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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: November 16, 2022

RE: **Broadway Lofts Development Amended and Restated Brownfield
Redevelopment Plan PA 381 PUBLIC HEARING**

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.

Broadway Detroit Development II, LLC, an affiliate of Basco of Michigan, is the project developer of the Broadway Lofts Development Amended and Restated Brownfield Redevelopment Plan. The eligible property consists of three (3) parcels located at 1322, 1326, and 1332 Broadway Street, which are deemed “functionally obsolete” as defined by Act 381, as amended. The property is located on the eastern side of Detroit’s Central Business District in Paradise Valley, and is bounded by an alley to the north, the property line of 1314 Broadway to the East, Broadway Street to the south, and the property line of 1344 Broadway Street to the west.

On May 14, 2019, the Detroit City Council approved a brownfield plan identified as the Brownfield Plan for the Broadway Lofts Development Project (the “Original Plan”) for the Property. Due to various setbacks (including a fire within the building and the COVID-19 pandemic), the costs to complete the eligible activities stated in the Original Plan substantially increased which resulted in an increase to the cost for the overall project. In order to complete the Project and account for these increased costs, an amendment to the Original Plan is required.

The project includes new construction behind the historic facades of three early 20th-century

commercial buildings. The historic facades of all three buildings will be rehabilitated in accordance with guidance from National Park Service (NPS) Preservation Briefs and consistent with an isolated application of the Secretary of the Interior’s Standards.

A strong consideration was given to a full historic rehabilitation of the buildings; however, the buildings have significant structural deterioration. Additionally, the three individual buildings have varying floor to floor heights that prevent the floors from aligning, causing significant ADA compliance issues that if addressed would lead to extreme inefficiencies in the common corridor layout. Furthermore, the existing footings, foundations and structural components are incapable of carrying increased loads, even if they were repaired in the current layout.

The project will convert the three buildings into a single multistory mixed used building. The existing 3-stories will be redeveloped to allow for level floor heights, with the addition of 3 to 5 stories constructed above, with a penthouse common area. The new addition will create increased density along the corridor and align the buildings with their surroundings. The Broadway Lofts will feature up to three retail spaces, one in the lower level and two on the ground floor; containing approximately 21,380 usable square feet, including common areas. Two letters of intent have been executed for both creative office and restaurant users in order to fill two of the commercial spaces.

The residential apartments will occupy the second floor and above and will contain up to approximately 64,042 square feet, including common areas. The apartment accommodations will create up to 75 units, offering studio, 1 bedroom and 2-bedroom layouts. The top floor will be utilized as common amenity space including a fitness center, gathering space, and a rooftop deck overlooking the corridor, accessible to all residents. A minimum of 20% of the units will be reserved for 80% Area Median Income (AMI) .

Additionally, the first-floor retail space will feature an alleyway entrance between the Broadway Lofts Development and the north adjoining property. The existing alleyway will be reclaimed as a community gathering space.

It is anticipated that the project will create 2 direct part time jobs (1 full time equivalent (FTE) job), and 34 temporary construction jobs. In addition, the planned tenants, are anticipated to create an additional 97.5 tenant jobs. The developer is requesting a **\$3,831,257¹** TIF,² reimbursement, with the overall value of the plan estimated at **\$4,786,436**, which includes local brownfield costs.³ The developer is also seeking an approval of a (PA 210) Tax Abatement, Michigan Community Revitalization Program (CRP) loan⁴ and a grant under the Revitalization and Placemaking (RAP) program through the MSF/MEDC. The estimated capital investment for this project is approximately **\$32,509,157**.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because the Property (a) was previously utilized for a commercial and residential purpose; (b) is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is determined to be “functionally obsolete” as defined by Act 381 and determined by the City of Detroit Assessor, as evidenced by the attached letter.

The determination of the City of Detroit Assessor was based on the following:

¹ Total cost of eligible activities with interest is estimated to be \$3,831,257, however, the total estimated to be reimbursed based on current projections is \$3,673,531.

² 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.

³ The duration of the TIF plan is 35 years.

⁴ Michigan Community Revitalization Loan from the Michigan Strategic Fund

- Current configurations of the three buildings do not meet market demand for the original commercial office and retail purposes of the building, nor does it meet market demand for its future use;
- the mechanical, plumbing, electrical systems, and elevators must be replaced (or are non-existent);
- windows require repair or replacement;
- buildings have significant structural issues;
- roof requires complete replacement; and,
- asbestos containing materials must be removed.

Description of the Eligible Property & Legal Description

Address	Tax ID	Owner
1322 Broadway Street	01004005	Broadway Detroit Development II, LLC
1326 Broadway Street	01004006	City of Detroit Downtown Development Authority
1332 Broadway Street	01004007	City of Detroit Downtown Development Authority

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:

	Developer Reimbursement Costs	Admin. Costs	State Brownfield Fund	Local Brownfield Revolving Fund	Totals
School Operating Tax	\$3,026,291	\$0	\$0	\$0	\$3,026,291
State Education Tax	\$607,992	\$0	\$400,772	\$0	\$1,008,764
Wayne County	\$6,890	\$118,183	\$0	\$0	\$125,073
Wayne County Jails	\$6,531	\$112,021	\$0	\$0	\$118,552
Wayne County Parks	\$1,712	\$29,364	\$0	\$0	\$31,076
Wayne County ISD (RESA)	\$24,116	\$413,683	\$0	\$0	\$437,799
SUBTOTAL					\$4,747,555
Developer Paid		\$38,882			\$38,882
TOTAL	\$3,673,531*	\$712,133	\$400,772	\$0	\$4,786,436

5

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

City Debt	\$ 1,144,054
School Debt and Judgment	\$ 1,652,522
Wayne County DIA	\$ 25,423
Wayne County Zoo	\$ 12,712
Total	\$ 2,834,711

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

⁵ Total cost of eligible activities with interest is estimated to be \$3,831,257, however, the total estimated to be reimbursed based on current projections is \$3,673,531.

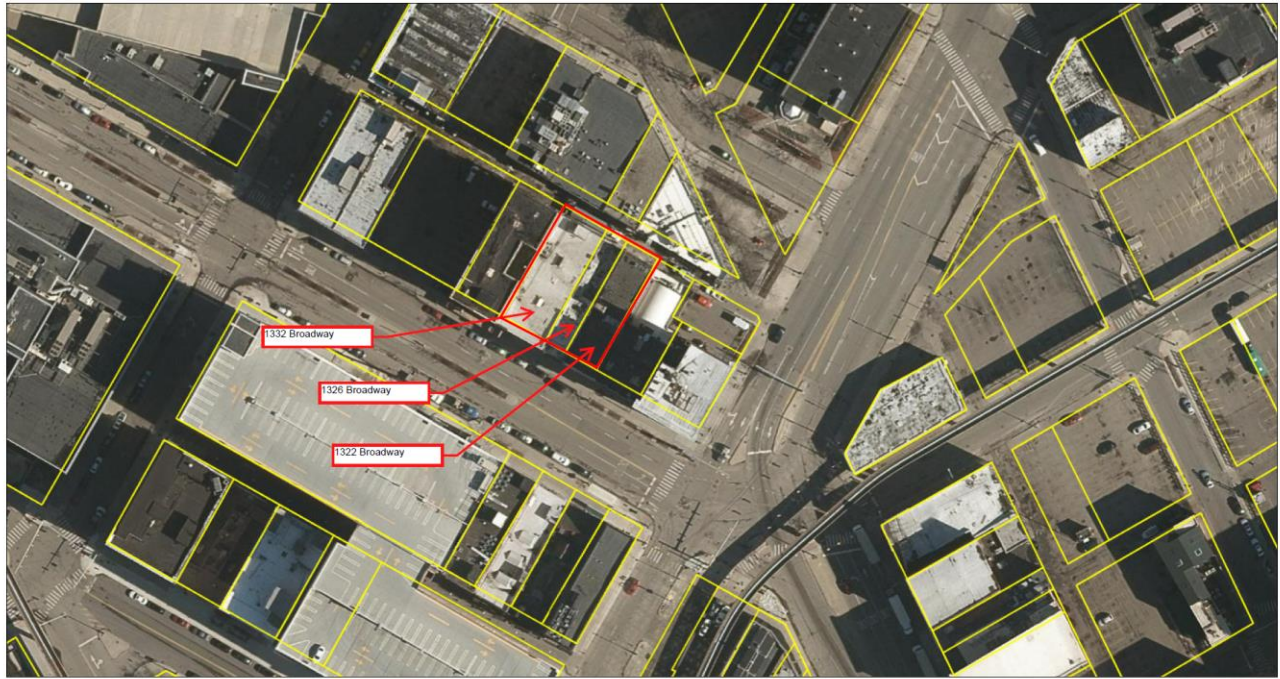
cc: Auditor General's Office
Donald Rencher, Chief of Services and Infrastructure
Antoine Bryant, Planning and Development Department
Julie Schneider, HRD
Veronica Farley, HRD
Stephanie Grimes Washington, Mayor's Office
Gail Fulton, Mayor's Office
Malinda Jensen, DEGC
Kenyetta Bridges, DEGC
Jennifer Kanalos, DEGC
Brian Vosburg, DEGC
Cora Capler, DEGC



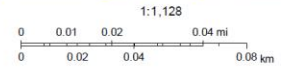
Rendering of the completed project⁶

⁶ Source: Broadway Lofts Development Amended and Restated Brownfield Plan

Parcel Map



July 18, 2017



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS

Estimated Cost of Eligible Activities Table

Table 1: Amended and Restated Eligible Activities Cost Estimates			
Broadway Development			
Item/Activity	Total Request	MSF Act 381 Eligible Activities	EGLE Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 2,000		\$ 2,000
Hazardous Materials Survey	\$ 4,500		\$ 4,500
Pre-Approved Activities Sub-Total	\$ 6,500	\$ -	\$ 6,500
Demolition			
Building Demolition Activities	\$ 386,680	\$ 386,680	
Basement and Foundation Demolition and Associated Activities	\$ 83,765	\$ 83,765	
Temporary Shoring During Demolition Activities	\$ 408,836	\$ 408,836	
Demolition Sub-Total	\$ 879,281	\$ 879,281	\$ -
Asbestos Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 10,000	\$ 10,000	
Asbestos Activities Sub-Total	\$ 10,000	\$ 10,000	\$ -
Infrastructure Improvements			
Curb/Gutter/Sidewalk Improvements	\$ 49,500	\$ 49,500	
Landscaping in ROW	\$ 70,000	\$ 70,000	
Paving Public Alley & Improvements	\$ 250,000	\$ 250,000	
Infrastructure Sub-Total	\$ 369,500	\$ 369,500	\$ -
Site Preparation			
Temporary Traffic Control	\$ 14,000	\$ 14,000	
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 77,650	\$ 77,650	
Solid Waste Disposal	\$ 75,000	\$ 75,000	
Grading of Site	\$ 5,000	\$ 5,000	
Excavation and Backfill of Unsuitable Soils	\$ 585,044	\$ 585,044	
Relocation of Active Utilities (Electric, Gas, Water, Sewer)	\$ 50,000	\$ 50,000	
Site Preparation Sub-Total	\$ 806,694	\$ 806,694	\$ -
Preparation of Brownfield Plan and Act 381 Workplan			
Brownfield Plan Preparation	\$ 30,000	\$ 30,000	
Brownfield Plan Implementation	\$ 10,000	\$ 10,000	
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 40,000	\$ 40,000	\$ -
Eligible Activities Sub-Total	\$ 2,111,975	\$ 2,105,475	\$ 6,500
15% Contingency*	\$ 309,821	\$ 309,821	
Eligible Activities Sub-Total with Contingency	\$ 2,421,796	\$ 2,415,296	\$ 6,500
Interest	\$ 1,409,461	\$ 1,409,461	
Developer Eligible Reimbursement Total	\$ 3,831,257	\$ 3,824,757	\$ 6,500
TIF Capture for Local Site Remediation Revolving Fund	\$ -		\$ -
Administrative Fee	\$ 712,133		
State Brownfield Fund	\$ 400,772	\$ 400,772	
Total	\$ 4,944,162	\$ 3,824,757	\$ 6,500

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT: BROADWAY DETROIT PROPERTIES, LLC
DATE: February 22, 2019

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 Broadway Detroit Properties LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Broadway Detroit Properties Development Project.

- 1 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 there are no Recognized Environmental Concerns associated with the site and no further investigation of the site is warranted. The properties would qualify only as a blighted property or as functionally obsolete. The Buildings, Safety Engineering and Environmental Department has determined that the documents received for this project satisfy the DBRA Guidelines.

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

By: Paul J. May

Its: General Manager



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

July 22, 2021

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

RE: 1322, 1326 & 1332 Broadway, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Assessor has reviewed the proposed project for the properties located at 1322, 1326 & 1332 Broadway, Detroit, Michigan (the "Property") in anticipation of the Properties being included in a future brownfield plan.

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

Section 2(u) of Act 381, as amended, 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 Office of the Assessor has reviewed the 3 Properties and has found that they fit within the definition of functional obsolescence. The current configurations of the 3 properties do not meet market demand for the original commercial office and retail purposes of the building, nor does it meet market demand for its future residential use. The mechanical, plumbing, and electrical systems as well as the elevators must be replaced. The life safety systems must be updated or replaced. The windows must be rehabilitated, and the entire roof must be replaced and asbestos containing materials must be removed or encapsulated.

The 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 (4)
Assessor, Board of Assessors

Project Type	Incentive Type	Investment Amount	District
Commercial	Brownfield/Commercial Rehabilitation Tax Abatement	\$26.48 Million Hard Cost Investment \$32.5 Million Total Investment	CBD

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
4	4	13	13	1*	0	0	0

*it is estimated that approximately 50 full time equivalent new permanent jobs will be created by the tenants

1. What is the plan for hiring Detroiters?

The development team will present at a skilled trades task force meeting and utilized the Michigan Minority Contractors Association to solicit bidders and garner opportunities to employ Detroit residents. This has proven successful on Basco's recent developments of 220 W Congress, 607 Shelby, 751 Griswold, and 311 Grand River.

Basco has a policy of non-discrimination in its hiring practices, as is required by prevailing non-discrimination laws. As long as we remain in compliance with these policies and laws, we encourage local, Detroit-based workers, both permanent and temporary. The same requirement is communicated to our contractors. The Developer, and its affiliate Basco, have a proven track-record of utilizing Detroit-based contractors and workers on past developments. Basco has utilized roughly 65% Detroit-based contractors on its two most recent redevelopment projects.

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

Available construction jobs include plaster restoration, demolition, concrete, masonry, and steel work, architectural woodwork, roofing, window glass and glazing, painting, flooring, plumbing and HVAC and electrical.

The Developer anticipates the creation of one full time equivalent permanent job related to property management.

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

The development is anticipated to create an estimated 75 new apartment units to the City of Detroit.

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

Yes. Developer has engaged with local, Detroit-based businesses, including Hamilton Anderson Associates, Real Times Media & the Michigan Chronicle, Michigan Opera Theater, and the Music Hall that have roots in the area and other businesses making similar investment in the area. The Developer has engaged with Paradise Valley Conservancy and Downtown Detroit Partnership and is working with the Downtown Development Authority.

5. When is construction slated to begin?

Construction is slated to commence in Spring 2023.

6. What is the expected completion date of construction?

Approximately eighteen months following project commencement.



June 2, 2022

Michele Wildman
Senior Vice President, Community Development
Michigan Economic Development Corporation

RE: Support – 1322-1332 Broadway RAP Request

Dear Ms. Wildman:

I am reaching out to you on behalf of Downtown Detroit Partnership (DDP) to express our support of Basco's RAP grant application for the proposed mixed-use project at 1322-1332 Broadway. We believe this project will be a great contribution to a critical part of Downtown Detroit and provide significant investment and economic boost to the neighborhood.

The proposed mixed-use project on Broadway will redevelop several properties into a new 9-story mixed-use development offering 75 residential units and 3 retail storefronts. The project will create density, preserve several dilapidated historic buildings, and enhance the walkability along Broadway. This investment will add significant value to the neighborhood by bringing online new housing and retail, which in turn will support the local economy.

We at DDP, leverage the leadership of local business and community partners to provide a vibrant Downtown that is welcoming to all. Through investments and programming in public spaces, enhanced cleaning and safety patrols, and support for local, small businesses, DDP works to create a thriving environment and robust economy in the Downtown. The proposed project aligns with our mission and fully support this addition to the Downtown district.

Furthermore, we believe in the integrity of the founder and CEO of Basco, Roger Basmajian, who is a seasoned Detroit developer and owner of various properties in Downtown. Roger has a proven track record for delivering successful development projects in the city and is also a responsible landlord.

As a community institution and a stakeholder, we at Downtown Detroit Partnership look forward to this project contributing to the continued growth of the Paradise Valley neighborhood, Broadway Historic District and Downtown Detroit as a whole.

Respectfully,

A handwritten signature in blue ink, appearing to read "Gina Cavaliere".

Gina Cavaliere
Chief Community Impact Officer and BIZ Director
Downtown Detroit Partnership

One Campus Martius
Suite 380
Detroit, MI 48226

Tel: 313.566.8250
Fax: 313.567.3474
downtowndetroit.org

Detroit Opera

Yuval Sharon, Gary L. Wasserman Artistic Director
Christine Goerke, Associate Artistic Director

Wayne S. Brown, President & CEO
Ethan D. Davidson, Chairman

May 9, 2022

To whom it may concern,

I am reaching out on behalf of the Detroit Opera House. We would like to express our full support of the mixed-use project proposed at 1322-1332 Broadway. We believe this project would be a great contribution to the emerging district known as Paradise Valley, which expands and enhances our entertainment district as well as the Broadway Historic District of Detroit.

This type of dense residential and retail development is badly needed on Broadway Street. The project will contribute to the economic welfare and walkability of the neighborhood, as well as preserving and restoring the current dilapidated historical facades of the subject buildings. The developer's efforts to save the historic facades and to contribute to the integrity of the districts is very much appreciated.

Furthermore, we support and believe in Basco, a well-known Detroit developer. Basco has a proven track record in Detroit for creating walkability, placemaking and respecting historical buildings. They have also been very successful in hiring local employees, trades and contractors, and their projects are a boon for Detroit.

As a Paradise Valley and entertainment district stakeholder, Detroit Opera is pleased to see the direction of this proposed project. We look forward to this project contributing to the continued growth of the Paradise Valley community and Detroit as a whole.

Respectfully,

Sincerely,



Patricia Walker
Chief Administrative Officer



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Ms. Phyllis Snow
Mr. Ricardo A. Solomon
Mr. Samuel Thomas
Mr. Wayne Thomas
Ms. Gretchen Valade
Mr. Jeffrey H. Vanneste
Mr. Shaun Wilson
Mr. William Patrick Young

To whom it may concern,

I am reaching out on behalf of the Music Hall Center, and we would like to express our full support of the mixed-use project proposed at 1322-1332 Broadway. We believe this project would be a great contribution to the emerging entertainment district known as Paradise Valley Entertainment District as well as the Broadway Historic District. The project is located within both districts.

This type of dense residential and retail development is badly needed on Broadway Street. The project will contribute to the economic welfare and walkability of the neighborhood, as well as preserving and restoring the current dilapidated historical facades of the subject buildings. The developer has taken on a serious financial burden to save the historic facades and to contribute to the integrity of the districts, and this is very much appreciated.

Furthermore, we believe in the integrity of Basco, who is a seasoned Detroit developer. Basco has a proven track record for creating walkability, placemaking and respecting historical buildings. They have also been very successful in hiring local employees, trades and contractors, thus creating an economic win for the City.

As a Paradise Valley stakeholder, we are pleased to see the direction of this proposed project. We look forward to this project contributing to the continued growth of the Paradise Valley community and Detroit as a whole.

Respectfully,

President and Artistic Director



350 Madison Avenue, Detroit, Michigan 48226 Tel: (313) 887-8500 Fax: (313) 887-8502
www.musichall.org



To whom it may concern,

I am reaching out to you on behalf of The Paradise Valley Cultural & Entertainment District Conservancy, and we wholeheartedly give full support of Basco's mixed-use project proposed at 1322-1332 Broadway. We know this project would be a great contribution to our emerging entertainment and cultural district in Detroit bringing vibrancy to the area.

The conservancy was founded to provide for the maintenance, improvement, beautification and programming of the public space within the Paradise Valley Cultural and Entertainment District. Basco's residential and retail development on Broadway will contribute to our mission by restoring the current dilapidated historical buildings and in the process creating walkability and density for the neighborhood.

Furthermore, we believe in the integrity of the founder and CEO of Basco, Roger Basmajian, who is a seasoned Detroit developer and a founding member of the Conservancy. Roger has a proven track record for delivering successful development projects in the City. He is currently wrapping up a significant redevelopment project at 311 East Grand River in Paradise Valley and has been very successful in hiring local trades and contractors and creating an economic win for the City.

As the leading Paradise Valley organization, we look forward to this project contributing to the continued growth of the Paradise Valley neighborhood and Detroit as a whole.

Respectfully,

Dennis Archer Jr



To Whom It May Concern:

I am reaching out to you on behalf of the ownership of Exchange, a 16-story residential development under construction in Downtown Detroit. Exchange is one of the first high-rise residential developments in decades to be located in the Central Business District and is using the patented LIFTbuild® construction system. We fully support Basco's mixed-use project proposal for 1322-1332 Broadway. We believe this project would be a great contribution in an under-invested part of Downtown Detroit in close proximity to Exchange. Basco's residential and retail development on Broadway will add significant value to the neighborhood by restoring the current dilapidated historical buildings, adding residential density, and attracting new businesses.

Exchange recently leased commercial space in Basco's 1300 Broadway Building for our Model Center. Our experience working with Basco in the buildout of the space in a short period time was excellent.

Furthermore, we understand the CEO of Basco, Roger Basmajian, to be a seasoned Detroit developer and owner of various properties in Downtown and well-suited for the Broadway development. Roger has a proven record of delivering successful projects in the City and creating significant construction jobs.

As a stakeholder in Downtown Detroit, we at Exchange look forward to this project contributing to the continued growth of our neighborhood in the Paradise Valley Cultural and Entertainment, Broadway Historic, and Greektown Districts.

Respectfully,

A handwritten signature in black ink that reads 'Mark J. Bennett'. The signature is fluid and cursive, written over a light grey rectangular background.

Mark J. Bennett
Exchange Detroit LLC

EXCHANGE DETROIT LLC // 310 GRATIOT AVENUE // DETROIT, MI 48226



May 19, 2022

To whom it may concern:

I am reaching out to you on behalf of Real Times Media, Inc. We are a multifaceted media company rooted in a core mission to uplift and celebrate the African American experience. Our legacy and brands date back more than 115 years. We at Real Times Media would like to express our full support of Basco's mixed-use project proposed at 1322-1332 Broadway. We believe this project would be a great contribution to the Paradise Valley Cultural and Entertainment District and greater downtown. Basco's residential and retail development on Broadway will add significant value to the neighborhood by restoring the current dilapidated historical buildings and in the process creating walkability and density for the District.

Furthermore, we believe in the integrity of the founder and CEO of Basco, Roger Basmajian, who is a seasoned Detroit developer and a founding member of the Paradise Valley Cultural and Entertainment District Conservancy. Roger has a proven track record for delivering successful development projects in the city. He is currently wrapping up a significant redevelopment project at 311 East Grand River in Paradise Valley and has been very successful in hiring local trades and contractors and creating an economic win for the City.

As a community institution and a stakeholder in Paradise Valley, we at Real Times Media look forward to this project contributing to the continued growth of the Paradise Valley neighborhood and Detroit as a whole.

Sincerely,

Hiram E. Jackson
Chief Executive Officer, Real Times Media
Publisher, Michigan Chronicle

cdj/HEJ

Michigan Chronicle | Real Times Media
1451 Randolph | Suite 400
Detroit, MI 48226

January 30, 2019

To Honorable City Council, City of Detroit,

On behalf of La Casa Cigars & Lounge, I, Maria Petrenko, would like to express our full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. We believe that both projects would be great contributions to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, will be successful with these adaptive re-use projects

The La Casa Cigars & Lounge Theatre welcomes the energy and activity that Paradise Valley needs. As a provider of entertainment and spirits to this community, we believe the proposed uses will compliment what already exists. The developments are mixed-use, hospitality, retail, and residential. Even though the projects are independent of each other, both projects will contribute to the density and walkability of the neighborhood. As a result, there will be other economic benefits to the neighborhood and the City as a whole.

As a Paradise Valley business and stakeholder, we are pleased to see the direction of these projects. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

Maria Petrenko

Title

La Casa Cigars & Lounge