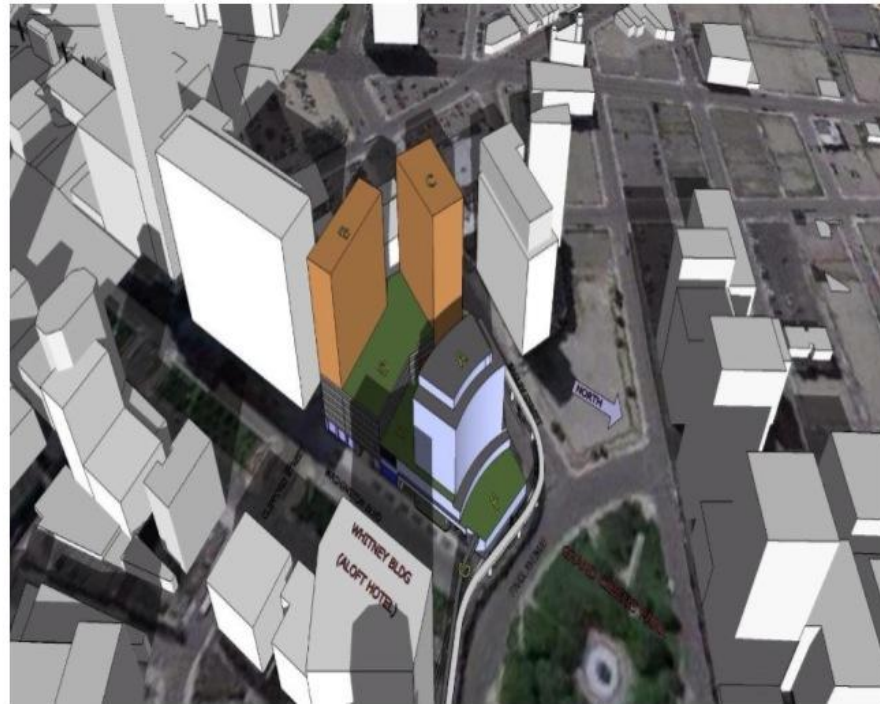
SPECIAL FEATURE - 'People Mover Walkway' to Circus Park Station designed alongside garage & hotel.(property acquisition conference with DTC-People Mover Co. about it's parcel integration into development has led to their cooperation.)

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**DDEHC’s offer to the  
City of Detroit**

With acceptance of the purchase offer, the permitting and construction will begin immediately, with an eye towards opening the hotel in the First-quarter of 2016.

**Fitzgerald Place Sketch**



**LEGEND:**

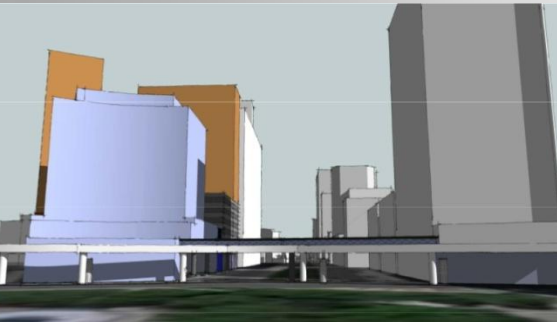
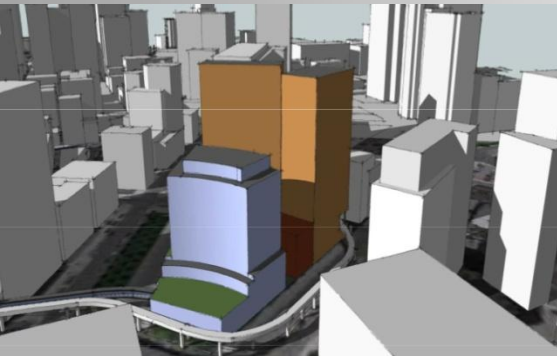
- A - Joie de Vivre Hotel by
- B - Residences
- C - Residences
- D - Miller Parking Garage

**COMMUNE** HOTELS + RESORTS

**Downtown Detroit Development Hotel Complex, LLC**

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### Development Sketch



## Downtown Detroit Executive Hotel Complex

- DDEHC, llc- MMBDC
- JCBeal Co., CM - Detroit Headquartered
- Cooper-McCormick & Partners Architects, Pres. Charles Cooper - Detroit BB, MMBDC
- John Clifford Construction - Detroit BB, MMBDC
- MI Monk Excavating Co., Ellis Monk, Owner - Detroit BB, MMBDC
- Giffell-Webster Engineering - Detroit Headquartered
- Mural Artist: Tyree Guyton, Detroit MMBDC
- Lavern Ross, MMBDC
- Quorum Commercial - Detroit BB, MMBDC
- Miller Parking Services - Detroit Headquartered
- MIG Manufacturing, Construction Services, MBE, MMBDC
- Americas Greenline, Pres., Nico Gatzaros - Detroit BB



Melvin Raznick, Chief Counsel/CPA  
Partner: Commune Hotels & Resorts  
Luxury Hotel Brand: 'Joie de Vivre'

**Architects/Engineers/Construction Management/Garage:**

CM Partners-AIA, Desai-Nasr, Giffell-Webster, JC Beal CO.

**Professional Services:**

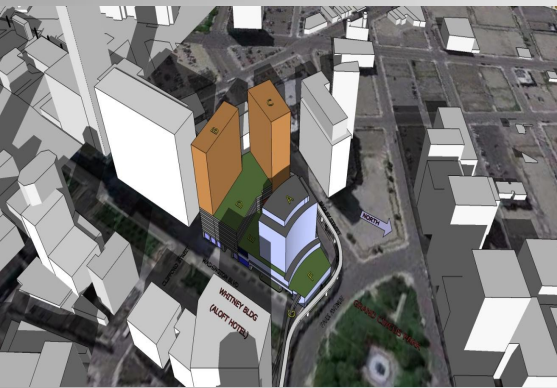
Financial Consultants: Plante Moran, Gordon Goldie, Patnert/CPA

Kevin Lavalley, Atty./MS Environmental Engineering

Karen Nagher, historical site consultant

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**Principal Developers**



**Detroit Downtown Executive Hotel Complex, LLC**



William McCrary, Jr., DDEHC, President, Principal



James Miller, Principal, Pres., Miller Parking Co.



Derek Brown, MBA, Principal, Pres., Quorum Commercial

Andre Gist, Principal, Pres., Manufactures Industrial Group-MIG



Peter Wilde, Principal, VP Hotel Operations & Asset Manager

Conclusion,  
Commune Hotels & Resorts' 'Hotel Management Agreement' and 'Joie de Vivre' Luxury Brand and DDEHC Principal, Peter Wilde, VP Hotel Operations & Asset Manager, former Operations Director of The Townsend Hotel, Birmingham, MI, guidance & oversight certainly settles operational queries. Hotel industry STAR reports including, current market studies, give assurance of probable business success in downtown Detroit.

Contact us at: [ddehcllc@aol.com](mailto:ddehcllc@aol.com)