

# \$31 million Midtown Detroit development gets brownfield tax break

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[ANNALISE FRANK](#)

- Petit Bateau project with 92 housing units gets \$247,000 in brownfield tax break
- Development has been in the works for years
- Completion expected in 2023



Developer Julio Bateau's Nailah LLC plans to build a 92-unit development in Midtown Detroit and estimates completion in 2023. The block-long project is on Frederick Avenue between St. Antoine and Beaubien streets.

A nearly \$31 million mixed-use development in Detroit's Midtown is getting a boost from the state.

The Michigan Strategic Fund, which approves economic development agreements that use public dollars as incentives, gave the green light for a more than \$247,000 state tax break to fund environmental decontamination, known as brownfield, activities, Gov. Gretchen Whitmer announced Thursday.

The 92-unit project, Petit Bateau, also got \$2.6 million from the city in tax abatements for brownfield work due to contaminated soil and for being in a Neighborhood Enterprise Zone, which is an area considered distressed and in need of redevelopment.

The residential units include 20 percent set aside for individuals at 80 percent of area median income or below.

The development has been in the works for years, with its brownfield plan going through City Council in 2019. It got city NEZ approval in January.

Developer [Julio Bateau](#)'s Nailah LLC is behind the project, which takes up a city block bounded by Beaubien, Fredrick and Antoine streets and an alley. It comprises two 36-unit apartment buildings, with ground-floor commercial space in one. There are also 20 townhome condominiums, according to the development's website.

COMPLETION IS EXPECTED IN 2023.THE SITE'S RESIDENTIAL LISTING AGENT IS BERKSHIRE HATHAWAY HOME SERVICES, THE LOFT WAREHOUSE AND ITS COMMERCIAL AGENT IS RE/MAX COMMERCIAL CONNECTION, ACCORDING TO A NEWS RELEASE FROM THE DEVELOPER LAST MONTH.