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Timarie Szwed
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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: June 14, 2023

RE: **The Amended and Restated Brownfield Redevelopment Plan for Harmonie Social Club PA 381**

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.

311 Grand River, LLC, an affiliate of Basco of Michigan, is the project developer of the Amended and Restated Brownfield Redevelopment Plan for the Harmonie Social Club. The original plan was approved by Council in April of 2019. At that time, the developer received the approval of a \$579,210 TIF¹ reimbursement with the total costs under the plan at \$741,976.

However, “*During the construction of the project, the Developer ran into significantly higher demolition, abatement, and infrastructure improvement costs than originally anticipated resulting in an increase in the amount for Eligible Activities. In order to increase the amount of TIF requested under the Plan to cover the increased Eligible Activities, the Developer is requesting an amendment to the Plan.*”²

The property is a three-story building that includes a mezzanine and a basement, totaling 39,172 gross square feet. It is located at 311 East Grand River on the eastern side of Detroit’s Central Business District in the Paradise Valley Neighborhood, bounded by Centre Street to the south, the property line to the west, the alley between John R Street and Grand River Avenue to the north, and Grand River Avenue to the east. The project involves significant renovations to the interior and exterior of the mixed-use commercial building, including refurbishing the basement and ground floor into a 16,000 sq. foot restaurant, lounge, and speak easy tenant space, restoring a vacant 8,200 sq. foot office space into private conference rooms for meetings and other small events on the second floor, as well as, revamping a large assembly space for

¹ 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.

² Memo to Council from DBRA, RE: Amended and Restated Brownfield Redevelopment Plan for Harmonie Social Club, dated 5/24/2023.

events and two bridal suites on the third floor and on the mezzanine. The developer is seeking additional incentives, which will include local and/or state approval of Obsolete Property Rehabilitation Act (OPRA) Tax Abatement and Historic Tax Credits.

Due to the newly identified Eligible Activities costs, the developer is currently requesting a **\$2,379,089** TIF,³ reimbursement, with the overall value of the plan estimated at **\$3,151,856**, which includes local brownfield costs.⁴ The estimated capital investment for this project is approximately **12,130,000**.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a historic resource as defined by Act 381, as amended.

Tax increments Description of the Eligible Property & Legal Description

The property comprising the eligible property consists of one (1) parcel. 311 East Grand River Avenue is a “historic resource.”⁵

Address	311 East Grand River Avenue (AKA 267 E Grand River)
Parcel ID	01004041-2
Owner	311 Grand River, LLC
Legal Description	NE CENTRE 71&70 PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 124.22 IRREG

The original plan, which was approved with a date of April 16, 2019, is now subject to the following modifications:

COSTS TO BE REIMBURSED WITH TIF			
	Original Plan	Amended Plan	% Change
1. Environmental Assessments	\$7,600	\$7,186	-5.4%
2. Demolition	\$149,000	\$583,687	291.7%
3. Asbestos Activities	\$50,000	\$168,620	237.2%
4. Infrastructure Improvements	\$75,000	\$577,172	669.6%
5. Site Preparation	\$201,313	\$115,404	-42.7%
6. Brownfield Plan & Act 381 Work Plan	\$25,000	\$60,000	140.0%
7. Contingency (5%)	\$71,297	\$72,244	1.3%
8. Interest	\$0	\$794,776	N/A
Total Reimbursement to Developer	\$579,210	\$2,379,089	310.7%
9. Authority Administrative Costs	\$24,267	\$472,778	1848.2%
10. State Brownfield Redevelopment Fund	\$82,856	\$255,402	208.2%
11. Local Brownfield Revolving Fund	\$55,643	\$44,587	-19.9%
TOTALS	\$741,976	\$3,151,856	324.8%

The proposed modification would increase the years of capture from 18-30 years.

³ Tax Increment Financing (TIF) subsidizes an entity by diverting a portion of their taxes to help finance a development.

⁴ The duration of the TIF plan is 29 years.

⁵ "Historic resource" means a district, site, building, structure, or object of historical, architectural, archeological, or cultural significance. MCL 324.63502 (8) NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT – PA 451 of 1994 [Michigan Legislature - Section 324.63502](#)

⁶ During the construction of the project, the Developer ran into significantly higher demolition, abatement, and infrastructure improvement costs than originally anticipated resulting in an increase in the amount for Eligible Activities. In order to increase the amount of TIF requested under the Plan to cover the increased Eligible Activities, the Developer is requesting an amendment to the Plan

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

	Original Plan	Amended Plan	% Change
City Debt	\$99,151	\$909,992	817.8%
School Debt	\$184,138	\$1,314,433	613.8%
DIA	\$2,833	\$20,171	612.0%
Zoo	\$1,416	\$10,081	611.9%
TOTALS	\$287,538	\$2,254,677	684.1%

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:

	Reimbursement Costs	Admin. Costs	State Brownfield Fund	Local Brownfield Revolving Fund	Totals
School Operating Tax	\$1,722,079	\$0	\$0	\$6,100	\$1,728,180
State Education Tax	\$358,599	\$0	\$255,402	\$1,086	\$615,087
Wayne County Operation (winter)	\$38,662	\$61,253	\$0	\$4,846	\$104,761
Wayne County Jails	\$36,645	\$58,058	\$0	\$4,593	\$99,296
Wayne County Parks	\$9,606	\$15,219	\$0	\$1,204	\$26,028
RESA Enhancement	\$78,170	\$123,847	\$0	\$9,797	\$211,814
Wayne County ISD (RESA)	\$3,767	\$5,968	\$0	\$472	\$10,208
Wayne County RESA Special Ed	\$131,560	\$208,433	\$0	\$16,489	\$356,482
TOTAL	\$2,379,089	\$472,778	\$255,402	\$44,587	\$3,151,856
<i>In addition the following taxes are projected to be generated but shall not be captured during the life of this Plan:</i>					
City Debt	\$909,992				
School Debt	\$1,314,433				
Wayne County DIA	\$20,171				
Wayne County Zoo	\$10,081				
Total	\$2,254,676				

Eligible Activities

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include pre-approved activities, demolition and asbestos abatement, infrastructure improvements, site preparation, development/preparation and implementation of brownfield plan and/or 381 work plan, interest, and a 15% contingency. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities were originally estimated to commence in summer of 2019 and be completed within 9 months.

The property was listed as a Michigan Historic Site in 1975 and was individually listed in the National Register of Historic Places in 1980. In addition, the property is listed in Detroit’s local Madison-Harmonie Historic District.⁷

⁷ [Madison-Harmonie HD Final Report.pdf \(detroitmi.gov\)](http://Madison-Harmonie HD Final Report.pdf (detroitmi.gov))

Rationale for a Brownfield Plan

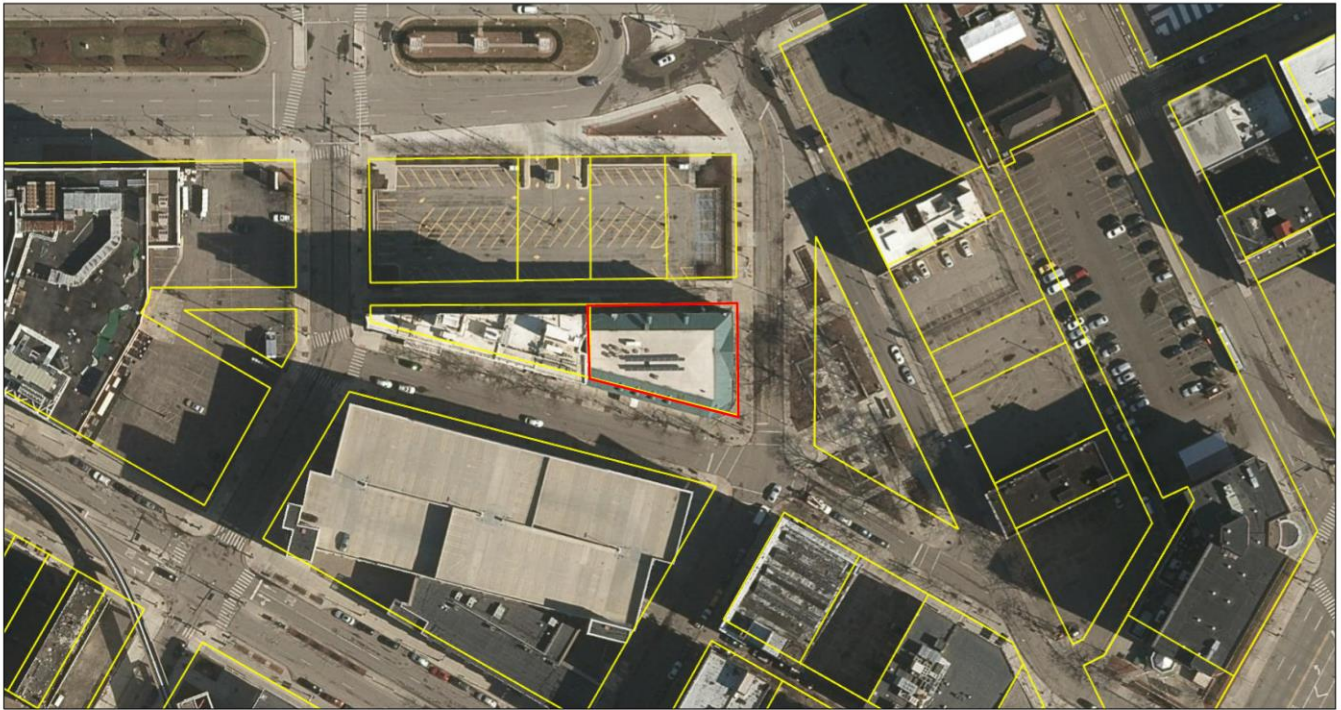
- The City of Detroit Building, Safety Engineering, and Environmental Department acknowledged the receipt of the **Phase I Environmental** Site Assessment,⁸ pursuant to USEPA's.
- B-SEED agrees with the environmental consultant that there are no Recognized Environmental Concerns associated with the site and no further investigation is warranted and it determined the property as blighted and/or functionally obsolete.
- Exterior Façade restoration is needed.
- Roof, windows, and doors must be replaced.
- Upgrades to restroom facilities for handicap access, fire protection systems, elevators, and the electrical and water mains must be completed.
- Improve sidewalk, back alley, and landscaping to enhance the appearance of the exterior.
- Rehabilitate vacant office space.
- Restore all columns, assembly ceiling, wood floors, arches, stage ornamental metals, millwork, and other prominent features.
- Selective demolition will be required in certain areas.
- New plumbing, HVAC, and electrical systems must be added.

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

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
Malik Washington, Mayor's Office
Kenyetta Bridges, DEGC
Jennifer Kanalos, DEGC
Brian Vosburg, DEGC

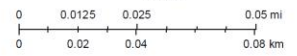
⁸ The Phase I ESA (Environmental Site Assessment) is generally considered the first step in the process of environmental due diligence.

Wayne County Parcel Viewer



November 3, 2016

1:1,128



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

**Table 1: Eligible Activities Cost Estimates
311 Grand River, Detroit, MI**

Item/Activity	Original Request (approved April 2019)	Total Revised Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities				
Phase I ESA	\$ 2,600	\$ 2,600		\$ 2,600
Hazardous Materials Survey	\$ 5,000	\$ 4,586		\$ 4,586
Pre-Approved Activities Sub-Total	\$ 7,600	\$ 7,186	\$ -	\$ 7,186
Demolition				
Building Demolition Activities	\$ 127,728	\$ 543,834	\$ 543,834	
Soft costs, developer, and contractor fees related to demolition		\$ 39,853	\$ 39,853	
Demolition Sub-Total	\$ 127,728	\$ 583,687	\$ 583,687	\$ -
Asbestos Activities				
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 50,000	\$ 150,540	\$ 150,540	
Developer, and contractor fees related to asbestos abatement		\$ 18,080	\$ 18,080	
Asbestos Activities Sub-Total	\$ 50,000	\$ 168,620	\$ 168,620	\$ -
Infrastructure Improvements				
Sidewalks/Curbs/Gutter in public ROWs	\$ 12,500	\$ 50,705	\$ 50,705	
Water Main	\$ 45,000	\$ 56,539	\$ 56,539	
Sewer Mains and Manholes	\$ 25,000	\$ 237,307	\$ 237,307	
Public Lighting	\$ 5,500	\$ 17,000	\$ 17,000	
Public Alley Improvements	\$ 50,000	\$ 153,735	\$ 153,735	
Developer, and contractor fees related to infrastructure improvements		\$ 61,886	\$ 61,886	
Infrastructure Sub-Total	\$ 138,000	\$ 577,172	\$ 577,172	\$ -
Site Preparation				
Temporary Traffic Control	\$ 35,000	\$ 32,000	\$ 32,000	
Temporary Site Controls (traffic, fencing, gates, signage and/or lighting)	\$ 10,800	\$ 26,030	\$ 26,030	
Relocation of Active Utilities (Electric)	\$ 107,000	\$ 40,000	\$ 40,000	
Relocation of Active Utilities (Gas)	\$ 8,000	\$ 5,000	\$ 5,000	
Developer, and contractor fees related to site preparation		\$ 12,374	\$ 12,374	
Site Preparation Sub-Total	\$ 160,800	\$ 115,404	\$ 115,404	\$ -
Preparation of Brownfield Plan and Act 381 Workplan				
Brownfield Plan Preparation	\$ 18,785	\$ 30,000	\$ 30,000	
Brownfield Plan Implementation	\$ 5,000	\$ 30,000	\$ 30,000	
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 23,785	\$ 60,000	\$ 60,000	\$ -
Eligible Activities Sub-Total	\$ 507,913	\$ 1,512,069	\$ 1,504,883	\$ 7,186
5% Contingency*	\$ 71,297	\$ 72,244	\$ 72,244	\$ -
Developer Eligible Reimbursement Sub-Total	\$ 579,210	\$ 1,584,313	\$ 1,577,127	\$ 7,186
5% Simple Interest		\$ 794,776	\$ 794,776	
Developer Eligible Reimbursement Total	\$ 579,210	\$ 2,379,089	\$ 2,371,903	\$ 7,186
TIF Capture for Local Brownfield Revolving Fund		\$ 44,587	\$ -	\$ -
Administrative Fee		\$ 472,778	\$ -	\$ -
State Brownfield Fund		\$ 255,402	\$ -	\$ -
Total	\$ -	\$ 3,151,856	\$ 2,371,903	\$ 7,186

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

INCENTIVE INFORMATION CHART: Harmonie Social Club

Project Type	Incentive Type	Investment Amount	District
Commercial	Brownfield/Obsolete Property Rehabilitation Tax Abatement	\$12,130,000 (hard and soft costs)	CBD

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
20	20	32	25	1*	0	0	0

*Additional new permanent full time equivalent (FTE) jobs have also been created by the tenant, with 7 full time (3 held by Detroit residents) and 32 part time (21 held by Detroit residents) jobs currently.

1. What is the plan for hiring Detroiters?

The development team presented at a skilled trades task force meeting and utilized the Michigan Minority Contractors Association to solicit bidders and garner opportunities to employ Detroit residents.

Detroit based firms were hired to provide building restoration services, welding services, and electric services on the project. The developer also utilized Detroit based MIG as the general contractor and Detroit based Hamilton Anderson as the architect.

311 Grand River, LLC 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 was communicated to our contractors.

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 included plaster restoration, demolition, concrete, masonry, and steel work, architectural woodwork, roofing, window glass and glazing, painting, flooring, plumbing and HVAC and electrical. Additional jobs were required for installation and engineering of production equipment for the tenant.

The Developer created one full time equivalent permanent job related to property management.

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

The project is anticipated to encourage Detroit residents to work and thus likely live within the City through the new tenant created jobs.

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

Yes. The developer 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.

5. When is construction slated to begin?

Construction commenced in Summer of 2019.

6. What is the expected completion date of construction?

Project completion was in the Spring of 2022; final basement tenant renovations are anticipated over the next year.

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT: HARMONIE SOCIAL CLUB/311 GRAND RIVER, 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 311 Grand River LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Harmonie Social Club 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 property 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. Max

Its: General Manager

Exhibit B



May 10, 2023

The Honorable City Council
City of Detroit
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority
Board of Directors
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Re: Recommendation for Approval of the Amended and Restated Harmonie Social Club
Brownfield Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment
Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield
Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of
May 10, 2023, adopted a resolution approving the proposed Amended and Restated Harmonie
Social Club and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory
Committee on the Amended and Restated Harmonie Social Club.

Very truly yours,

By:

Byron Osbern, Vice-Chairperson
Community Advisory Committee to the City of Detroit
Brownfield Redevelopment Authority



January 18, 2023

To The Honorable City Council, City of Detroit:

On behalf of Real Times Media & The Michigan Chronicle, I, Hiram Jackson, would like to express our full support for Basco of Michigan's (BASCO) project located at 311 East Grand River. We believe that the project is a great contribution 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, has successfully completed the adaptive reuse of property, attracting a world-class tenant: Lighthouse Immersive.

The Michigan Chronicle welcomes the energy and activity that Paradise Valley needs. As a provider of newsworthy journalism to this community, we believe the tenant compliments what already exists. The development increases density and foot traffic to the historic district. There are numerous jobs created as a result of this development and 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 this project. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

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

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

December 29, 2022

To Honorable City Council, City of Detroit,

On behalf of Detroit Opera, I, Patricia Walker, would like to express our full support for Basco of Michigan's (BASCO) project located at 311 East Grand River. We believe that the project is a great contribution 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, has successfully completed the adaptive reuse of property, attracting a world-class tenant: Lighthouse Immersive.

The Detroit Opera welcomes the energy and activity that Paradise Valley needs. As a provider of theater and entertainment to this community, we believe the tenant compliments what already exists. The development increases density and foot traffic to the historic district. There are numerous jobs created as a result of this development and 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 this project. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,



Patricia K. Walker
Chief Administrative Officer



April 19, 2023

To Honorable City Council, City of Detroit,

On behalf of Lighthouse Immersive, I, Matt Karr, would like to express our full support for Basco of Michigan's (BASCO) proposed project located at 311 East Grand River. We believe that the project is a great contribution 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, has successfully completed the adaptive reuse of property, and allowed us to occupy this first-class space.

As the primary tenant on the first, second, and third floor of the building we have had tremendous success in welcoming guests from all over to the Paradise Valley area. Our Van Gogh and Disney exhibits in particular have been big hits, increasing density and foot traffic to the historic district. There are numerous jobs created as a result of this development and economic benefits to the neighborhood and the City as a whole.

We are pleased to see the direction of the project, and offer our full support. I look forward to this project contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

Matthew S. Karr

Matthew S. Karr
Venue Manager
Lighthouse Immersive



December 23, 2022

To Honorable City Council, City of Detroit,

On behalf of Music Hall Center, I, Vince Paul, would like to express our full support for Basco of Michigan's (BASCO) proposed project located at 311 East Grand River. We believe that the project is a great contribution 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, has successfully completed the adaptive reuse of property, attracting a world-class tenant: Lighthouse Immersive.

The Music Hall welcomes the energy and activity that Paradise Valley needs. As a provider of programming and entertainment to this community, we believe the proposed use compliments what already exists. The development increases density and foot traffic to the historic district. There are numerous jobs created as a result of this development and 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 the project. I look forward to this project contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

A handwritten signature in black ink, appearing to be "V. Paul", written in a cursive style.

Vince Paul
President & Artistic Director
Music Hall Center for the Performing Arts

HamiltonAnderson

February 1, 2019

Dear Members of the Detroit City Council:

On behalf of Hamilton Anderson Associates (HAA), I would like to express my full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. I believe that both projects will be great contributions to the Paradise Valley Cultural & Entertainment District (PVCED), and that BASCO, a Detroit headquartered entity, will be successful with the adaptive re-use of the existing buildings.

As current tenants of the district, HAA welcomes the proposed energy and activity to the area, and are confident the developments will compliment what already exists, as well as what is to come. The proposed programming calls for mixed-use, hospitality, retail and residential, all elements that are needed to further revitalize the district. Independently, both projects will contribute to the density and walkability of the neighborhood, and as a result, there will be other economic benefits to the neighborhood and the city as a whole.

As a longstanding PVCED business owner and stakeholder, I am pleased to see the direction of these projects, and look forward to the development contributing to the continued growth of the PVCED community and greater Detroit.

Respectfully,



Rainy Hamilton, Jr., FAIA, NOMA

Principal

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