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City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
208 Coleman A. Young Municipal Center
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Renee Short
Dr. Sheryl Theriot
Thomas Stephens, Esq.
Theresa Thomas
Ashley A. Wilson

TO: COUNCIL MEMBERS

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: February 8, 2022

RE: **The Ribbon Brownfield Redevelopment Plan PA 381 of 1996**
PUBLIC HEARING (Revised)

The Brownfield Redevelopment Financing Act 381 of 1996 provides tax incentives (i.e., tax increment financing) to develop brownfield properties in an area at or on which there has been a release (or threat of release) or disposal of a hazardous substance.

The Ribbon Brownfield Redevelopment Plan

16530 East Warren, LLC, is the project developer of The Ribbon Brownfield Redevelopment Plan. The eligible property consists of four (4) combined parcels,¹ bounded by East Warren Avenue to the north, Yorkshire Road to the east, Cornwall Street to the south, and Outer Drive East to the west, in the East English Village neighborhood of Detroit. The project entails the redevelopment of the property into a residential and mixed-use commercial retail development, with approximately 33 on-site parking spaces and additional site improvements.

The property is currently developed with a former bank and surface parking lots. The one-story former bank building will be rehabilitated into first floor commercial retail space to include a café/restaurant and market on the ground floor, with two residential floors containing approximately 18 residential units constructed above, resulting in a 3-story 21,170 finished building upon completion. It is currently anticipated that some of the residential units will be affordable with 8 units to be available at 80% AMI,² 3 units available at 60% AMI,³ and 1 unit available at 50% AMI.⁴ Thereby, reserving 12 (67%) of the 18 units as affordable.⁵

¹ 16530 E. Warren (main redevelopment area), 16510 E. Warren, 16596 E. Warren, and 16602 E. Warren

² 2021 HUD Detroit-Warren-Dearborn 80% AMI = \$44,800 (AMI **area median income**). (\$1,100 per month rent)

³ 2021 HUD Detroit-Warren-Dearborn 60% AMI = \$33,600. (\$840 per month rent)

⁴ 2021 HUD Detroit-Warren-Dearborn 50% AMI = \$28,000. (\$700 per month rent)

The finished first-floor retail space is estimated to be a total of 7,320 square feet (this total includes first floor common area square footage). The two residential floors are each estimated to be 6,925 square feet.

Due Care Activities, demolition, site preparation, and infrastructure activities will begin in earnest in mid 2022, and will take up to 18 months to complete. The Developer anticipates that the project will be operational by late 2023. This redevelopment will revive this vacant property, remove dilapidation in the area, and create commercial and retail attractions in the area. The retail component is expected to create up to 5 new part-time and full-time jobs. *However, according to the jobs chart presented to former Council President Jones (attached), this project is estimated to produce 40 temporary construction jobs and 27 post construction jobs.*

The developer is requesting a **\$1,005,170** TIF⁶ reimbursement, with the overall value of the plan estimated at **\$1,803,759**, which includes local brownfield costs.⁷ The developer is also seeking the approval of an Obsolete Property Rehabilitation Act (OPRA) tax abatement, P.A. 146 of 2000, as amended. The estimated capital investment for this project is approximately **\$6 million**.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial purpose; (b) the Property is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be: (i) a “facility” as defined by Part 201 of the Natural Resources and Environmental Protection Act, Michigan PA 451, 1994, as amended (“NREPA”), (ii) “functionally obsolete”, as defined by Act 381, and/or (iii) adjacent and contiguous to property that is a “facility” and or “functionally obsolete”, the development of which is estimated to increase the taxable value of such parcels.

Description of the Eligible Property & Legal Description

Address	Tax ID	Basis of Brownfield Eligibility	Owner
16510 East Warren Avenue, Detroit, MI 48224	21002320	Adjacent and Contiguous to 16530 East Warren Avenue	Charter One Bank
16530 East Warren Avenue, Detroit, MI 48224	21002312-9	Functionally Obsolete	16530 E Warren LLC
16596 East Warren Avenue, Detroit, MI 48224	21002311	Adjacent and Contiguous to 16602 East Warren Avenue	16530 E Warren LLC
16602 East Warren Avenue, Detroit, MI 48224	21002310	Facility	16530 E Warren LLC

⁵ According to a November 4, 2021 letter from the Planning and Development Department (attached).

⁶ Tax Increment Financing (TIF) subsidizes an entity by refunding or diverting a portion of their taxes to help finance development in an area or on a project site.

⁷ The duration of the TIF plan is 29 years.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA's Local Brownfield Revolving Fund, as follows:

COSTS TO BE REIMBURSED WITH TIF⁸

<u>School Capture</u>	<u>Millage Rate</u>	<u>Developer Reimbursement</u>	<u>BRA Admin</u>	<u>State Revolving Fund</u>	<u>LBRF</u>	<u>Totals by Tax Juris.</u>
State Education Tax (SET)	6.0000	\$149,006		\$73,429	\$63,591	\$286,026
School Operating Tax	16.8579	\$418,655			\$178,668	\$597,323
City General Operating	19.9520	\$211,439	\$116,298		\$117,079	\$444,816
Library	4.6307	\$49,073	\$26,992		\$27,173	\$103,238
Wayne County	0.9873	\$10,463	\$5,755		\$5,793	\$22,011
Wayne Charter	5.6347	\$59,713	\$32,844		\$33,065	\$125,622
Wayne Jail	0.9358	\$9,917	\$5,455		\$5,491	\$20,863
Wayne Parks	0.2453	\$2,600	\$1,430		\$1,439	\$5,469
Wayne RESA	0.0962	\$1,019	\$561		\$565	\$2,145
Wayne Special Ed	3.3596	\$35,603	\$19,583		\$19,714	\$74,900
Wayne RESA ENH	1.9962	\$21,155	\$11,636		\$11,714	\$44,504
Wayne Comm College	3.2378	\$34,312	\$18,873		\$18,999	\$72,185
Huron Clinton Operating	0.2089	\$2,214	\$1,218		\$1,226	\$4,657
TOTALS		\$1,005,170	\$240,644	\$73,429	\$484,516	\$1,803,759

In addition, the following taxes are projected to be generated <u>but shall not be captured</u> during the life of this Plan:						
City Debt	9.0000	\$541,179				
School Debt	13.0000	\$324,695				
Wayne DIA	0.1995	\$7,360				
Wayne Zoo	0.0997	\$25,293				
DDA	0.9285	\$22,840				
Total		\$921,368				

Feasibility of the Brownfield Approval

16602 East Warren Avenue A Phase II Environmental Site Assessment (“ESA”) was completed by AKT Peerless for the properties located at 16602 East Warren Avenue in December 2019. AKT Peerless submitted four soil samples for laboratory analysis of LDOs, one soil sample for VOCs, and three soil samples for VOCs, PNAs, cadmium, chromium, lead, and hexavalent

⁸ A maximum fifteen percent (15%) contingency for unforeseen circumstances and cost overruns may be added to the estimated cost of the proposed activities. The contingency should not be calculated on the costs for Brownfield Plan, Work Plan preparation or implementation, or for activities conducted prior to Work Plan submittal. Act 381 Work Plan Guidance

chromium. The results of the laboratory analyses of the soil samples indicated that no parameters were identified to exceed the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) Generic Residential Clean-up Criteria (GRCC). AKT Peerless submitted one groundwater sample for laboratory analysis for VOCs. The results of the laboratory analyses of the groundwater sample identified cis-1,2- Dichloroethylene,⁹ tetrachloroethylene,¹⁰ trichloroethylene,¹¹ and vinyl chloride in groundwater at the AKT-9/TW boring locations above the EGLE Residential Drinking Water (DW) criteria and tetrachloroethylene above the EGLE Groundwater Surface Water Interface (GSI) criteria. Based on laboratory analytical results, the subject property meets the definition of a “facility,” as defined in Part 201. Exhibit A The Ribbon Brownfield Redevelopment Plan 4.

16530 East Warren Avenue: The building’s deterioration has left it dangerous and unable to be used to adequately perform the function for which it was intended due to a substantial loss in value. The requisite affidavit signed by a level 3 or level 4 assessor certifying the assessor’s expert opinion that the Property is functionally obsolete shall be provided by the Developer to the DBRA and attached to this Plan as Attachment I before approval of this Plan by the governing body. Further description of its eligibility is outlined below:

Functionally Obsolete

- The current configurations do not meet market demand for the original commercial purpose of the building, nor does it meet market demand for its future residential use.
- Mechanical and electrical systems must be replaced.
- Elevators must be installed
- Interior finishes have been stripped.
- Life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be installed.
- A new security system must be installed.
- The windows must be rehabilitated or replaced.
- The entire roof must be replaced.

16510 and 16596 East Warren Avenue: Two parcels (i.e., 16510 and 16596 East Warren Avenue) qualify as eligible property (as defined by Section 2 of Act 381) because (i) they are adjacent and contiguous to a parcel that qualifies as a “facility” or “functionally obsolete” parcel; and (ii) eligible activities will be conducted on these parcels and the inclusion and development of these adjacent or contiguous parcels is estimated to increase the captured taxable value of the remainder of the Property.

Please contact us if we can be of any further assistance.

cc: Auditor General’s Office
Donald Rencher, Chief of Services and Infrastructure

⁹ Dichloroethene, commonly called 1,2-dichloroethylene or 1,2-DCE, is an organochloride with the molecular formula $C_2H_2Cl_2$. It is a highly flammable, colorless liquid with a sharp, harsh odor.

¹⁰ Tetrachloroethylene, also known under the systematic name tetrachloroethene, or perchloroethylene, and many other names, is a chlorocarbon with the formula $Cl_2C=CCl_2$. It is a colorless liquid widely used for dry cleaning of fabrics, hence it is sometimes called "dry-cleaning fluid". It also has its uses as an effective automotive brake cleaner.

¹¹ The chemical compound trichloroethylene is a halocarbon commonly used as an industrial solvent.

Katy Trudeau, Planning and Development Department
Julie Schneider, HRD
Veronica Farley, HRD
Stephanie Grimes Washington, Mayor's Office
Gail Fulton, Mayor's Office
Malinda Jensen, DEGC
Kenyetta Bridges, DEGC
Jennifer Kanalos, DEGC
Brian Vosburg, DEGC
Cora Capler, DEGC



16530 East Warren the former Charter One Bank¹²

¹² Source: **East-side Detroit corridor prepares for revitalization plan** Candice Williams, The Detroit News, March 15, 2021 <https://www.detroitnews.com/story/news/local/detroit-city/2021/03/15/east-side-detroit-warren-corridor-revitalization-plan/6950102002/>

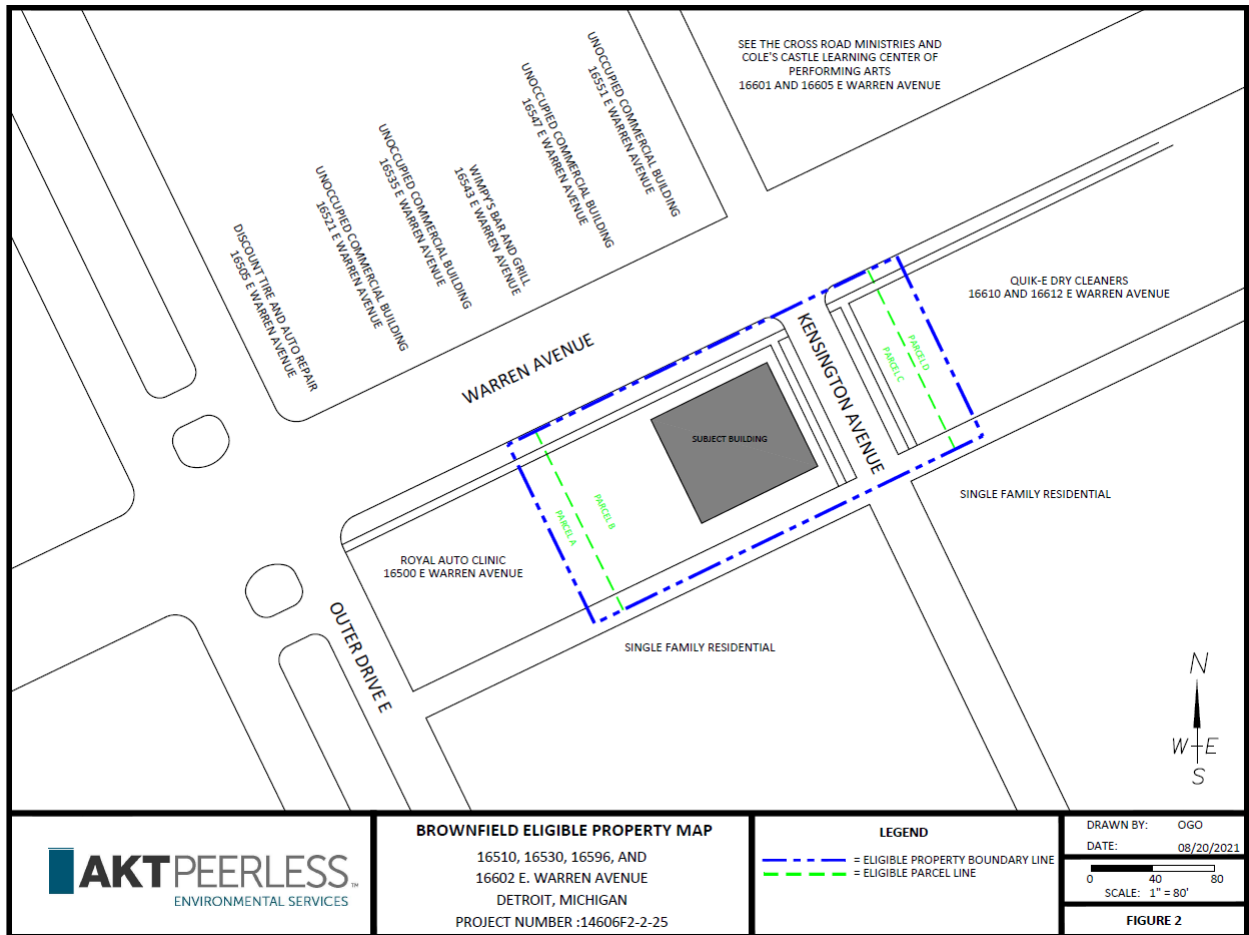
Estimated Costs of Activities

Table 1. Eligible Activities

The Ribbon
16503 East Warren Avenue
Detroit, MI
AKT Project No. 14606f2
As of November 23, 2021

ELIGIBLE ACTIVITIES COST SUMMARY								
				Estimated Cost of Eligible Activity	EGLE TIF	MSF TIF	Local-Only TIF	
Predevelopment Activities				\$ 20,075	\$ 20,075	\$ -	\$ -	
Due Care Compliance Activities				\$ 11,000	\$ -	\$ -	\$ 11,000	
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 31,075	\$ 20,075	\$ -	\$ 11,000	
Demolition				\$ 173,397	\$ -	\$ 173,397	\$ -	
Asbestos and Hazardous Material Abatement				\$ 23,000	\$ -	\$ 23,000	\$ -	
Site Preparation Activities				\$ 209,000	\$ -	\$ 209,000	\$ -	
Eligible Infrastructure Improvement Activities				\$ 226,263	\$ -	\$ 226,263	\$ -	
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 631,660	\$ -	\$ 631,660	\$ -	
Subtotal Environmental and Non-Environmental Eligible Activities				\$ 662,735	\$ 20,075	\$ 631,660	\$ 11,000	
15% Contingency on Eligible Activities*				\$ 96,399	\$ -	\$ 94,749	\$ 1,650	
Brownfield Plan & Act 381 WP Preparation				\$ 22,500	\$ -	\$ 15,000	\$ 7,500	
Brownfield Plan & Act 381 WP Implementation				\$ 30,000	\$ -	\$ 15,000	\$ 15,000	
Total Eligible Activities Cost with 15% Contingency				\$ 811,634	\$ 20,075	\$ 756,409	\$ 35,150	
Interest (calculated at 5%, simple)				\$ 193,536	\$ 5,944	\$ 187,042	\$ 550	
Total Eligible Activities Cost, with Contingency & Interest				\$ 1,005,170	\$ 26,019	\$ 943,451	\$ 35,700	
BRA Administration Fee				\$ 240,644				
State Revolving Fund				\$ 73,429				
Local Brownfield Revolving Fund (LBRF)				\$ 242,258				
Total Eligible Costs for Reimbursement				\$ 1,561,500	\$ 26,019	\$ 943,451	\$ 35,700	

*The contingency is applied to the Subtotal, excluding Predevelopment Activities, which have already been performed.



INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Rehab & New Construction	TIF and OPRA	\$6 Million	4 – East English Village

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
5	0	35	0	2	25	0	0

What is the plan for hiring Detroiters?

16530 East Warren, LLC, in conjunction with Flux City Development, is the project developer (“Developer”) and the anticipated future owner of the Property. The project will use Executive Order requirements as the basis for all trade contacts in terms of local participation. The Developer will work with local workforce development programs and will participate in Council President Jones’ Skilled Trades Taskforce to optimize the use of Detroit-based subcontractors.

Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

We are estimating that The Ribbon at East English Village will create/support approximately 40 construction jobs during the construction phase. Upon completion and occupancy, we anticipate the creation of 2 in-house part-time jobs that will be needed to manage the various operations of the facility, and 25 part-time and full-time jobs created by our retail tenant. Post construction, the average wages for new hires are expected to range from \$12/hour to \$20/hour, and for yearly salary positions, between \$30,000 to \$50,000 per year.

The identified tenant, who is a Black woman, has signed an LOI to lease out the full first floor, which is estimated to be a total of 7,320 square feet (this total includes first floor common area square footage), and plans to hire from the immediate community to fill vital roles of the establishment.

Will this development cause any relocation that will create new Detroit residents?

The development will not cause any relocation issues to local residents. Of the parcels that are included within the development, 16530 East Warren Avenue is the only parcel that contains a structure that was built in 1956. This now-vacant structure used to operate as a Charter One bank branch that included a drive-up window bordered by the subject property’s alley. While 16602 and 16596 East Warren Avenue does not have a true brick-and-mortar structure, there is an inactive drive-up ATM fixture that has an underground electrical run coming from 16530 East Warren Avenue.

Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

Our strategy from the beginning has been to make sure the community is heard as we design The Ribbon with a ground-up approach that focuses primarily on enhancing the streetscape with demanded retail options for the local residents to consistently interact with. This is why we held a number of community engagement sessions over the past year to make sure that we gained, and continue to gain, input from the residents who walk, bike, and drive the neighborhood blocks on a daily basis.

One of our most successful forms of community engagement was partnering with the East Warren Dev Co. to jumpstart the East Warren Farmer's Market initiative. I worked with EWDC and Invest Detroit to host the market in the subject property's parking lot. This gave our team the ability to interact with the local community on a weekly basis. This initiative also helped local vendors/small businesses generate over \$20k in revenue.

During our ongoing engagement sessions, amenities that the community could directly interact with, such as a café, market, restaurant, and bar, were in high demand. The community has a real need for spaces for neighbors to congregate and collaborate together. With this being said, the community has requests, and the retail tenant that we have identified is ready to meet those demands via a distinct, yet integrated, vision that promotes retail diversity, residential density, and stimulates street-level activity.

The selected tenant, a woman-owned café/restaurant & market, will be incorporating some of the community's top requests. The tenant's direct integration with the streetscape will add to the vibrancy of the neighborhood, respond uniquely to demand, and capitalize on market conditions. The patio of the retail space will be designed in a manner that is highly welcoming and accessible to the whole community. The restaurant/café's patio and streetscape seating will be visually appealing and will highlight the activities of residents/customers comfortably sitting outside while pleasantly enjoying a meal, helping to increase the level of foot traffic across the corridor. The Ribbon will also have updated access points to bus routes, bike lanes, and sidewalks, thanks to The East Warren Public Realm streetscape plan that is set to be completed in 2022.

While the impending East Warren streetscape will better accommodate for street parking, and although the subject property already includes parking slots for retail tenants and their customers, we plan to add more parking in order to support the residential tenants as required by code. Converting the 16602 & 16596 East Warren parcels into a green parking lot with permeable pavers is a consideration and may allow the development to qualify for water credits. Due to the recommendations that are included within Detroit's Traditional Main Street Overlay principles that suggest a more pedestrian-friendly design, we are currently not planning on bringing a drive-up window back to this development.

When is construction slated to begin?

The project is anticipating a Spring 2022 start date, pending approvals of the various economic incentives by the administering agencies.

What is the expected completion date of construction?

We estimate the construction schedule to take around 15-18 months to finish; thus, the development may be completed as early as spring of 2023. We anticipate having the residential units marketed once the site plans have been fully approved by the city of Detroit and having the retail unit lease agreement finalized by the end of 2021.



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

November 12, 2021

Ms. Jennifer Kanalos
Authorized Agent
City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, 22nd Floor
Detroit, Michigan 48226

RE: 16530 East Warren Avenue, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed project for the property located at 16530 East Warren Avenue, Detroit, Michigan (the "Property") in anticipation of the Property being included in a brownfield plan.

The Brownfield Redevelopment Financing Act ("Act 381") requires that a level III or IV assessor make a finding that the Property is "functionally obsolete", as defined by Act 381, and provide the underlying basis for that opinion.

Section 2(s) of Act 381 defines "functionally obsolete" as property that is "unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property." MCL 125.2652(s).

The Assessors Manual defines functional obsolescence as "a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy." Michigan Assessors Manual, Vol. I Glossary, p. 239.

The Property was originally intended for commercial use, and without substantial updates and renovations, the Property is not able to meet market demand for its future commercial and residential uses for several reasons, including, but not limited to: lack of modern electrical, plumbing, mechanical and fiber optic systems, poor condition of the roof and windows, lack of fire protection, security, and life safety systems, and the presence of asbestos throughout the structure.

The Office of the Chief Financial Officer, Office of the Assessor, finds the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO (IV)
Assessor, Board of Assessors



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

November 4, 2021

Ms. Jennifer Kanalos
Authorized Agent
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: The Ribbon Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) The Ribbon Brownfield Redevelopment Plan (the "Plan").

Flux City Development is the project developer ("Developer"). The property in the Plan consists of four (4) parcels bounded by East Warren Avenue to the north, Yorkshire Road to the east, Cornwall Street to the south, and Outer Drive East to the west in the East English Village neighborhood of Detroit.

The project consists of the redevelopment the property into a mixed-use commercial retail and residential development with approximately 33 on-site parking space and additional site improvements. The property is currently developed with one former bank and surface parking lots. The bank will be rehabilitated for first floor commercial retail space to include a café/restaurant and market, with approximately 18 residential units constructed on the two floors above. It is currently anticipated that some the residential units will be affordable with 8 units to be available at 80% AMI, 3 units available at 60% AMI, and 1 unit available at 50% AMI. The project includes the following Brownfield eligible activities: demolition, site preparation, infrastructure improvements, asbestos and hazardous material abatement, environmental studies, and environmental remediation.

The project will redevelop an underutilized property to provide new residential units and commercial space in the East English Village neighborhood of Detroit. Total investment is estimated at \$5.2 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,

Russell Baltimore
Assistant Director Design Review
Planning and Development Department

c: B. Vosburg
C. Capler



CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING
& ENVIRONMENTAL DEPARTMENT
ENVIRONMENTAL AFFAIRS

401 COLEMAN A. YOUNG
MUNICIPAL CENTER
DETROIT, MICHIGAN 48226
Phone 313 • 628 • 2459
Fax 313 • 224 • 2745

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND
ENVIRONMENTAL DEPARTMENT
PROJECT: 16602 East Warren
DATE: 08/13/2021

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by 16530 E Warren LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 16530 E Warren LLC Project.

☐ Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

☒ Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

☒ Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

☐ Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety
Engineering, and Environmental Department

By: *Paula Livingston*
Its: Environmental Specialist III

Michael E. Duggan, MAYOR

August 17, 2021

Board of Zoning Appeals
City of Detroit
CAYMC, Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Board of Zoning Appeals / To Whom it May Concern:

As Executive Director of the E. Warren Development Corporation I am writing to express my support of the proposed variances that are requested by Flux City, LLC & 16530 East Warren, LLC for The Ribbon at East English Village, which is to be located at 16530 East Warren Avenue (the old Charter One bank). I am confident that the Flux City's proposed building height of 38 feet, which is 3 feet taller than what the current Traditional Mainstreet Overlay rules allow (35 feet), and reduction of required residential parking spaces, will not significantly impact quality of life for the local residents that reside within our community.

I am also in support of increasing the number of residential apartment units on East Warren Avenue, as an increase in residents will help to add a more robust & diverse customer base to the Commercial Corridor that current and future local Small Businesses could serve.

As the non profit working on commercial development along the corridor I have witnessed how Mr. Carrington and the Flux City team have come into this project with the neighborhood as a partner. Allowing the local farmers market to set up in his lot, attending community meetings to make sure the community stays updated with design, and even volunteering at neighborhood events. It is my opinion that The Ribbon and Flux City are doing everything in their power to make sure the community is engaged in the process and that this development will be an incredible addition to our amazing corridor.

A handwritten signature in black ink, appearing to read "Joe Rashid".

JOE RASHID
Executive Director
Mobile: 313-575-7014
Email: Joe@ewarren.org
Website: ewarren.org



LETTER OF SUPPORT

The Ribbon at East English Village

Board of Zoning Appeals
City of Detroit
CAYMC, Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Board of Zoning Appeals / To Whom it May Concern:

This letter is to express my / our support of the proposed variances that are requested by Flux City, LLC & 16530 East Warren, LLC for The Ribbon at East English Village, which is to be located at 16530 East Warren Avenue (the old Charter One bank). I am confident that the applicant's proposed building height of 38 feet, which is 3 feet taller than what the current Traditional Mainstreet Overlay rules allow (35 feet), and slight reduction of required residential parking spaces, will not significantly impact quality of life for the local residents that reside within our community.

I am also in support of increasing the number of residential apartment units on East Warren Avenue, as an increase in residents will help to add a more robust & diverse customer base to the Commercial Corridor that current and future local Small Businesses could serve.

In conclusion, The Ribbon at East English Village has my full support. I urge you to vote YES on this project, and look forward to its successful completion.

Cheryl Williams Smith
Signature

August 19, 2021
Date

Cheryl Williams Smith
Print Name

East Warren Development / Detroit Teas, LLC
Neighborhood / Organization

313 - 477 - 5587
Contact Information

LETTER OF SUPPORT

The Ribbon at East English Village

Board of Zoning Appeals
City of Detroit
CAYMC, Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Board of Zoning Appeals / To Whom it May Concern:

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I am also in support of increasing the number of residential apartment units on East Warren Avenue, as an increase in residents will help to add a more robust & diverse customer base to the Commercial Corridor that current and future local Small Businesses could serve.

In conclusion, The Ribbon at East English Village has my full support. I urge you to vote YES on this project, and look forward to its successful completion.

Christine U. Johnson
Signature

08/19/2021
Date

Christine U. Johnson
Print Name

MorningSide
Neighborhood / Organization

313 759-6911
Contact Information

LETTER OF SUPPORT

The Ribbon at East English Village

Board of Zoning Appeals
City of Detroit
CAYMC, Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Board of Zoning Appeals / To Whom it May Concern:

This letter is to express my / our support of the proposed variances that are requested by Flux City, LLC & 16530 East Warren, LLC for The Ribbon at East English Village, which is to be located at 16530 East Warren Avenue (the old Charter One bank). I am confident that the applicant's proposed building height of 38 feet, which is 3 feet taller than what the current Traditional Mainstreet Overlay rules allow (35 feet), and slight reduction of required residential parking spaces, will not significantly impact quality of life for the local residents that reside within our community.

I am also in support of increasing the number of residential apartment units on East Warren Avenue, as an increase in residents will help to add a more robust & diverse customer base to the Commercial Corridor that current and future local Small Businesses could serve.

In conclusion, The Ribbon at East English Village has my full support. I urge you to vote YES on this project, and look forward to its successful completion.

Curtis Smith
Signature

8/19/2021
Date

CURTIS SMITH
Print Name

EAST ENGLISH VILLAGE
Neighborhood / Organization

313-580-9607
Contact Information

August 17, 2021

Board of Zoning Appeals
City of Detroit
CAYMC, Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

To the Members of the Board of Zoning Appeals / To Whom it May Concern:

As Executive Director of the E. Warren Development Corporation I am writing to express my support of the proposed variances that are requested by Flux City, LLC & 16530 East Warren, LLC for The Ribbon at East English Village, which is to be located at 16530 East Warren Avenue (the old Charter One bank). I am confident that the Flux City's proposed building height of 38 feet, which is 3 feet taller than what the current Traditional Mainstreet Overlay rules allow (35 feet), and reduction of required residential parking spaces, will not significantly impact quality of life for the local residents that reside within our community.

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As the non profit working on commercial development along the corridor I have witnessed how Mr. Carrington and the Flux City team have come into this project with the neighborhood as a partner. Allowing the local farmers market to set up in his lot, attending community meetings to make sure the community stays updated with design, and even volunteering at neighborhood events. It is my opinion that The Ribbon and Flux City are doing everything in their power to make sure the community is engaged in the process and that this development will be an incredible addition to our amazing corridor.

A handwritten signature in black ink, appearing to read "Joe Rashid".

JOE RASHID
Executive Director
Mobile: 313-575-7014
Email: Joe@ewarren.org
Website: ewarren.org



LETTER OF SUPPORT

The Ribbon at East English Village

Board of Zoning Appeals
City of Detroit
CAYMC, Center 2 Woodward Avenue, Suite 212
Detroit MI 48226

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Cheryl Williams Smith
Signature

August 19, 2021
Date

Cheryl Williams Smith
Print Name

East Warren Development / Detroit Teas, LLC
Neighborhood / Organization

313 - 477 - 5587
Contact Information

LETTER OF SUPPORT

The Ribbon at East English Village

Board of Zoning Appeals
City of Detroit
CAYMC, Center 2 Woodward Avenue, Suite 212
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Christine V. Johnson

Signature

08/19/2021

Date

Christine V. Johnson

Print Name

MorningSide

Neighborhood / Organization

313 759-6911

Contact Information

LETTER OF SUPPORT

The Ribbon at East English Village

Board of Zoning Appeals
City of Detroit
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Signature

8/19/2021
Date

CURTIS SMITH
Print Name

EAST ENGLISH VILLAGE
Neighborhood / Organization

313-580-9607
Contact Information

August 17, 2021

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JOE RASHID
Executive Director
Mobile: 313-575-7014
Email: Joe@ewarren.org
Website: ewarren.org



LETTER OF SUPPORT

The Ribbon at East English Village

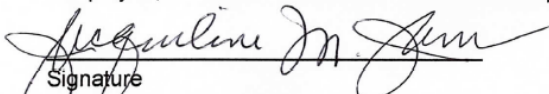
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City of Detroit
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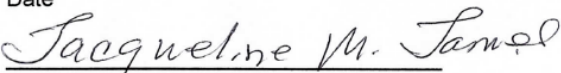
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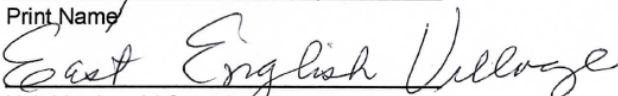
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Signature

Date


Print Name


Neighborhood / Organization


Contact Information

LETTER OF SUPPORT

The Ribbon at East English Village

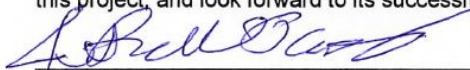
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In conclusion, The Ribbon at East English Village has my full support. I urge you to vote YES on this project, and look forward to its successful completion.



Signature

08/19/01

Date

JEREL PASLEY

Print Name

EAST English Village

Neighborhood / Organization

313-969-1894

Contact Information

LETTER OF SUPPORT

The Ribbon at East English Village

Board of Zoning Appeals
City of Detroit
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Detroit MI 48226

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C. Davis
Signature

8-19-2021
Date

Carlos Davis
Print Name

East English Village
Neighborhood / Organization

313-303-3796
Contact Information

LETTER OF SUPPORT

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Board of Zoning Appeals
City of Detroit
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Signature

Aug 19 2021
Date

Artheria Hudson
Print Name

Morning side
Neighborhood / Organization

616 990 5294
Contact Information

LETTER OF SUPPORT

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Matthew Paslay

Signature

08/19/21

Date

Matthew Paslay

Print Name

East English Village

Neighborhood / Organization

313.974.4351

Contact Information

LETTER OF SUPPORT

The Ribbon at East English Village

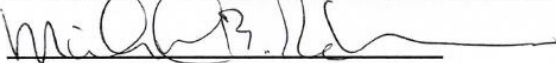
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Signature

08/19/2021

Date

Michael B. Robinson

Print Name

Morning Side

Neighborhood / Organization

313 694 1881

Contact Information